

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, 21ST AUGUST 2023** at **7:00 PM** and you are requested to attend for the transaction of the following business:-

AGENDA

PLEASE NOTE THE ORDER OF THE AGENDA MAY CHANGE

APOLOGIES

1. MINUTES (Pages 5 - 8)

To approve as a correct record the Minutes of the meeting held on 17th July 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. DEVELOPMENT MANAGEMENT - DEFERRED ITEM

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

(a) Broughton - 23/00490/FUL (Pages 9 - 38)

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

4. APPLICATIONS REQUIRING REFERENCE TO DEVELOPMENT MANAGEMENT COMMITTEE

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

(a) Bythorn and Keyston - 22/00890/FUL (Pages 39 - 78)

Application for full planning permission for retention of existing detached four-bedroom dwelling (including extensions) - Full House, Toll Bar Lane, Keyston, Huntingdon, PE28 0RB.

(b) Bythorn and Keyston - 22/00891/FUL (Pages 79 - 128)

Application for full planning permission for retention of existing detached four-bedroom dwelling including the retention of the existing garage extension (rear extension omitted) - Full House, Toll Bar Lane, Keyston, Huntingdon, PE28 0RB.

(c) Ellington - 23/00228/FUL (Pages 129 - 164)

Erection of 5 No. dwelling houses and associated works - Land West of Grove Cottage, Malting Lane, Ellington.

5. APPEAL DECISIONS (Pages 165 - 166)

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

LATE REPRESENTATIONS

10th day of August 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 if you have a general

query on any Agenda Item, wish to tender your apologies for absence from the meeting, or would like information on any decision taken by the Committee.

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

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

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

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HUNTINGDONSHIRE DISTRICT COUNCIL

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

PRESENT: Councillor D L Mickelburgh – Chair.

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

APOLOGIES: None.

14 MINUTES

The Minutes of the meeting of the Committee held on 19th June 2023 were approved as a correct record and signed by the Chair.

15 MEMBERS' INTERESTS

Councillor I D Gardener declared a Non Statutory Disclosable Interest in Minute No 16 (a) by virtue of the fact that the application related to the area he represented as a Member of Cambridgeshire County Council.

Councillor S R McAdam declared an Other Registerable Interest in Minute No 16 (b) by virtue of the fact that he was a Member of Huntingdon Town Council but had taken no part in the Town Council's deliberations on the application.

Councillor T D Sanderson declared an Other Registerable Interest in Minute No 16 (b) by virtue of the fact that he was a Member of Huntingdon Town Council but had taken no part in the Town Council's deliberations on the application.

Councillor S Wakeford declared an Other Registerable Interest in Minute No 16 (b) by virtue of the fact that he was a Ward Member on the District Council for Huntingdon but the application site was not in his Ward.

16 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) Erection of grain store, associated hard standing and new vehicle access - Agricultural Buildings, Manor Farm, Bull Lane, Broughton, PE28 3AP - 23/00490/FUL

(Councillor M O'Donovan, Broughton Parish Council, Councillor C Lowe, Ward Member, Dr S Badger, objector, A Middleditch, agent, and L Charnock, applicant, addressed the Committee on the application).

that the application be deferred to enable further information to be obtained on highways safety and flood risk / drainage.

At 8.27 pm the meeting was adjourned.

At 8.40 pm the meeting resumed.

b) Erection of dwelling and alteration of access - Land Rear of Former Vicarage, Church Lane, Hartford - 21/01100/FUL

(A Wright, objector, and Dr R Wickham, agent, addressed the Committee on the application).

See Minute No 15 for Members' interests.

that the application be refused for the following reasons:

- a) 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.
- b) 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.

- c) 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.
- d) 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.
- e) 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.

c) Erection of a dwelling - White Horse Cottage, Loop Road, Keyston, Huntingdon, PE28 0RE - 21/01441/FUL

(Councillor C Spink, Bythorn and Keyston Parish Council, Councillor J Gray, Ward Member, and A Ford, applicant, addressed the Committee on the application).

See Minute No 15 for Members' interests.

that the application be refused for the following reasons:

- a) 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.

- b) 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.

17 APPEAL DECISIONS

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

RESOLVED

that the contents of the report be noted.

Chair

DEVELOPMENT MANAGEMENT COMMITTEE 21st August 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: 3rd April 2023

Parish: Broughton

RECOMMENDATION - 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.

Background

- 1.4 The application was considered by members at the Development Management Committee on 17th July 2023.
- 1.5 Officers recommended refusal for the following reasons:
1. 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).
 2. 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).
 3. 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).
- 1.6 Members resolved to defer the item for the following reason:
- to allow for the additional/revised information in relation to reason's 2 and 3 (that was submitted before the committee but was not accepted by Officers due to no amendment rule currently in place) to be consulted on.
- 1.7 The applicant resent this information (updated site plan, discussion with highways about vehicle movements, drainage strategy, updated planning statement and covering letter) following the committee meeting. This has all been consulted on.
- 1.8 The following sections of the report have been amended:
- Consultations
 - Principle of Development
 - Design, Visual Amenity and Impact on the Countryside
 - Highway Safety

- Flood Risk/Drainage
- Other Matters
- Conclusion
- Recommendation

1.9 The rest of the report remain unchanged.

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 – Object – fails to integrate the building into the landscape successfully.

*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 – No objections subject to conditions.

*CCC Highways – No objections subject to conditions.

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 applicant has submitted an Additional Planning Justification Statement which outlines the following:
- The current grain store built in 1985 and advises that this is now insufficient given the increased output and space required for modern machinery.
 - The proposed 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). A range of traditional piggeries and shelters which lie between the existing grain store and Manor Farmhouse are likely to be deemed curtilage listed because of their historic and spatial relationship with Manor Farmhouse.
 - Provided details on the level of crop production anticipated, how the existing store could only meet 60% of the farms storage needs.
 - Whilst the applicant owns other land close to and surrounding the village, this is constrained by the proximity of nearby residential dwellings and the potential for environmental conflict.
 - The need for an accessible location which can be serviced by large farm machinery is essential and not something that would be appropriate from the restricted roads and streets which surround the village
 - Utilises Grade 3 with a small amount of Grade 2.
- 7.7 Officers consider that the submitted detail does 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. Therefore, providing justification for the operational need for the siting of the building.
- 7.8 Notwithstanding the above, Officers consider that the proposed scale and siting of the building would be inappropriate in terms of visual impact. 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.
- 7.9 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”.

- 7.10 Overall, the development is considered to be contrary to Policies LP10, LP11, LP12 and LP19 part h) 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

- 7.11 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.
- 7.12 This application seeks planning permission to erect a 720m² 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 be 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.

- 7.13 The Council's Landscape Officer objects to the application as the proposed development would not integrate the building into the landscape successfully. The proposals would introduce a large building with an industrial character into a deeply rural landscape. The structure would be detached from the village or visually related to other buildings other buildings. would be highly visible in the landscape over a wide area from local and more distant viewpoints. However, views from the north, east and south-east will show the building on its own in a rural landscape. As acknowledged in the DAS the existing screening along Broughton Lane is limited and is at present – and is likely to be into the future – provide little if any setting or screening of the development, even with the proposed 1.8m hedge management proposed to the site frontage and the wider area. However, much of this planting – that screening from the east and the south – and around the flood detention area - lies outside the application boundary. Also, the sections supplied show that the proposed planting would be rather formal in character – more like an urban business park than that screening or filtering views to a large agricultural building.
- 7.14 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 part 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

7.15 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

7.16 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

- 7.17 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.
- 7.18 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.
- 7.19 CCC Highways team were consulted on the application and originally advised that given the lack of detail provided they are unable to provide a clear assessment of the suitability of the proposal. This previously formed a reason for refusal prior to members deferring the application to allow for the consultation of the additional information that had been submitted. The applicant provided additional information about the vehicle movements and also submitted a Proposed Site Plan with Access & Tracking has been provided which details the access dimensions, drainage, construction and visibility splays. Highways have reviewed the additional information and consider the movements and proposed plan to be acceptable. Highways now support the application subject to a number of conditions regarding gates set back from road, access width, access construction, manoeuvring area to be laid out/retained, construction temporary facilities, visibility splays.
- 7.20 If the application were to be recommended for approval, Officers would recommend the above conditions to be included on the consent. Subject to the inclusion of the recommended Highways condition, the proposal would therefore be acceptable in highway safety terms in compliance with Policy LP17 of the Local Plan to 2036 and paragraph 111 of the NPPF (2021).

Flood Risk/Drainage

- 7.21 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.
- 7.22 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.
- 7.23 The CCC as the Lead Local Flood Authority (LLFA) were consulted and originally raised an objection on grounds that Insufficient rainfall data has been provided and incomplete hydraulic calculations. This previously formed a reason for refusal prior to members deferring the application to allow for the consultation of the additional information that had been submitted. The applicant provided additional information to the LLFA who have now removed their objection subject to conditions regarding surface water drainage.
- 7.24 If the application were to be recommended for approval, Officers would recommend the above conditions to be included on the consent. Subject to the inclusion of the recommended drainage conditions, the proposal would therefore be acceptable in drainage and flood risk terms. The proposal is therefore compliant with policies LP5 and LP15 of the Local Plan to 2036 and paragraph 167 of the NPPF (2021).

Impact on Trees

- 7.25 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

7.26 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

7.27 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

7.28 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.

Other Matters

7.29 At the previous meeting, and in response to a question by members, Officers suggested that the proposed development was not permitted development because of the size of the building. This was incorrect. Permitted development rights were updated to a new threshold of 1000sqm for agricultural buildings. The Council has previously advised the applicant that because the site was

within 3km of an operational Airfield and exceeded the height limitations, the development was not considered to be permitted development and therefore required planning permission.

Conclusion

- 7.30 Following the deferral by members at the 17th July Planning committee, Officers have considered and consulted on the additional information.
- 7.31 This has led to the removal of the reference to the lack of justification for the siting of the proposed building within reason 1, but the rest of the reason regarding visual impact remains.
- 7.32 The reason regarding highway safety has been addressed and therefore removed.
- 7.33 The reason regarding flood risk and drainage has been addressed and therefore removed.

8. RECOMMENDATION – refusal on the following grounds:

1. 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, LP12, LP19 part 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).

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: Lewis Tomlinson

Enquiries lewis.tomlinson@huntingdonshire.gov.uk

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Developmentcontrol@huntingdonshire.gov.uk

01480 388424
www.huntingdonshire.gov.uk

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

Michael O'Donovan (Chairman) Clerk to Broughton Town/Parish Council. (For GDPR purposes please do not sign)

Date: *27th 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

(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



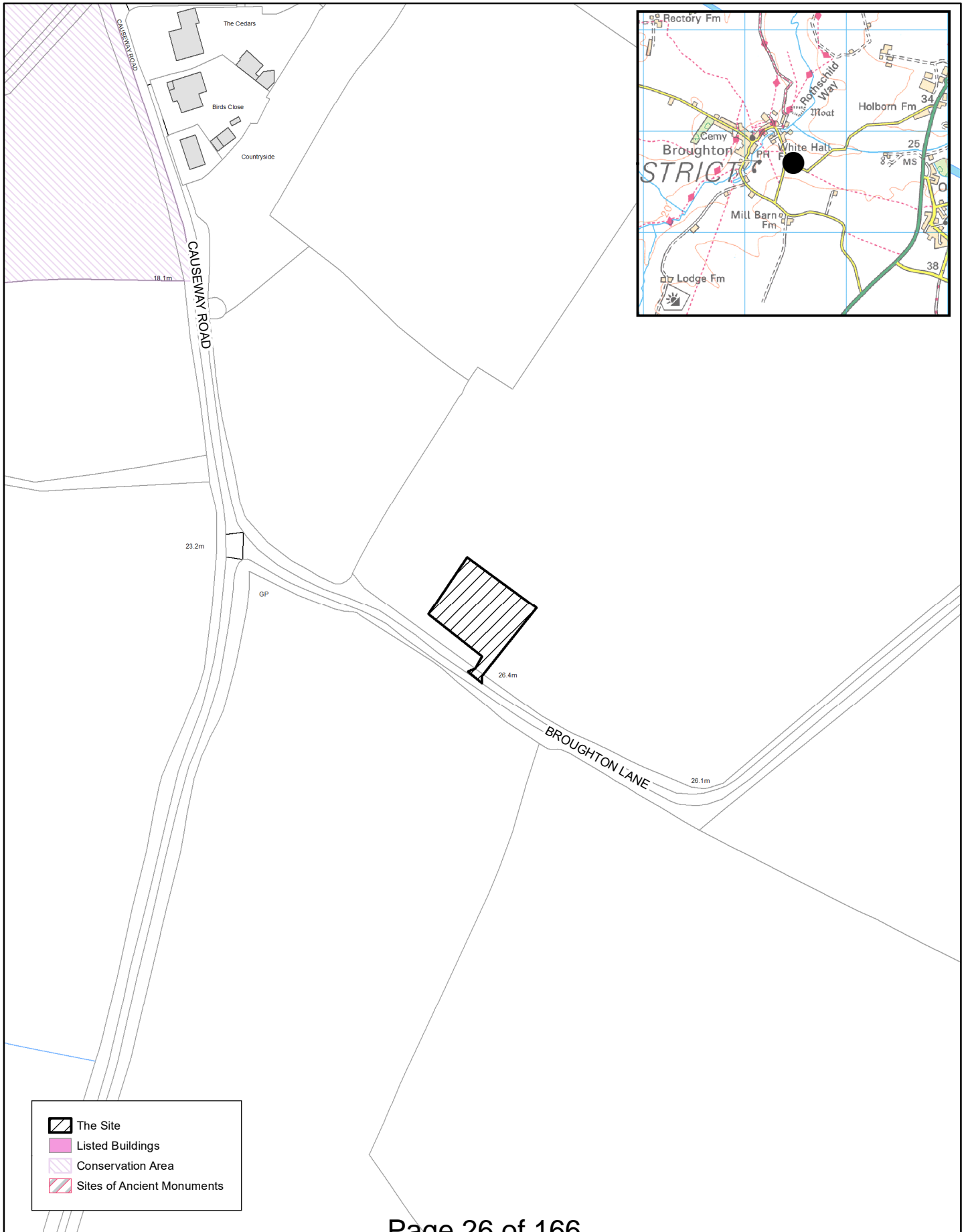
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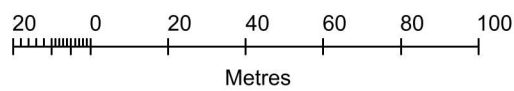
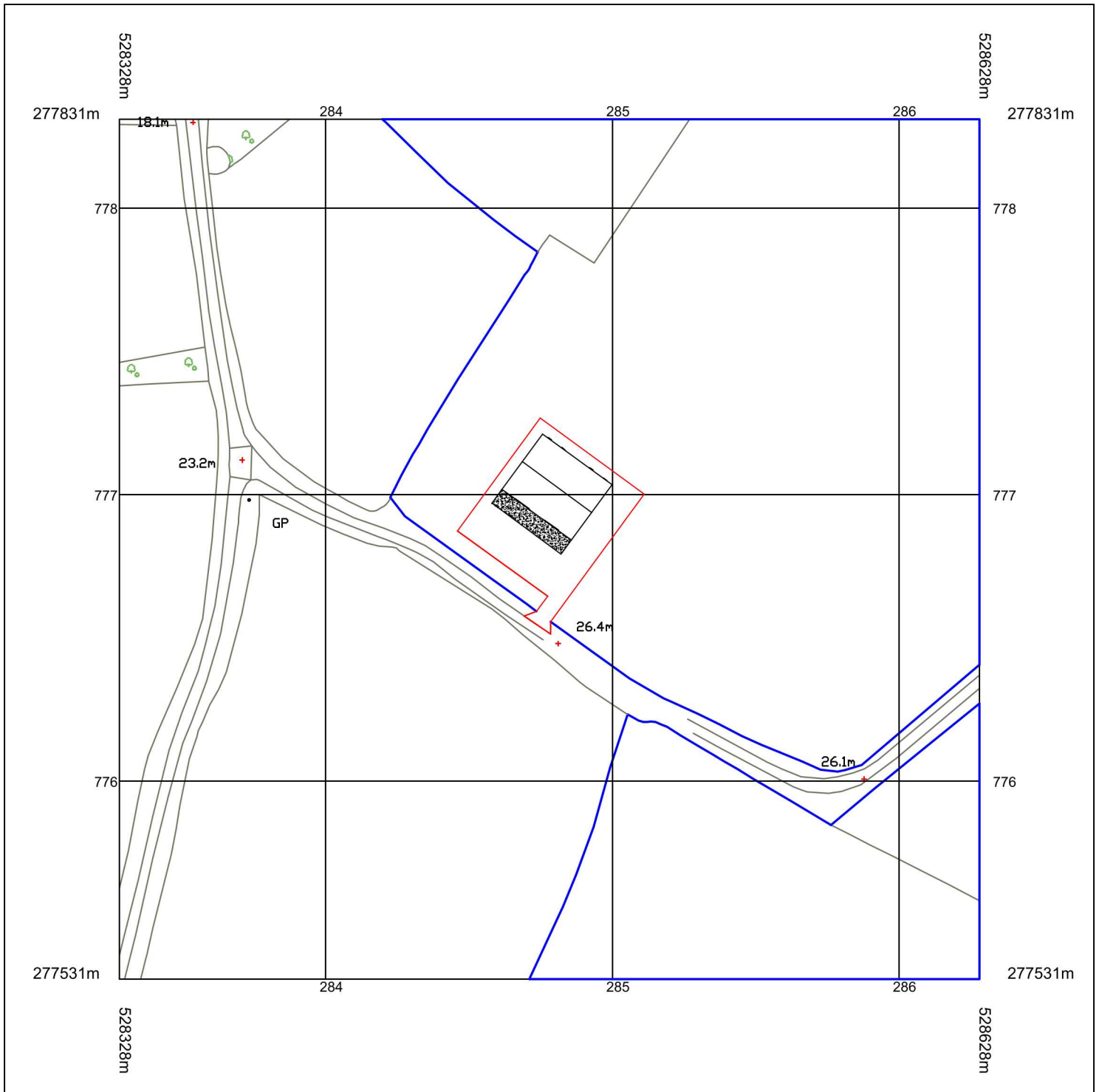
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Date Created: 05/07/2023

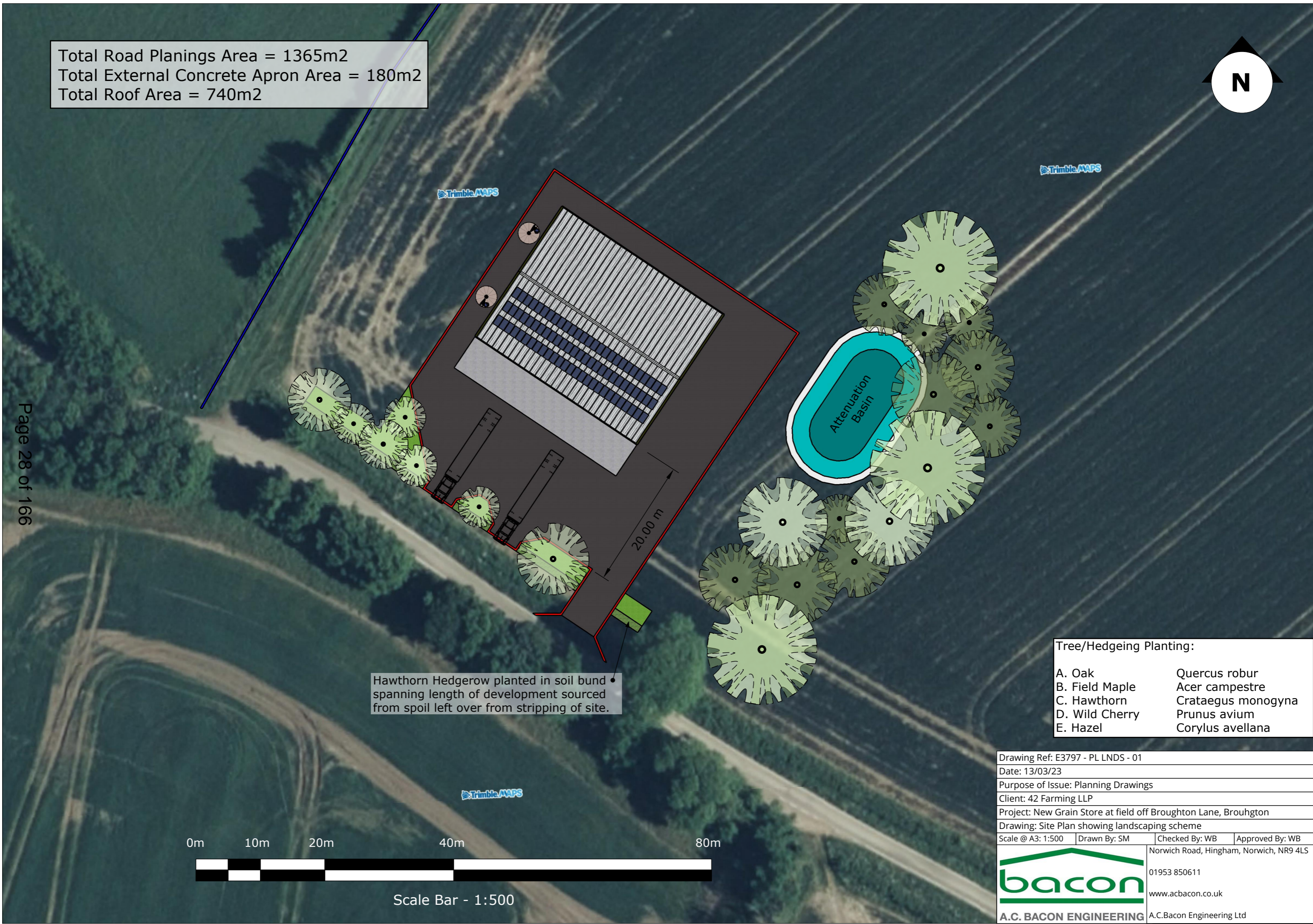
Location: Broughton

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Ordnance Survey HDC 100022322





Total Road Planings Area = 1365m²
 Total External Concrete Apron Area = 180m²
 Total Roof Area = 740m²



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

Attenuation Basin

20.00 m

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

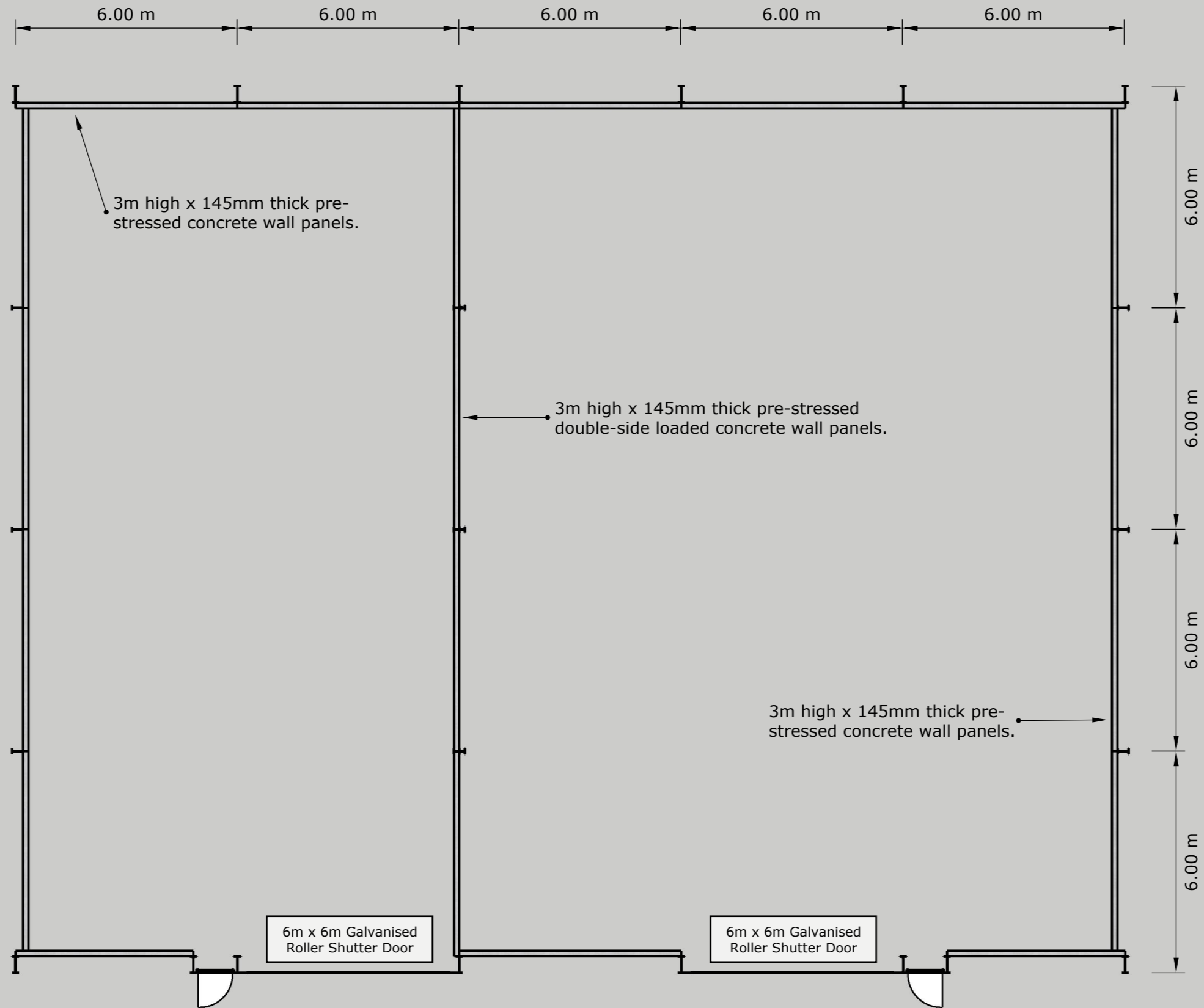
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Scale Bar - 1:500

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
		Norwich Road, Hingham, Norwich, NR9 4LS	
		01953 850611	
		www.acbacon.co.uk	
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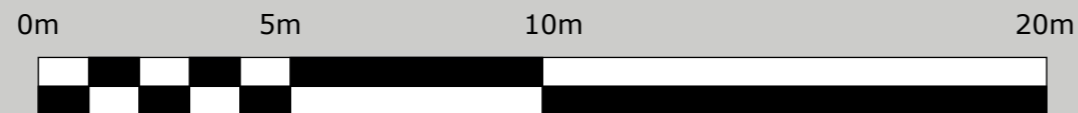
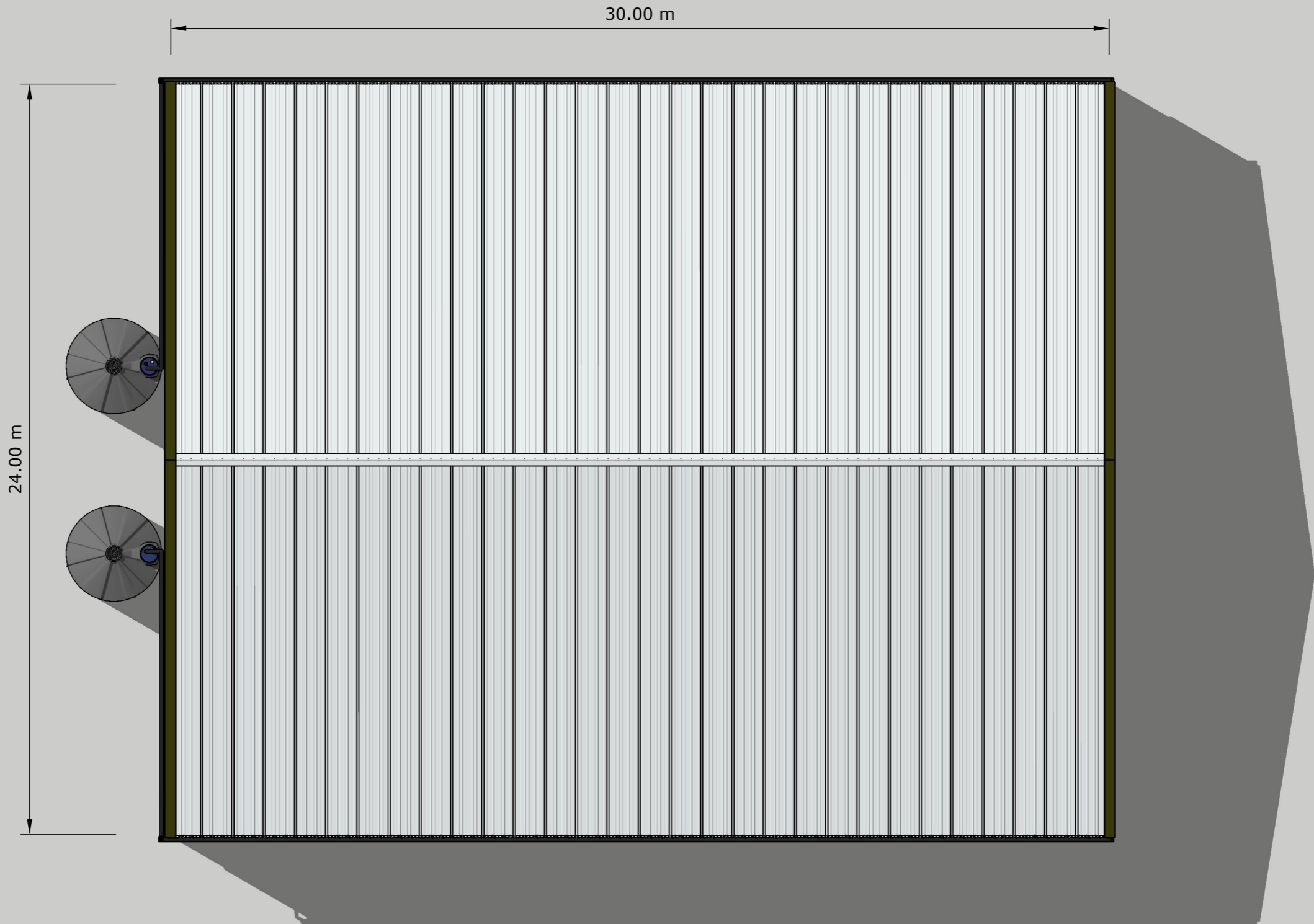
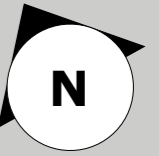
Floor Plan




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: -
 A.C. BACON ENGINEERING		Norwich Road, Hingham, Norwich, NR9 4LS	
		01953 850611	
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Roof Plan

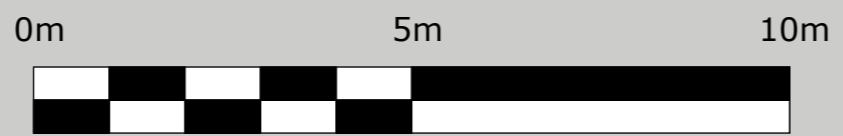
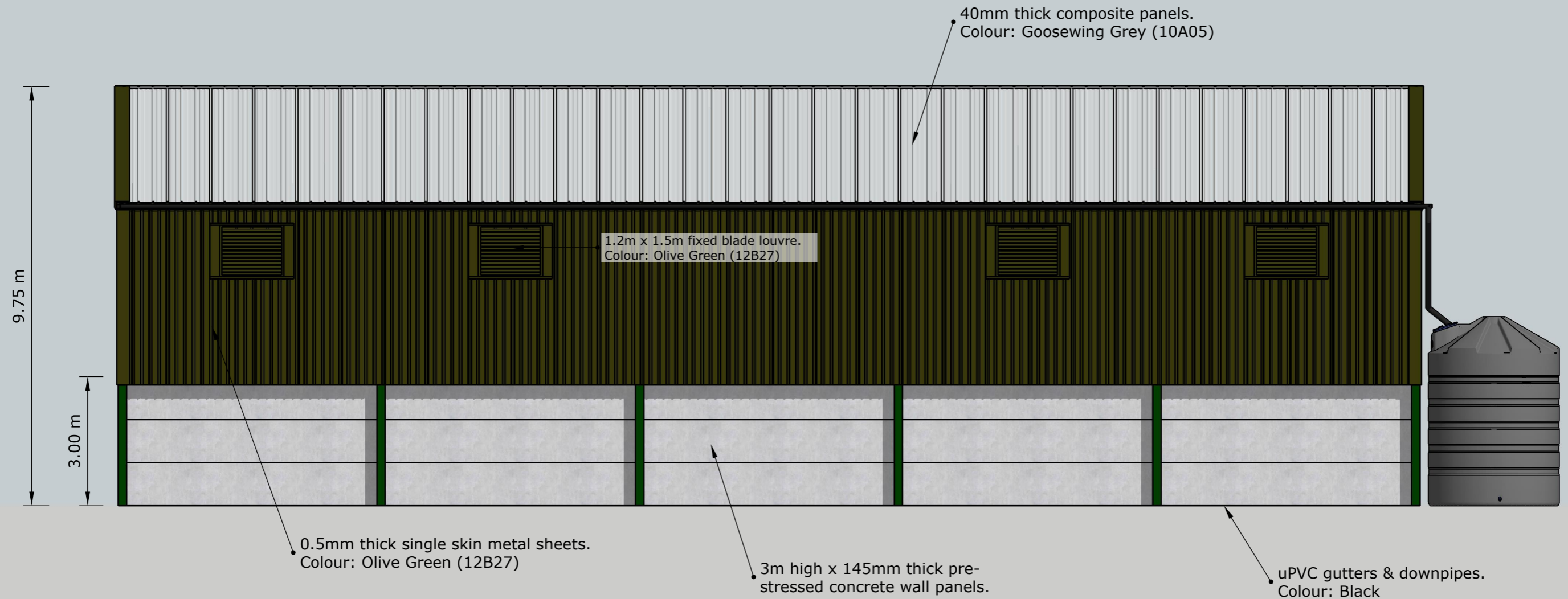


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Drawing Ref: E3797 - PL - 05 - Rev A			
Date: 16/03/23			
Purpose of Issue: Planning Drawings			
Client: Mr. G. Gowlett			
Project: New Grain Store at field South East of Manor Farm, Broughton			
Drawing: Roof Plan			
Scale @ A3: 1:150	Drawn By: SM	Checked By: -	Approved By: -
		Norwich Road, Hingham, Norwich, NR9 4LS	
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North East Elevation

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Scale Bar - 1:100

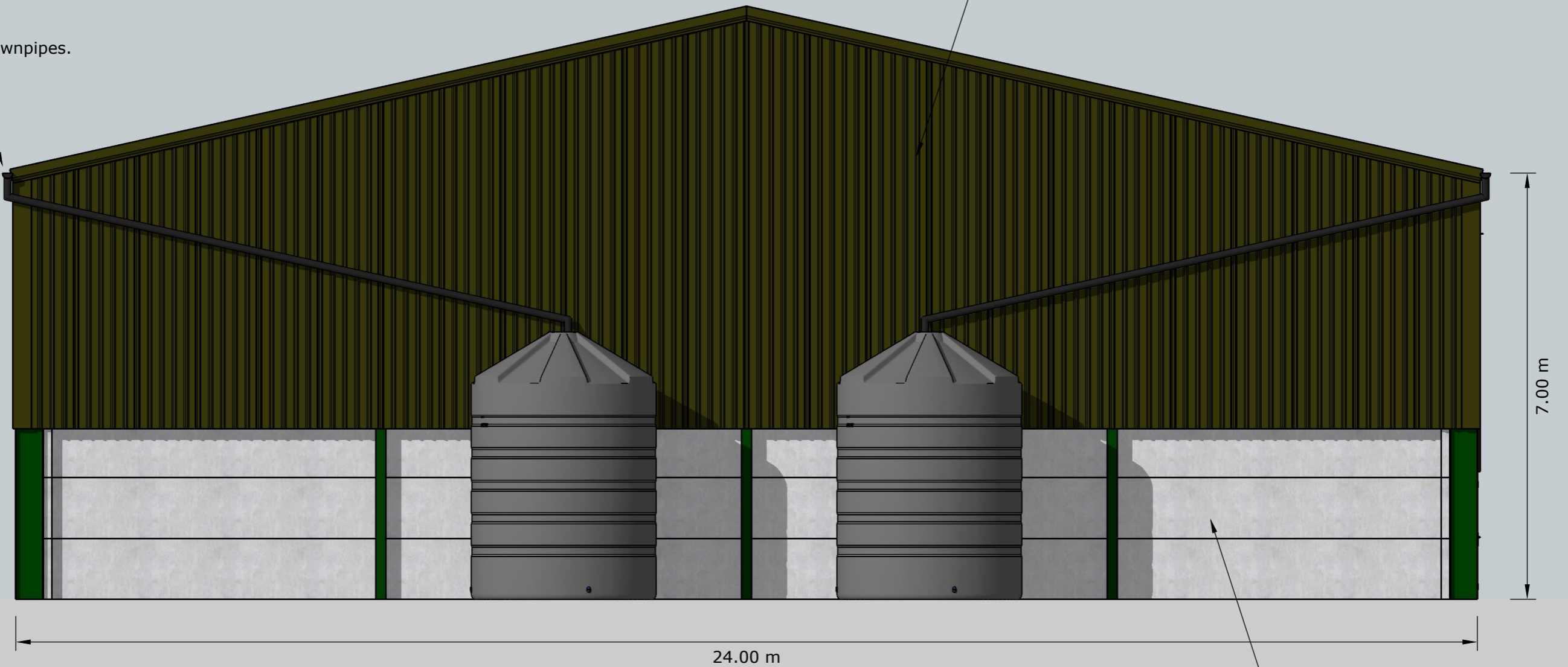
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Purpose of Issue: Planning Drawings			
Client: Mr. G. Gowlett			
Project: New Grain Store at field South East of Manor Farm, Broughton			
Drawing: North East Elevation			
Scale @ A3: 1:100	Drawn By: SM	Checked By: -	Approved By: -
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North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

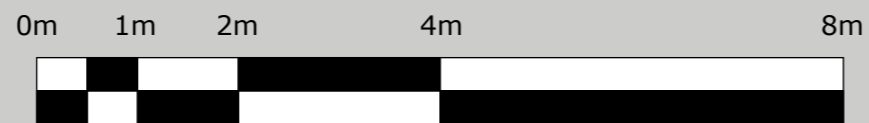
uPVC gutters & downpipes.
Colour: Black

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


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



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: -
		Norwich Road, Hingham, Norwich, NR9 4LS	
		01953 850611	
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South East Elevation


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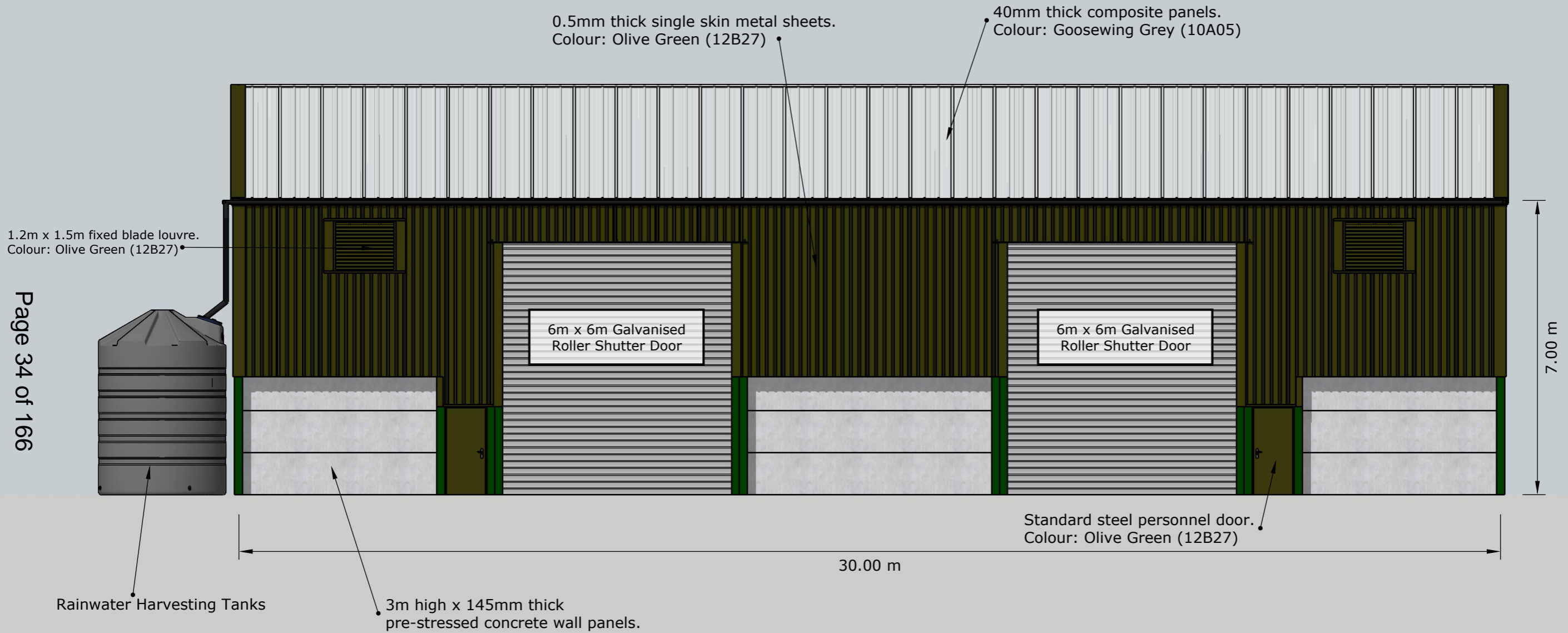
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Scale Bar - 1:75

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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: -
 bacon A.C. BACON ENGINEERING		Norwich Road, Hingham, Norwich, NR9 4LS	
		01953 850611	
		www.acbacon.co.uk	
		A.C. Bacon Engineering Ltd	


South West Elevation



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Scale Bar - 1:100

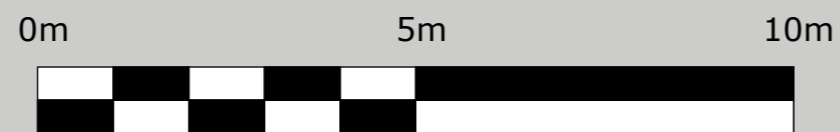
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Date: 16/03/23			
Purpose of Issue: Planning Drawings			
Client: Mr. G. Gowlett			
Project: New Grain Store at field South East of Manor Farm, Broughton			
Drawing: South West Elevation			
Scale @ A3: 1:100	Drawn By: SM	Checked By: -	Approved By: -
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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

Drawing Ref: E3797 - PL LDS - 01

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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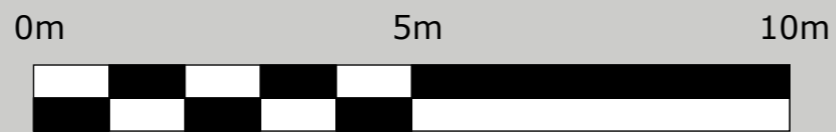
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North East Elevation

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

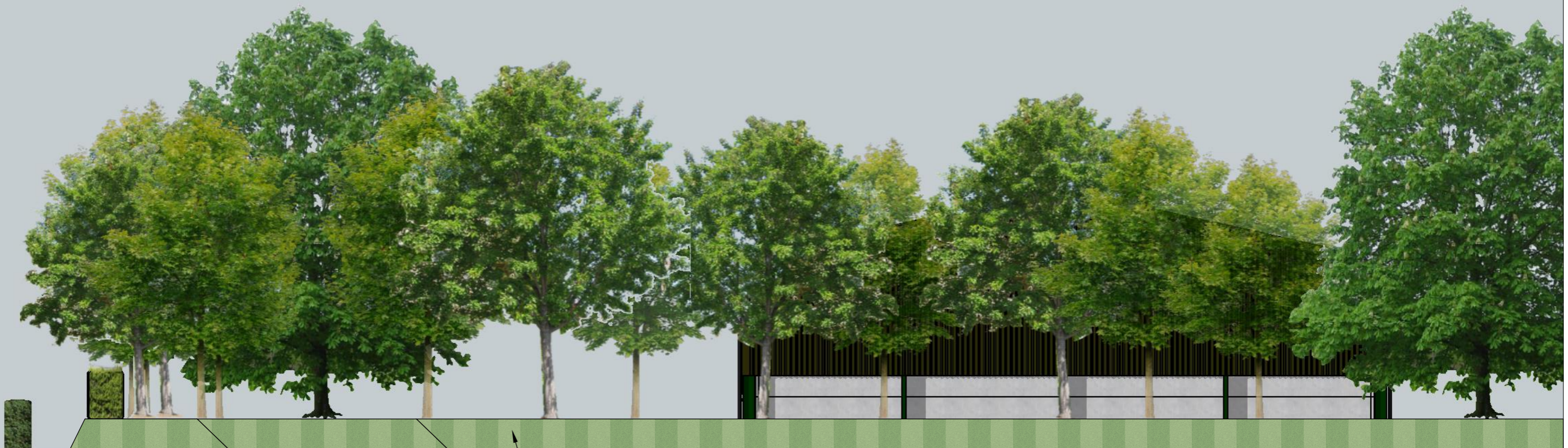


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Drawing Ref: E3797 - PL LDS - 02			
Date: 14/03/23			
Purpose of Issue: Planning Drawings			
Client: Mr. G. Gowlett			
Project: New Grain Store at field South East of Manor Farm, Broughton			
Drawing: North East Elevation			
Scale @ A3: 1:100	Drawn By: SM	Checked By: -	Approved By: -
		Norwich Road, Hingham, Norwich, NR9 4LS	
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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



Scale Bar - 1:150

Drawing Ref: E3797 - PL LDS - 03			
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: -
		Norwich Road, Hingham, Norwich, NR9 4LS	
A.C. BACON ENGINEERING		01953 850611	
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DEVELOPMENT MANAGEMENT COMMITTEE 21st August 2023

Case No: 22/00890/FUL

Proposal: Application for full planning permission for retention of existing detached four-bedroom dwelling (including extensions)

Location: Full House, Toll Bar Lane, Keyston, PE28 0RB

Applicant: Mr and Mrs Matthew and Alexandra Ellis

Grid Ref: (E) 504503 (N) 275519

Date of Registration: 14th April 2022

Parish: Bythorn and Keyston

RECOMMENDATION - APPROVE

This application is referred to the Development Management Committee (DMC) in accordance with the Scheme of Delegation as the application has been called in to DMC by Councillor Gray, the Ward member for Bythorn and Keyston and the Officer recommendation of approval is contrary to that of the Parish Council.

Planning permission was originally granted on this site for a new dwelling under planning reference 0403717FUL. This planning consent also granted alterations and extensions to the existing dwelling Thatches adjacent.

It should be noted that during the lifetime of this application site history there have been a number of issues which have resulted in the development which is currently presented. Whilst the Local Planning Authority (LPA) does not accept responsibility for the dwelling being built contrary to the approved plans (for which enforcement action has commenced), however the following matters must be acknowledged which are linked to the various issues which are addressed in this report:

*The elevations for the new dwelling on the previously approved plans for 0403717FUL are confused, with the east and west elevation incorrectly labelled.

*The Planning history for the site indicates that conditional information has been submitted in relation to 0403717FUL and may have been agreed, however there are no specific details or records of this available.

*A Certificate of Lawful Development was issued (under reference 16/02597/CLED). This certificate demonstrated that the development approved under planning reference 0403717FUL had commenced before 2nd March 2010 and the planning permission had been lawfully implemented. It is acknowledged in the Officer report for this application that the file records for the original application were incomplete, and whilst it appeared details were submitted to the LPA in relation to the conditions, no approval or formal notification of the acceptability of the information/conditions was found.

*Condition 3, which related to the proposed external materials of planning permission 0403717FUL was discharged in September 2021 under reference 20/80149/COND. This application covered matters relating to roof tiles and porch, windows, doors, plinth, walls and chimney, gutters and drainpipes, patio doors, ridge tile, and the proposed horizontal weatherboard. The approved materials were:- 1) Roof Tile and Porch – Natural Slate, (2) Windows – White Timber, (3) Doors – Natural Oak, (4) Plinth - Stone, (5) Walls and Chimney - Brick, (6) Gutters and Drainpipes, Patio Doors - Anthracite Metal, (7) Ridge Tile - Black Clay, (8) Horizontal Weatherboard – Black Timber. The plans submitted with this proposal did not show the house in its current form nor as approved under 0403717FUL. The dwelling shown on the plans submitted as part of the materials condition is wider and taller and there is no side projection (aside from the approved mono-pitched section) or rear extension. However, the materials were approved, and, whilst it appears that brick slips and artificial slate have been used and some grey timber cladding has been added to the northern projection the other materials appear broadly consistent with what was approved in visual terms. It should also be regarded that the document approved as part of the discharge of conditions application showed only photographs of the proposed materials and did not provide any specifications. Further, the wording of the planning condition required the LPA agreement to the proposed materials but did not require the retention of these materials on site. The Case Officer considered and assessed the appropriateness of the materials, but did not consult with the Conservation Officer as part of that application.

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The application site is Full House, Toll Bar Lane, Keyston. The site lies within the Keyston Conservation Area and there are a number of Listed Buildings of varying grades in the vicinity of the application site (most notably 'Thatches' to the south and 'Stone House' to the west). There are also some protected trees within and adjacent to the site. The site is located within Flood Zone, 1 but has a high risk of surface water flooding as per the most recent Environment Agency Maps and Data.
- 1.2 This application seeks full planning permission for the retention of the existing dwelling on site (including the garage extension to

the north and the single storey rear extension to the west). This application has been submitted following advice from Officers at HDC to try and regularise the situation, because whilst a dwelling was approved on the site under planning application number 0403717FUL, the actual dwelling built had not been built in accordance with the approved plans. Officers also draw attention to the fact that the original planning permission included works to the adjacent Grade II Listed Building to the south of the site 'Thatches', and benefits from a Certificate of Lawful Development under reference number 16/02597/CLED which, (whilst works did not appear to have been undertaken in terms of the new dwelling at that time), accepted that an implementation of the permission had occurred due to the works carried out to 'Thatches'.

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

2. NATIONAL GUIDANCE

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

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

3. PLANNING POLICIES

- 3.1 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
- LP2: Strategy for Development
 - LP5: Flood Risk
 - LP9: Small Settlements
 - LP11: Design Context

- LP12: Design Implementation
- LP14: Amenity
- LP15: Surface Water
- LP16: Sustainable Travel
- LP17: Parking Provision and Vehicle Movement
- LP25 Housing Mix
- LP30: Biodiversity and Geodiversity
- LP31: Trees, Woodland, Hedges and Hedgerows
- 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)
- Annual Monitoring Review regarding housing land supply (2020)
- Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)

3.3 The National Design Guide (2021)

- C1 - Understand and relate well to the site, its local and wider context
- C2 – Value heritage, local history and culture
- I1 - Respond to existing local character and identity
- I2 - Well-designed, high quality and attractive
- B2 - Appropriate building types and forms
- M3 - Well-considered parking, servicing and utilities infrastructure for all users
- N3 - Support rich and varied biodiversity
- H1 - Healthy, comfortable and safe internal and external environment

3.4 Keyston Conservation Area Character Statement (January 2003)

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

4. PLANNING HISTORY

4.1

- 0102354FUL – Erection of dwelling (Withdrawn)
- 0402297FUL – Extension and alterations to existing dwelling and erection of dwelling (Refused)
- 0403717FUL – Extensions and alterations to existing dwelling and erection of dwelling (Permission)

- 16/02597/CLED – Works pursuant to planning permission granted by Huntingdonshire District Council dated 2nd March 2005 for “extensions and alterations to existing dwelling and erection of dwelling” with reference 04/03717/FUL (Consent)
- 20/80149/COND – Conditional information for 0403717FUL C3 (Materials) (Condition Reply)
- 22/00891/FUL - Application for full planning permission for retention of existing detached four-bedroom dwelling including the retention of the existing garage extension (rear extension omitted) (Pending Consideration)

5. CONSULTATIONS

5.1 Bythorn and Keyston Parish Council have been consulted twice. It is acknowledged that they haven't commented upon the most recent submission of the flood risk details. However, as they were consulted on and responded to the 22/00891/FUL application (which is essentially the same), Officers are satisfied that they have had options for comment. All documents have also been made available on HDC's Public Access Site on receipt. In this instance, there is only one set of comments (dated 19th of May 2022) for this application with objections relating to:

- Flood risk (stating that the application was lacking a Flood Risk Assessment at this point)
- Effect on Listed Buildings and the Conservation Area due to its scale and mass
- Design, appearance and materials
- Impact on residential amenity – overlooking and loss of privacy
- Impact on trees (trees which have been removed as part of the development)

Bythorn & Keyston Parish Council have not indicated that they withdraw their comments (and, given the more recent comments received on the 22/00891/FUL application which has a smaller footprint following the new submissions) Officers consider the above comments to remain relevant.

5.2 The consultations below have been undertaken again (where relevant) upon receipt of amended information.

- HDC Trees and Landscapes – No objection, further details in section 7.42 onwards, below.
- HDC Conservation Team – Objects, further details in section 7.14 onwards, below.
- Historic England - No comments, seek views of specialist conservation and archaeological advisers.
- Lead Local Flood Authority – No objection, further details in section 7.32 onwards, below.

- Environment Agency – Not within remit for planning, no comment.
- Anglian Water – No representations made at the point of determination

6. REPRESENTATIONS

6.1 As with the above consultations – neighbours and interested parties have been re-consulted upon receipt of amended details. In total, 20 objections have been received. It should be noted that of these 20 these originate from 7 different dwellings. The 20 comments are either repeats (following later consultations) or additional context. These are available to view on HDC's Public Access Site but broadly relate to the following matters:

- Development adversely affects the character of the area due to its size, design and appearance
- Harmful to the historic character
- Harmful to designated heritage assets
- Development not in accordance with the previously approved plans
- Residential amenity – loss of privacy/overbearing impact
- Materials inconsistent with earlier approval and sets a precedent for these materials in a CA
- Adverse impact on the landscape
- Flood risk – lack of Flood Risk Assessment and Sustainable Drainage Systems
- Approval will set a precedent for people to act outside of planning regulations (by approving)
- Incorrect details, omissions and contradictory information in the submissions (including the Flood Risk Assessment and dates/times of flooding events)
- Impact/destruction of trees
- Quality of the build
- Increased ground levels in relation to the earlier approval
- Misleading entries as part of the submission

6.2 There are some matters (such as the removal of fencing) which are not material considerations and which therefore cannot be addressed through the planning process. These can be pursued by civil means where necessary. Those matters which are material planning considerations are discussed in the preceding sections of this report.

7. ASSESSMENT

7.1 When determining planning applications, it is necessary to establish what weight should be given to each plan's policies in order to come to a decision. The following legislation,

government policy and guidance outline how this should be done.

- 7.2 As set out within the Planning and Compulsory Purchase Act 2004 (Section 38(6)) and the Town and Country Planning Act 1990 (Section 70(2)) in dealing with planning applications the Local Planning Authority shall have regard to have provisions of the development plan, so far as material to the application, and to any other material considerations. This is reiterated within paragraph 47 of the NPPF (2021). The development plan is defined in Section 38(3)(b) of the 2004 Act as “the development plan documents (taken as a whole) that have been adopted or approved in that area”.
- 7.3 In Huntingdonshire the Development Plan consists of a number of adopted neighbourhood plans, however, there is not an adopted neighbourhood plan in place for Keyston. Therefore, whilst the adopted Cambridgeshire & Peterborough Minerals and Waste Local Plan (2021) is considered relevant as part of the development plan, in this case no neighbourhood plans are given weight in the determination of this application.
- 7.4 The statutory term ‘material considerations’ has been broadly construed to include any consideration relevant in the circumstances which bears on the use or development of the land: *Cala Homes (South) Ltd v Secretary of State for Communities and Local Government & Anor* [2011] EWHC 97 (Admin); [2011] 1 P. & C.R. 22, per Lindblom J. Whilst accepting that the NPPF does not change the statutory status of the Development Plan, paragraph 2 confirms that it is a material consideration and significant weight is given to this in determining applications.
- 7.5 The main issues to consider are:
- The principle of development
 - Design and visual amenity
 - Impact on heritage assets
 - Residential amenity
 - Highway safety and parking provision
 - Flood risk and surface water
 - Biodiversity
 - Impact on trees
 - Contamination
 - Accessible and adaptable homes
 - Water efficiency
 - Developer contributions

7.6 The principle of the development:

The site is considered to be located within the built-up area of Keyston, which is designated as a small settlement under Policy LP9 of Huntingdonshire's Local Plan to 2036. Policy LP9 states that development would be supported within the built-up areas of small settlements, where the amount and location of development is sustainable in relation to the level of services and infrastructure within the settlement, the opportunities for sustainable modes of travel, and the effect on the character and appearance of the locality and the settlement as a whole. In this case, this policy is referenced to reflect that development (subject to accordance with the requirements of the policy) continues to be supported in small settlements. The principle of development for a dwelling in this location has already been established by the granting of planning permission under reference 0403717FUL and the declaration that the permission is extant under Certificate of Lawfulness 16/02597/CLED. The only difference to the red line (between the current application and the extant permission) is that the adjacent house to the south Thatches (and which formed part of the earlier application due to the extensions and alterations to it) is now omitted. The red line does not appear to have been extended to take in any land which was not considered under the earlier approval. The development and placement of a dwelling in this location is therefore considered to be acceptable in principle, subject to compliance with the other relevant policies and considerations.

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

- 7.7 Policies LP11 and LP12 of the Local Plan to 2036 state (amongst other matters) that “a proposal will be supported where it is demonstrated that it responds positively to its context and has drawn inspiration from the key characteristics of its surroundings, including natural, historic and built environment, to help create distinctive, high quality and well-designed places.” And “new development and advertisements will be expected to be well designed based upon a thorough understanding of constraints and appraisal of the site’s context, delivering attractive, usable and long lasting buildings and spaces.”

Paragraph 130 of the NPPF states that planning decisions should (amongst other matters);

- (a) function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- (b) be visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

- (c) be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

The dwelling approved under the 2004 application had the appearance of a relatively modest three bedroom cottage style dwelling, with a two storey pitched roof main section, a 1.5 storey pitched roof section to the north and a small mono-pitched section to the far north. Each element reduced in scale and mass resulting in a subservience to the main section of the dwelling. The two elements north of the main section of the house were also stepped back from the front elevation. The approved plans showed a full width (north-south) of approximately 18 metres and depth (east-west) of approximately 6.7 metres. This measurement was taken at the deepest point, closest to 'Thatches' (a Grade II Listed Building) and excluded the front porch. The dwelling was located to the north-east of Thatches such that it would be entirely visible from Toll Bar Lane and not obscured by Thatches in direct views from the south. That said, naturally given its significant 'set back' position it would be obscured by Thatches and the surrounding trees/shrubbery as you approach from the east or west. In terms of its height, the main section had an eaves height of approximately 3.8 metres and ridge of approximately 8 metres, the remaining two sections have an eaves height of 3.5 and 1.7 metres and ridge height (the point of abutment in the case of the mono-pitched element) of 6.8 and 3.9 metres respectively. Some limited detail in respect of materials were provided on the plans and within the Design Statement but ultimately the intention of imposing the materials Condition 3 of 0403717FUL was to secure these matters.

- 7.8 The plans for consideration under this application (and as built on site) show a larger footprint to what was previously approved resulting in a four bedroom dwelling, with a width (north-south) of approximately 25 metres (previously 18m), a depth (east-west) of approximately 10.2 metres (previously 6.7m). Again, this measurement is taken from a position from the deepest part of the dwelling and omits the door canopy. The reduction in height and depth (being stepped back from the front elevation of the main section of the house) of the various sections is still part of the dwellings design and so elements of the previously approved design are retained. That said, it has increased in height, the main section having an eaves height of approximately 4.3 metres (previously 3.8m) and ridge of approximately 8.5 metres (previously 8m) the remaining two sections (in views from the front and rear) have an eaves height of 4.3 (previously 3.5m) and 2.9 metres (previously 1.7m) and ridge height (the point of abutment in the case of the mono-pitched element) of 7.8 (previously 6.8m) and 4.4 (previously 3.9m) metres respectively. A flat roof rear extension with height (including rooflight) of 3.25

metres and depth of 3 metres has been added from that previously approved. It should be noted that the new design also incorporates a flat roof section adjacent to the mono-pitched section with a flat roof at approximately 3 metres. Therefore, (as per the submitted plans) there has been an increase in scale of approximately 7 metres in width, 3.5 metres in depth, 0.5, 0.8 and 1.2 metres in terms of eaves height, and 0.5, 1 and 0.5 metres to ridge (west to north). It should be noted that there is some slight variance in the measurements on the plans and those taken by HDC Officers during the enforcement stages. This is likely to be due to the variance in ground levels (depending on where the measurements were taken from). Some 'spot assessment' of levels has been provided on the submitted proposed block plans and these do not reflect a wide variance in levels in comparison with the 2004 submission. There is some obvious 'banking' of earth in the rear garden (witnessed during a site visit) towards the northern section of the garden and the land on which Full House is located does appear to be slightly higher than that of Thatches (which corresponds with the levels detail) but this is not particularly noticeable in streetscene views. The dwelling appears to be largely in the same location on site as that which was approved under the 2004 application (certainly the plans show a separation distance of 5 metres to the eastern boundary and the separation between it and Thatches is not noticeably different). Officers do not, on balance consider that the increased footprint, height, scale and mass of the dwelling now on site would be significantly harmful to the visual amenity of the site to warrant a refusal of planning permission.

- 7.9 Officers have given regard to the concerns raised in the objections regarding the impact of the house on the character and appearance of the area (heritage matters are addressed in the proceeding sections of this report). Toll Bar Lane is one of the main roads through the village and has a largely rural character. Built development is relatively sparse (views across the open countryside are available to much of the south of the lane). In the immediate vicinity of Full House, the dwellings west and south-west have an historical appearance and are located relatively close to the lane with limited scale frontages. Thatches is located directly on Toll Bar Lane frontage and is a painted brick, thatched roof 1.5 storey dwelling. This extends in a northerly direction and has a dark stained timber pantiled roof outbuilding attached to its northern elevation projecting north towards the common boundary with Full House. To the east there are some larger detached dwellings which are set back in their plots with outbuildings to the front. The planning history shows that these are roughly 20 years old, and, whilst they are modern these have been carefully designed to integrate well with the area. Toll Bar Lane connects with Loop Road to the west and a greater variance is evident here with dwellings of varying age, scale, form and material finish which includes some mid-20th Century Local Authority housing development lying

approximately 100 metres from and relatively linear to the location of the entrance to Full House (albeit outside of the Conservation Area but visible from within it due to the Conservation Area boundary to the south). Members must be mindful that the principle of a dwellinghouse in this approximate location has previously been approved. What requires consideration under this application is whether or not the changes in the design and appearance of the dwelling would result in a level of visual harm that would be unacceptable and be detrimentally out of keeping with the character and appearance of the surrounding area. Officers are of the view that whilst the changes are not of as high quality as those previously approved, they are not of a level that would be unacceptable or warrant a refusal of planning permission.

- 7.10 In this case, it is acknowledged that some matters (such as materials) have already been approved by the LPA under application reference 20/80149/COND and whilst the as built development does not directly correspond with these, the details submitted (and approved) did not contain a significant amount of specific detail and so opportunities for tighter control in respect of these matters appears to have passed.
- 7.11 It should be noted that the dwelling remains set back in its plot by approximately 29 metres from Toll Bar Lane and so whilst it is prominent in views when standing directly in front of the site it is not immediately visible in the streetscene from east and west and is well screened by dense trees/hedgerows to the east. Therefore, whilst it does become more obvious (with the southern elevation becoming visible as you approach from the east or west) it does not appear as overly incongruous in the streetscene, particularly given the varied palette of materials used on Toll Bar Lane (stone, thatch, brick, painted brick and slate) and the general pattern of development in the locality and so it would be challenging to identify a key theme to replicate. Therefore Officers do not consider the visual harm to Toll Bar Lane would be significant.
- 7.12 Officers have given careful consideration to the single storey rear extension and the potential 'terracing' impact given its close relationship with Thatches and consider that the suggestion in the submitted Heritage Statement that the addition of weatherboarding to this element serves to 'break up' the appearance of the brickwork does not sufficiently mitigate the concerns surrounding this addition. However, notwithstanding this consideration it should be acknowledged that permitted development rights were not removed from the original planning permission for the dwelling on site and so an extension of greater scale and in a similar location could have been constructed once the dwelling was occupied by the applicants exercising the rights available to them by virtue of Schedule 2, Part 1, Class A of the

Town and County Planning (General Permitted Development) (England) Order 2015 (as amended) (which is a material consideration in the determination of this application). Therefore, a refusal solely on this basis of the design or appearance of this rear extension could not be reasonably be justified and Officers consider that the impact could be mitigated by the introduction of carefully placed boundary treatments and softy landscaping which would need to be provided to the LPA for approval prior to their introduction and therefore, in the event of permission being granted a condition shall be attached to ensure submission and implementation of this.

- 7.13 Overall, taking the above matters into consideration, and subject to conditions the development is considered on balance to be acceptable and to broadly accord with Policies LP11 and LP12 of the Local Plan to 2036, the National Design Guide and the NPPF (2021) in this regard.

Impact on Heritage Assets

- 7.14 As detailed in the preceding sections of this report, the dwelling is located within the Keyston Conservation Area and there are a number of Grade II Listed Buildings in the locality. Most notably these are 'Thatches' and the associated bakehouse and 'The Stone House' which lies to the south/south-west of the application site.

- 7.15 Policies LP2 and LP34 of the Local Plan to 2036 state (amongst other matters) that "the development strategy for Huntingdonshire is to conserve and enhance the historic environment" and that "great weight and importance is given to the conservation of heritage assets and their settings. A proposal within, affecting the setting of, or affecting views into or out of a Conservation Area should preserve and wherever possible enhance features that contribute positively to the areas character and appearance." It further states that a proposal should "minimise negative impacts on the townscape, roofscape, skyline and landscape through retention of buildings/groups of buildings, existing street patterns, historic building lines and land form."

- 7.16 The Keyston Conservation Area Character Statement (January 2003) provides detail and guidance on the character and design expectations within the CA . Some broad points are detailed below:

- Collectively the spacious plots within which the properties in Toll Bar Lane stand and the absence of back land development serve to reinforce the lanes rural character and contributes significantly to the special character of the Conservation Area.

- The use of traditional natural construction materials confers a sense of architectural uniformity upon the village. The architectural uniform format presented in Keyston contributes significantly to the special character and appearance of the Conservation Area and should be protected
- When development is appropriate it will be expected for that development to be of high quality construction and design this must respect and reinforce the prevalent architectural styles, construction materials and details within the immediate locality and wider conservation area.
- Specific advice is also given on appropriate architectural details and boundary treatment.

7.17 Subsequently, a Heritage Statement accompanies the application, HDC's Conservation Team and Historic England (given the scale of the site) have been consulted. Historic England made no comment making it clear that this did not amount to a comment on the merits of the application and recommending that the views of internal specialist conservation and archaeological advisers should be sought. HDC's Conservation Team object to the proposals with some key points/statements (which have been amended slightly for clarity and ease of reading) relating to:

- Levels and lack of detail relating to the scale and massing of Thatched (for comparison) .
- The apparent increased height of the building in relation to Thatches.
- The 0403717FUL building was designed as a principal cottage with a narrow gable facing towards Toll Bar Lane with a subservient side extension stepping down into the site, the end of the building included a single storey lean to structure to accommodate the proposed utility room, this reflected the lean to found on the thatches. This is a traditional morphology.
- The gable was to be 6.8m wide, which when coupled with a height to ridge of 7.9m and eaves of 3.9m resulted in a traditionally styled gable with a vertical proportion and character. This verticality is emphasised by the placement of two large centrally aligned vertically proportioned sash style windows with pronounced canted lintels. Materials were to be approved under condition 3 of the permission.
- The elevations East and west were designed as simple blocks stepping down in massing into the site both in height and width showing a hierarchy of form, fenestration was restrained with large sliding sash vertically proportioned windows with exposed lintels,

rooflights were small and infrequent. The roof covering was described as plain clay tiles.

- The scale changes have the effect of increasing the massing of the building and altering the proportions of the wing so that it is now less subservient to the main building.
- The impact of the building on the setting of the listed building is due to the scale massing and proportion of the new development, the first floor height and the details of the scheme. The way in which materials are used, their specification and the proportions of the individual elements and the way in which they are arranged all contribute to the perception of scale the balance of the design and the visual impact of the scheme. The massing of the building has been increased as detailed above and in this instance many of the design details have been altered from the approved scheme (as below):
- The chimney has been deleted. This feature is highlighted as contributing to the significance of the settlement in the Conservation Area Character Statement.
- Small roof lights on the west elevation have been increased in size
- Windows with vertical proportions have been replaced with horizontally proportioned windows. Details required by condition 3 of original permission.
- A large dormer has been inserted into the roof of western elevation of the wing.
- Part of the wing has been clad in artificial boarding and a second window added on the ground floor. Details required by condition 3 of original permission.
- Lintels are no longer cambered and are standard soldier course details. This feature is highlighted as contributing to the significance of the settlement in the conservation area character statement. Details required by condition 3 of original permission.
- The roof is artificial composite slate not plain clay tiles . Details required by condition 3 of original permission.
- The walls are brick slips. The 04 application form states that wall materials are to be agreed, and the approved drawing states stock bricks . Details required by condition 3 of original permission.
- Traditional clipped eaves have been replaced with large boxed in eaves and overlapping gable verge tiles. The correct design of this is highlighted in the conservation area character statement. Details required by condition 3 of original permission.
- The design of the western elevation has been altered to include two large openings with bifold doors. These

replace smaller four light patio doors and windows but read as much larger horizontal elements the elevation.

- Again, the dormers have been increased in size and positioned higher in the roof , emphasising their prominence and increasing their impact. The character statement notes that in all situations the dormers are proportioned so as to not dominate the character of a roof slope. Details required by condition 3 of original permission
- A large rooflight has been added and a window deleted
- A rear door has been inserted

7.18 As is discussed in the preceding sections of this report, the changes in design are acknowledged and, whilst there are marked differences in what was approved and what has been provided (summarised above), Officers can only assess the plans as presented. Again, reference is made to the fact that matters relating to the roof tiles and porch, windows, doors, plinth, walls and chimney, gutters and drainpipes, patio doors, ridge tile, and the proposed horizontal weatherboard were approved under the discharge of conditions application ref 20/80149/COND. And, whilst it is acknowledged that the plans submitted as part of the discharge of conditions application do not correspond with what has been presented under this scheme the approved details were limited in detail with the 'Approved Materials Document' dated 4th of March 2020 detailing natural slate for the roof, white timber windows, natural oak and anthracite metal doors, black clay capping for the ridge tile and brick (with a sample image shown). Conservation Officers were not consulted at this stage and it would be usual (in locations such as this) for physical samples to be provided. That said, it is acknowledged that condition 3 of 0403717FUL did not require samples to be submitted, and approval was given to the information submitted.

7.19 Overall, Conservation Officers have concluded that there is harm to the Grade II Listed Building (Thatches) and the Keyston Conservation Area (as designated heritage assets). The Conservation Officer does state that the harm is considered to be less than substantial as per the guidance contained within the NPPF (2021) but that this does not equate to less than substantial objection on a proposal. They further state that they believe the development to be contrary to Policy LP34 of the Local Plan to 2036, Sections 66 and 72 of the Planning, Listed Buildings and Conservations Areas Act and the relevant paragraphs of the NPPF 2021 and that no public benefit has been identified such to outweigh the harm (as is required by the NPPF 2021).

7.20 As Conservation Officers have assessed the harm as less than substantial, in the interests of transparency Officers consider it

prudent to acknowledge that in some circumstances, less than substantial harm as a result of development can be outweighed by identifying a public benefit including, where appropriate, securing its optimum viable use. (NPPF 2021). Government guidance on the historic environment states that 'area based' designated heritage assets (such as a Conservation Area), will not have a single use, therefore, securing the optimum viable use it not a relevant consideration in assessing the public benefits of development proposals affecting such heritage assets. As the development does not directly relate to the Grade II Listed Building there is also no opportunity for realising a public benefit in relation to this optimum viable use.

- 7.21 Planning Practice Guidance states that “Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8) Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.”

Paragraph 8 of the NPPF (2021) details that:

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

- 7.22 In considering the wording of the PPG “benefits do not always have to be visible or accessible to the public in order to be genuine public benefits” Officers reference point b of paragraph 8 of the NPPF (2021) as detailed above. Ultimately the consideration relates to an established family home regardless of its shortcomings. The reference to well-designed, beautiful and safe spaces naturally has an element of subjectivity and personal opinion. Officers have also given consideration as to if, in the event that the recommendation were one of refusal would there be any public interest in the pursual of regularisation (to achieve a development in accordance with originally the approved plans) by Enforcement Officers. In the event of refusal, the applicant has the option to appeal the decision, and the applicant could also apply for an award of costs should they consider the Council has acted unreasonably in their decision making. The previous failure to remove permitted development rights for extensions to the approved dwelling and the conditional approval of the materials would be a material planning considerations for the assessment of this proposal by the Planning Inspector. The above is not intended to swing a decision in either direction, purely to ensure that members are fully aware of all facts when reaching their decision.
- 7.23 Overall, in this case, Officers consider that matters relating to the history of the site should be taken into consideration when making a decision on this application. Whilst it is acknowledged that the dwelling has not been built in accordance with the approved plans the LPA has missed opportunities to secure a higher standard of development in the conditions of the original planning decision. Given that permitted development rights were not restricted at the time of the decision, works could have also been undertaken by exercising permitted development rights which also have the potential to alter the scale and appearance of the dwelling. Significant weight should also be given to the fact that a dwelling has been approved in this location and so the principle of a single dwelling in this location has already been established, whilst the objections from Conservation are understood Officers do not consider on balance the changes now under consideration could be resisted. Therefore, whilst given the objections from Conservation Officers it cannot be determined that the development is wholly in accordance with policy, Officers are satisfied that when giving weight to the established principle of the development, the site history and opportunities (through landscaping) the harm to the designated heritage assets could be minimised and, some small public benefit (in terms of public interest of enforcement action) is achieved as required by the NPPF (2021).

Residential Amenity

- 7.24 Policy LP14 of the Local Plan states that a proposal would be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings. In this case the dwelling appears to be in a similar location to as was approved under the 0403717FUL application. It is set to the north-east of Thatches and the single storey rear extension means that it projects across the norther elevation of Thatches which was not intended in the original permission. That said, there are no windows in the side (northern elevation) of this section of Thatches which is a car barn as opposed to habitable accommodation. Therefore, a degree of separation (from the habitable accommodation of each dwelling) of approximately 9.5 metres. Full House is not located adjacent to the garden area of Thatches, therefore, whilst it is acknowledged that it is visible from the rear garden of Thatches it does not appear as significantly overbearing and would not cause significant loss of light (given the single storey height of the extension with a ridge line of approximately 3 metres). There is also considered to be a suitable degree of separation to all adjacent dwellings and land. Most notably, Winchester House to the east where a distance of approximately 5 metres is retained to the boundary and approximately 27 metres (dwelling to dwelling).
- 7.25 In terms of overlooking and loss of privacy, the windows to the north, east and south elevations, given their location and their separation distance with adjacent dwellings and land and the views afforded to them are not considered to be harmful. The separation of approximately 27 metres to the west elevation of Winchester House is considered sufficient and accords with recognised practice (back to back separation is generally 21 metres and this can be reduced dependent on the circumstances). Careful consideration has been given to the windows in the west elevation given their relationship with the rear and rear garden area of Thatches. Regard should be given to the fact that the house is located in a similar position to as was approved (though is of a greater width and depth). The increased width is focused to the north elevation. The ground floor extension does result in a large expanse of glazing along a significant distance of the west elevation of Full House which commences at approximately 1.3 metre from the common boundary with Thatches and some views are afforded into the rear garden of Thatches as a result of this. Under the original approval, whilst the ground floor windows in this section of the house did contain habitable rooms they were set further back in the plot thereby increasing the level of separation, the glazing was also much reduced with simple typical French doors. However, notwithstanding this consideration, at the time of the visit Officers noted that there is a close board fence separating the two plots and trellis has been added above this which

reduces the level of view available. The bi-fold doors would offer an oblique view of the windows to the eastern elevation of Thatches and there is a separation distance of approximately 24.5 metres between the two. The slight variance in levels does not increase the level of view available. Therefore, whilst the increased ground floor glazing is noted, it is not considered that this would offer significantly increased views than would be available to a user of the rear garden of Full House nor result in a significant increase in views that would have been afforded from the previously approved dwelling.

- 7.26 At first floor, there are three dormer windows and a rooflight. The 2004 application had four windows and a small rooflight. Of the four original windows three of these served bedrooms (habitable rooms) and one served the stairwell. The three rear windows on the current dwelling all serve a bedroom with a skylight over the stairwell. The bathroom (originally served by the skylight) is now to the front of the dwelling. The highest point of the window closest to Thatches in the 2004 application was five metres and is now approximately 5.6 metres. Therefore, having regard to the previously reference increased scale and the fact that the separation distance to the eastern boundary remains at five metres these windows are located approximately 0.9 metres further back in the plot than were originally approved. However, any views towards the rear windows of Thatches remain oblique, and, whilst there is a view of the rear garden area, again, Officers consider that similar views would have been afforded as a result of the originally approved dwelling. Therefore, whilst the concerns raised in the objections are noted, this is not a sufficient reason to justify a refusal of the application.
- 7.27 Officers observe the addition of the air source heat pump and associated infrastructure to the norther elevation, however, given its location and separation from adjacent dwellings and land this is not likely to cause significant harm in terms of noise pollution and none of the objections received refer to this installation or report problems related to unacceptable noise levels.
- 7.28 Overall, taking all of the above matters into consideration the proposal is considered to be acceptable with regard to its impact on residential amenity and therefore accords with Policy LP14 of the Local Plan to 2036 and the NPPF (2021) in this regard.

Parking Provision and Highway Safety

- 7.29 Full House has an integrated garage to its north. It is unclear if this is a double or single garage but the dimensions broadly accord with the guidance contained within the Huntingdonshire Design Guide (2017) for a double garage. Officers have noted that the objections suggest that this is no longer a garage but

habitable accommodation maintaining the appearance of a garage from the exterior. Therefore, notwithstanding the scale of the building given over as the 'garage' (or whatever its purpose) Officers have assessed the remaining parking provision on site and note that there is space for parking on the driveway of the dwelling and space for manoeuvring such to allow a vehicle to enter and leave the site in forward gear. No changes are proposed to the way that vehicles enter or leave the site. It should be noted that whilst (given the reduced scale of the earlier approval) there was space to park around the dwelling no specific measures were included in the design. It should be noted that the original planning permission 0403717FUL contained no planning conditions securing the retention of the parking provision on site in the adjoining car port, so this area could also have been used for alternative purposes other than parking without the need for planning permission. Huntingdonshire District Council does not have a specific policy in place in respect of parking requirements but what is proposed here is considered acceptable.

- 7.30 In terms of other matters, Policies LP16 and LP17 of the Local Plan seek to maximise sustainable travel methods and advise that a proposal that includes residential development would be expected to provide at least one clearly identified secure cycle space per bedroom for all dwellings. The Design Guide stipulates that this should be covered storage. No details of cycle storage has been provided in the submission, therefore a condition would be attached to secure details of these matters if approved.
- 7.31 In conclusion, the development is (subject to conditions) considered to be acceptable with regard to its approach to parking provision and highway safety and therefore accords with Policies LP16 and LP17 of the Local Plan to 2036, the NPPF (2021) and the National Design Guide (2021) in this regard.

Flood Risk

- 7.32 The application site is located within Flood Zone 1 and has a high risk of surface water flooding as per the most recent Environment Agency Flood Risk Maps and Data. A Site Specific Flood Risk Assessment (SSFRA) and Surface Water Drainage Maintenance Plan accompanies the application but there is no requirement for the exception or sequential tests to be applied as detailed within the NPPF (2021).
- 7.33 Officers consider it important to draw attention to the point that the LPA has reason to believe that matters relating to foul and surface water (as required by Condition 5 of 0403717FUL) may have been submitted and approved, but the LPA cannot locate records of this. This matter was also acknowledged under the Certificate of Lawful Development (16/02597/CLED). Planning

Enforcement Officers have also previously advised that given the issuing of the Certificate of Lawfulness the LPA cannot take enforcement action over these matters.

- 7.34 Careful consideration has been given to the comments raised in the objections regarding the concerns surrounding flooding in Keyston and reference to a flood event which occurred in December 2020 which detrimentally affected Thatches in particular. Specific concerns have been raised as to the sources of information which have formed the Flood Risk Assessment and the proposal to allow the drainage of surface water to foul. Regard should be given to the fact that the introduction of a dwellinghouse in this location has been previously approved and that the dwellings as constructed (albeit with an increased footprint) remains acceptable in principle in regard to flooding.
- 7.35 In terms of the development itself, the SSFRA details that the established finished floor level which is considered appropriate for the location (within Flood Zone 1). The SSFRA goes on to assess the history of the site and details that it did not benefit from a positive drainage system. It goes on to discuss various options for disposal of surface water. The most appropriate has been identified (as was the original intention and method) for discharge to the watercourse to the east of the site. However, it has been identified that the watercourse is not under the ownership of the applicants and so this is no longer a viable option. Whilst in the hierarchy of surface water drainage it is acknowledged that the connection to foul is the least favourable option in this case the SSFRA details the reason why this has been selected. When the 2004 application was approved, whilst there are no details relating to drainage Officers understand that discharging surface water to the foul drain would have been a normal occurrence. Cambridgeshire County Council as the Lead Local Flood Authority have been consulted and have removed their earlier objection, subject to the condition (in the event of an approval or successful appeal) to secure the construction and maintenance measures described within the submitted documents. The SSFRA also details that Anglian Water have confirmed that the adopted sewer has adequate capacity to accommodate the suggested rate of surface water flows. Whilst Officers accept that Anglian Water are obliged to accept a connection to a sewer system, the key area of consideration here is the available capacity.
- 7.36 In terms of surface water run-off, the LLFA has stated that it considers that surface water flows from the development can be managed through the use of permeable paving on the western area of the building and a green roof on the extension area. Surface water discharge would be to the already constructed connection to the foul sewer. They do acknowledge that they usually oppose discharge of water to the foul sewer but state that

as this was approved under the previous planning permission and the connection already exists with discharge into the system they do not maintain an objection. If approved a condition shall be attached to secure details of the construction and maintenance of the surface water drainage scheme and the recommendations of the SSFRA.

7.37 The Environment Agency have also been consulted but have responded to advise that this development would not fall within their statutory remit for planning and therefore would not comment.

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

Biodiversity

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

7.40 The approval for the original dwelling was not assessed against the existing Local Plan which was adopted in May 2019 and matters surrounding biodiversity and net gain have become more prominent in recent years. No conditions were attached (as would be the norm now) relating to biodiversity mitigation measures or net gain, and, given the developed nature of the site any opportunities to mitigate any impacts have been lost. However, Officers do consider that there are opportunities for achieving a net gain in terms of biodiversity, therefore a condition shall be attached to any permission for the installation of bird and bat boxes within three months of the date of permission, such to achieve a net gain.

7.41 Therefore, subject to conditions, the development is considered to be acceptable with regard to its approach to biodiversity and therefore accords with Policy LP30 of the Local Plan to 2036, the NPPF (2021) and the National Design Guide (2021) in this regard.

Impact on Trees

7.42 Given the location within the Conservation Area and the presence of trees subject to a preservation orders in the vicinity, HDC's Arboricultural Officer has been consulted. Whilst they raise no objections to the retention of the dwelling they do state

that: "This site containing the property is located in the Keyston Conservation Area and formerly contained significant tree cover. In addition to this population of trees, was a Birch subject to a Tree Preservation Order (TPO) on the southern rear garden boundary removed in 2018 (not yet replanted). As part of the original planning permission for the erection of the dwelling (0403717FUL) a Tree Survey was undertaken, and the permitted scheme included the retention of a significant proportion of these. Particularly those on the northern and western site boundaries. These trees provided visual enclosure to the site and formed an important sense of containment within the wider landscape of the Conservation Area. Unfortunately, many of the trees proposed for retention have been removed without the submission of a s.211 Notification for tree works in a Conservation Area. This tree loss has opened up views between the site and landscape to the north and eroded the character of the Conservation Area immediately surrounding the site."

- 7.43 Officers naturally have concerns regarding the loss of these trees and the impact on the verdant character of the site and wider Conservation Area. However, as the trees have been lost little can be done at this stage, and a refusal of the application on the basis of impact on trees would not be justified. However, notwithstanding this consideration, Officers consider that the replacement of these trees is important and therefore a condition is recommended to be attached to any given permission such that a full scheme of replacement planting should be provided to the LPA for approval in writing within three months of the date of permission.
- 7.44 Therefore, subject to conditions, the proposal is considered to broadly accord with the provisions of Planning Policy LP31 of the Local Plan to 2036 and the NPPF (2021) in this regard.

Other matters

- 7.45 The development will be CIL liable in accordance with the Council's adopted charging schedule; CIL payments will cover footpaths and access, health, community facilities, libraries and lifelong learning and education. A completed Community Infrastructure Levy Form has been provided. The development therefore accords with Policy LP4 of the Local Plan to 2036 in this regard.
- 7.46 Part H of the Developer Contributions SPD (2011) requires a payment towards refuse bins for new residential development. In this case, whilst no Unilateral Undertaking has been provided this was not a requirement at the time of the earlier permission. Further, a site visit (and photos obtained during this visit) show that there are wheeled bins in place at the property. Therefore,

further pursuance of this matter is considered not to be necessary.

Conclusion

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

- Acceptable in principle

And it:

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

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

- Retention in accordance with approved plans and materials
- Cycle storage
- Biodiversity enhancement
- Tree replacement
- Accordance with Surface Water Drainage Maintenance Plan and Flood Risk Assessment
- Boundary treatments

- Removal of permitted development rights Schedule 2, Part 1, Classes A, AA, B and C and Schedule 2, Part 2 Classes A & C.

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

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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: 22/00890/FUL Case Officer Kevin Simpson

Proposal: Application for full planning permission for retention of existing detached four-bedroom dwelling (including extensions)

Location: Full House Toll Bar Lane Keyston

Observations of Bythorn And Keyston Town/Parish Council.

Please ✓ box as appropriate

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

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

Reasons are listed in attached documents - Please see two documents one letter and one tree plan.

No observations either in favour or against the proposal

Mrs Angela Claydon Clerk to Bythorn And Keyston Town/Parish Council. (For GDPR purposes please do not sign)

Date : 19th May 2022

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

Please send response to email address below:-

Development.control@huntingdonshire.gov.uk

(Development Management)

Bythorn and Keyston Parish Council

Contact BKPC via the Clerk - Clerk@bythornkeystonparishcouncil.org.uk

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

16th May 2022

Dear Sir/ Madam

Ref 22/00890/FUL

Application for full planning permission for retention of existing detached four-bedroom dwelling (including extensions) at Full House, Toll Bar Lane, Keyston, Huntingdon, PE28 0RB

This Application was discussed at the Parish Council meeting on May 10th 2022. As a result of matters discussed at that meeting and subsequent exchanges the **unanimous view of the Parish Council is to recommend refusal** on the following grounds:

1. *Risk of flooding.*

Huntingdonshire's Local Plan to 2036, section LP5 - specifies that "a proposal will only be supported where all forms of flood risk... have been addressed". It furthermore states that "on a site that is at risk of flooding from any form...the proposal will only be supported where a site-specific flood risk assessment has been produced, appropriate to the scale and nature of the development and the risks involved and ...is agreed with relevant bodies."

The Parish Council wishes to advise that the site has flooded at least five times over the past 25 years - most recently in December 2020. At this time the road also had to be closed and inhabitants of the neighbouring property had to evacuate their home.

HDC set up a major review into flooding after similar incidents.

Submissions made to that study by this Parish Council need to be consulted and any plan approved.

As there has been no flood risk assessment then the Application consequently needs to be refused and re-analysed on receipt of that assessment.

LP15 requires that surface water is also managed in a sustainable manner. There is no agreed description of surface water management and this also

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needs to agreed.

2. Effect on listed buildings and conservation area

The building, as currently built, has a deleterious impact on the adjoining listed buildings; and also the wider conservation area. We consider that the impact of Full House as constructed, is unacceptably overbearing particularly in relation to the Grade 2 listed "The Thatches" and is also not sympathetic to the other Listed Buildings in this part of the Conservation Area. It is too large in overall size, height, scale and mass. It is damaging to the heritage assets in contravention of policy LP34 to which the Plan affords "great weight and importance".

As an additional note the property still falls within the curtilage of a Grade 2 listed building - it has not been de-listed to our knowledge and so should meet the standards and requirements of a listed building in addition to any other planning considerations.

3. Design appearance and materials:

The Parish Council have also strong opinions about the following:

a) metal flue, not in keeping with the requirements of the planning application and is contrary to the guidelines for chimneys as set out in the Keyston Conservation Character Statement.

b) "natural" materials have not been used in construction. Brick slips, composite roof slates and composite timber cladding are not in line with requirements of the 2004/5 planning submission which asked for local materials to be used where possible, and failing the availability of these, materials should be used which should be in-keeping. These are not.

c) This is not a "cottage style" build as described in previous planning applications and documentation, and the flat roofed extensions exacerbate the lack of cottage build style.

d) This is not sensitive to the adjoining Grade 2 listed properties - The Thatches, Stone House and the Bakehouse together with the further listed buildings in the vicinity.

4. Overlooking/ loss of privacy / impact on residential amenity

a) at upper levels, the windows, which have been altered from the 2004/5 planning submission, have clear sight from the west facing elevation of Full House into the garden of The Thatches. The privacy that these

Bythorn and Keyston Parish Council

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residents could previously enjoy in their rear garden has now been lost.

b) on the southern elevation, due to the raised level, the south facing windows look directly into the garden at the east side of The Thatches. Allowing the hedge which has been planted by the owners of The Thatches to grow higher would in some way mitigate this at Ground Floor level, but not at first floor level.

Overall the application is not in accordance with LP14.

5. Removal of trees

The 2004/5 planning submission required that certain trees were retained on the site - notably T2 as identified in the attached tree plan. Additional important trees have disappeared from the site. No reference has been made to these changes in this latest Application and these changes need to be addressed given the loss of amenity and the requirements for such tree work in a Conservation Area. Furthermore the considerable area of hard surfacing - particularly the patio area (again not mentioned in the application) will have an impact on the surface water off flow and ground absorption.

The Parish Council accepts that the principle of development on the site has been determined but would request that plans are amended and are re-submitted to reflect Councillors concerns as outlined above. The Parish Council is available for further consultation and discussion as may be required.

Yours faithfully

Andrew Ford
Chairman Bythorn and Keyston Parish Council

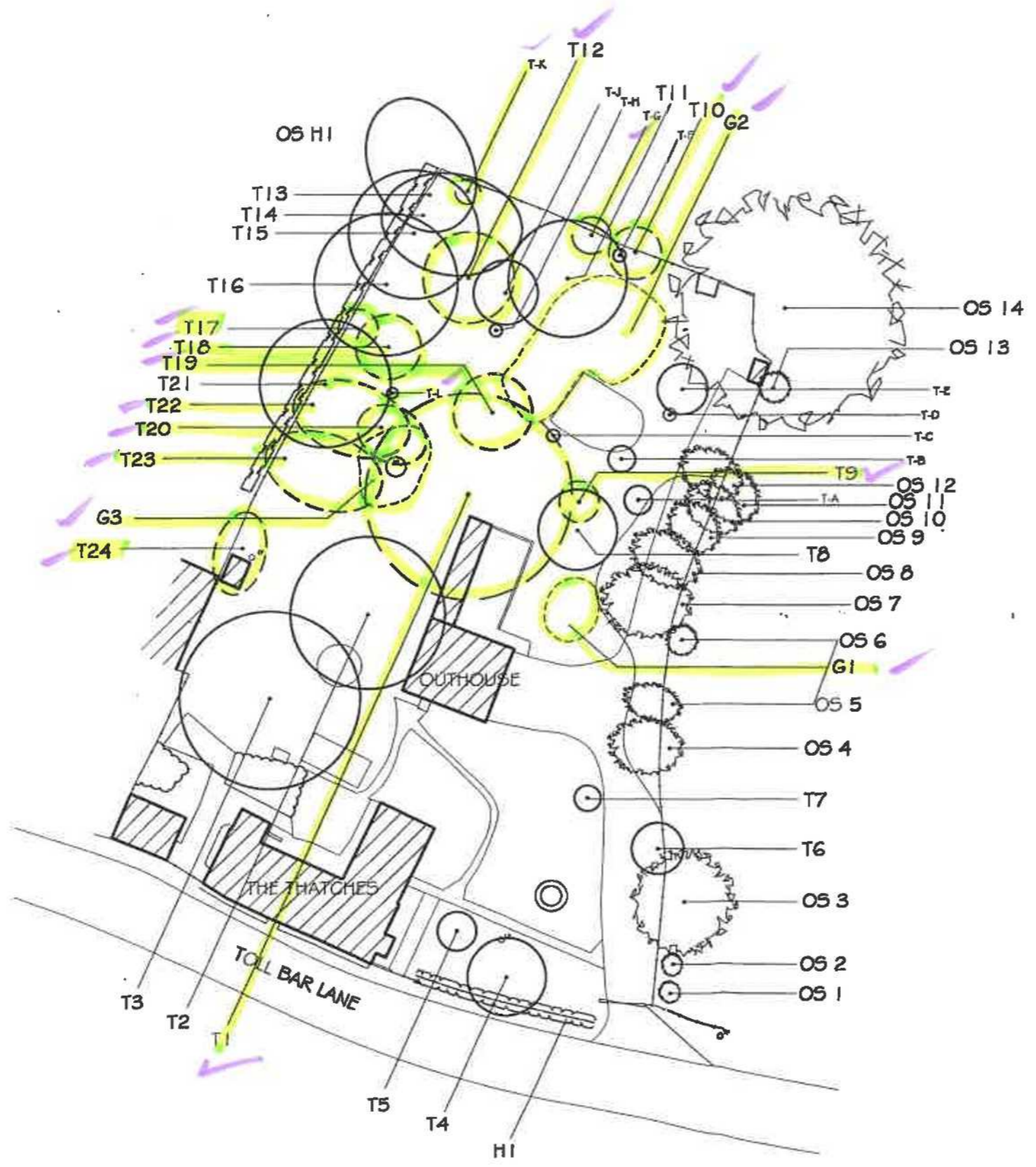
Attachment: Tree Plan 03717/04

ALL DIMENSIONS TO BE CHECKED ON SITE
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 WITHOUT THE WRITTEN CONSENT OF THE CONTRACTOR
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KEY

-  Trees to be Retained
-  Trees to be Removed
-  Trees Located Outside Application Site Boundary
-  Hedges Located Within Application Site Boundary
-  Hedges Located Outside Application Site Boundary
-  Shrub Areas Removed
-  Existing Buildings



Tree ID	Species	Height	DBH	Health	Notes
T1	Prunus sp.	10m	150mm	Good	
T2	Prunus sp.	10m	150mm	Good	
T3	Prunus sp.	10m	150mm	Good	
T4	Prunus sp.	10m	150mm	Good	
T5	Prunus sp.	10m	150mm	Good	
T6	Prunus sp.	10m	150mm	Good	
T7	Prunus sp.	10m	150mm	Good	
T8	Prunus sp.	10m	150mm	Good	
T9	Prunus sp.	10m	150mm	Good	
T10	Prunus sp.	10m	150mm	Good	
T11	Prunus sp.	10m	150mm	Good	
T12	Prunus sp.	10m	150mm	Good	
T13	Prunus sp.	10m	150mm	Good	
T14	Prunus sp.	10m	150mm	Good	
T15	Prunus sp.	10m	150mm	Good	
T16	Prunus sp.	10m	150mm	Good	
T17	Prunus sp.	10m	150mm	Good	
T18	Prunus sp.	10m	150mm	Good	
T19	Prunus sp.	10m	150mm	Good	
T20	Prunus sp.	10m	150mm	Good	
T21	Prunus sp.	10m	150mm	Good	
T22	Prunus sp.	10m	150mm	Good	
T23	Prunus sp.	10m	150mm	Good	
T24	Prunus sp.	10m	150mm	Good	
G1	Prunus sp.	10m	150mm	Good	
G2	Prunus sp.	10m	150mm	Good	
G3	Prunus sp.	10m	150mm	Good	
OS 1	Prunus sp.	10m	150mm	Good	
OS 2	Prunus sp.	10m	150mm	Good	
OS 3	Prunus sp.	10m	150mm	Good	
OS 4	Prunus sp.	10m	150mm	Good	
OS 5	Prunus sp.	10m	150mm	Good	
OS 6	Prunus sp.	10m	150mm	Good	
OS 7	Prunus sp.	10m	150mm	Good	
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OS 9	Prunus sp.	10m	150mm	Good	
OS 10	Prunus sp.	10m	150mm	Good	
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OS 13	Prunus sp.	10m	150mm	Good	
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H22	Prunus sp.	10m	150mm	Good	
H23	Prunus sp.	10m	150mm	Good	
H24	Prunus sp.	10m	150mm	Good	

checked with tree survey

E.L.D
 ELWOOD LANDSCAPE DESIGN
 The Mowry, Market Street, Rye, East Sussex TN37 4LQ
 Tel: 01323 811166 Email: eld@elwood.com

Client: HUTCHINSONS

Project: THE THATCHES, TOLL BAR LANE, KEYSTON, CAMBS.

Title: TREES AND VEGETATION SURVEY

Date: APR 04 Scale: 1:200 Drawing: HUTC 89/4 001A



Development Management Committee



Scale = 1:2,500

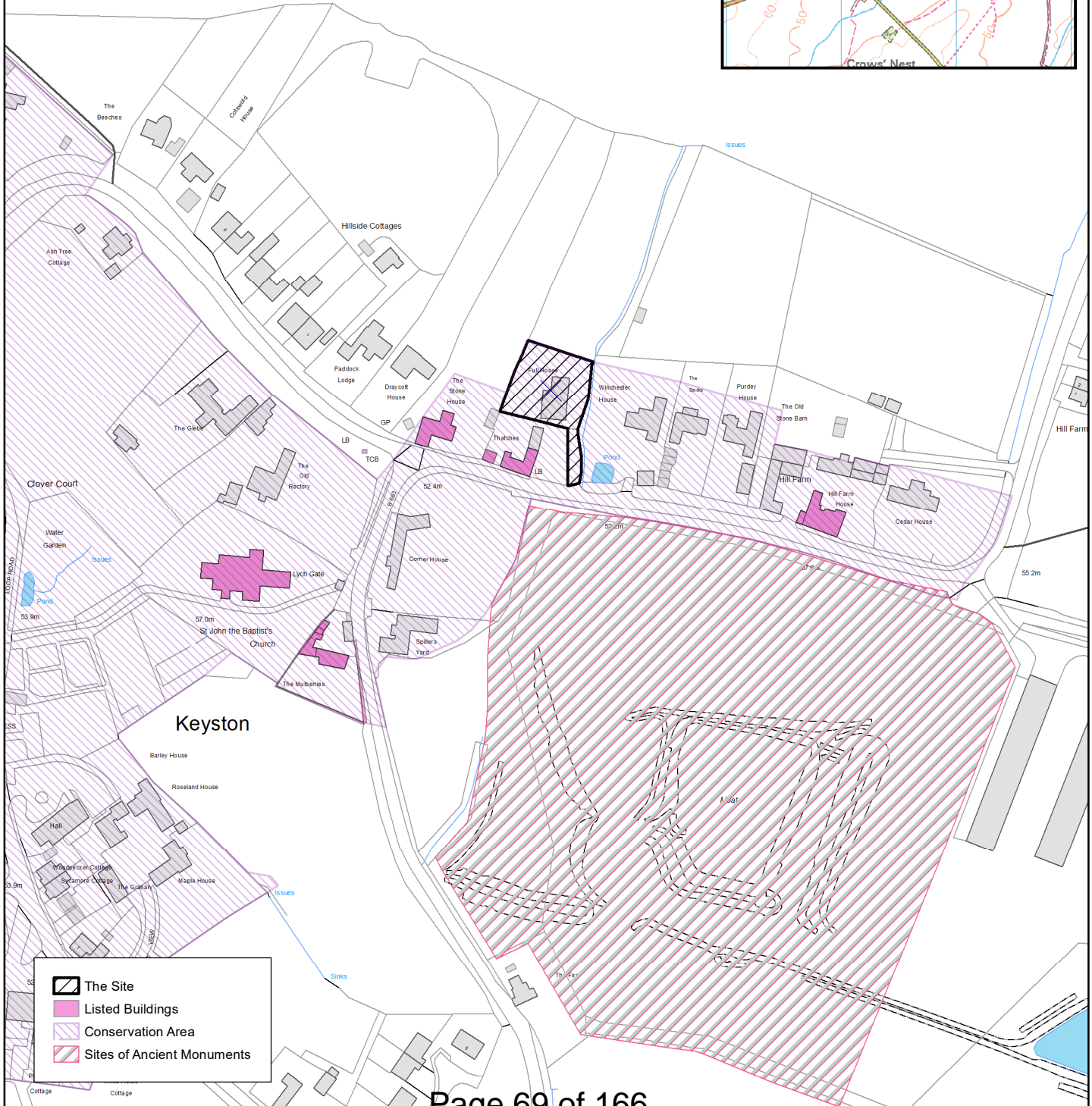
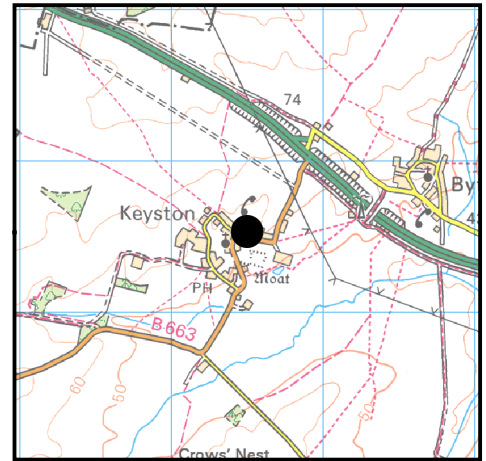
Date Created: 02/06/2023

Application Ref: 22/00890/FUL

Location: Keyston



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Ordnance Survey HDC 100022322



	The Site
	Listed Buildings
	Conservation Area
	Sites of Ancient Monuments

ISSUE 10

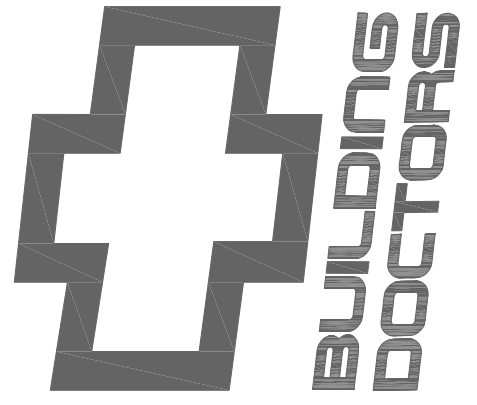
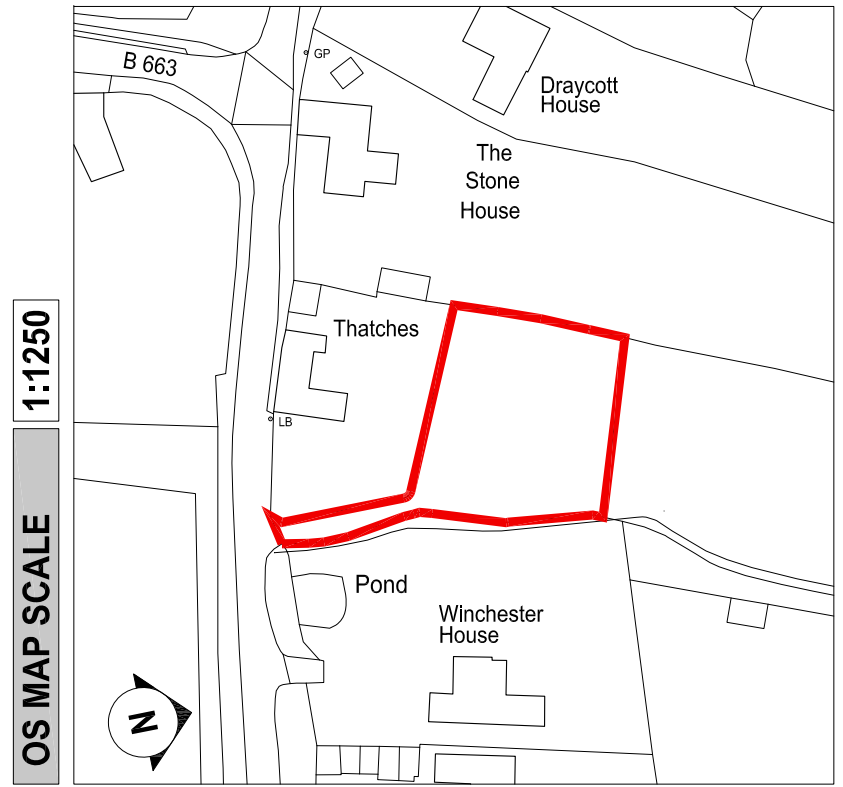
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DWG No.	DWG Name	DWG Scale								
1043-A010	Block plan - PROPOSED	1:200@A3	/	/	A	/	B			
1043-A100	Ground Floor plan - PROPOSED	1:75@A3	/	A	/	/	B			
1043-A200	First Floor Plan - PROPOSED	1:75@A3	/	/	/	/	A			
1043-A500	East Elevation - PROPOSED	1:75@A3	/	A	B	C	D			
1043-A510	North Elevation - PROPOSED	1:75@A3	/	A	B	C	D			
1043-A520	West Elevation - PROPOSED	1:75@A3	/	A	B	C	D			
1043-A530	South Elevation - PROPOSED	1:75@A3	/	A	B	C	D			
1043-A020	Block plan - PROPOSED	1:200@A3	/	/	A	/	B			
1043-A110	Ground Floor plan - PROPOSED	1:75@A3	/	A	B	/	C			
1043-A210	First Floor Plan - PROPOSED	1:75@A3	/	/	A	/	B			
1043-A501	East Elevation - PROPOSED	1:75@A3	/	A	B	C	D			
1043-A511	North Elevation - PROPOSED	1:75@A3	/	A	B	C	D			
1043-A521	West Elevation - PROPOSED	1:75@A3	/	A	B	C	D			
1043-A531	South Elevation - PROPOSED	1:75@A3	/	A	B	C	D			
1043-A600	External Materials Samples		/	/	/	/	A	A	B	B

Page 70 of 166

Recipient F: Pdf D: dwg P: Paper

Client	Mr. & Mrs Ellis	F	F	F	F	F	F	F	F	F
Job Files	Building Doctors LTD	F	F	F	F	F	F	F	F	F
Planning					F	F	F	F	F	F
Structural										
Approval Sig.										
M&E										
Contractor										
Party Wall Surveyors										



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 architect@building-doctors.com



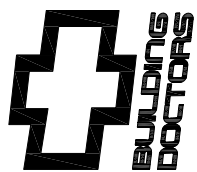
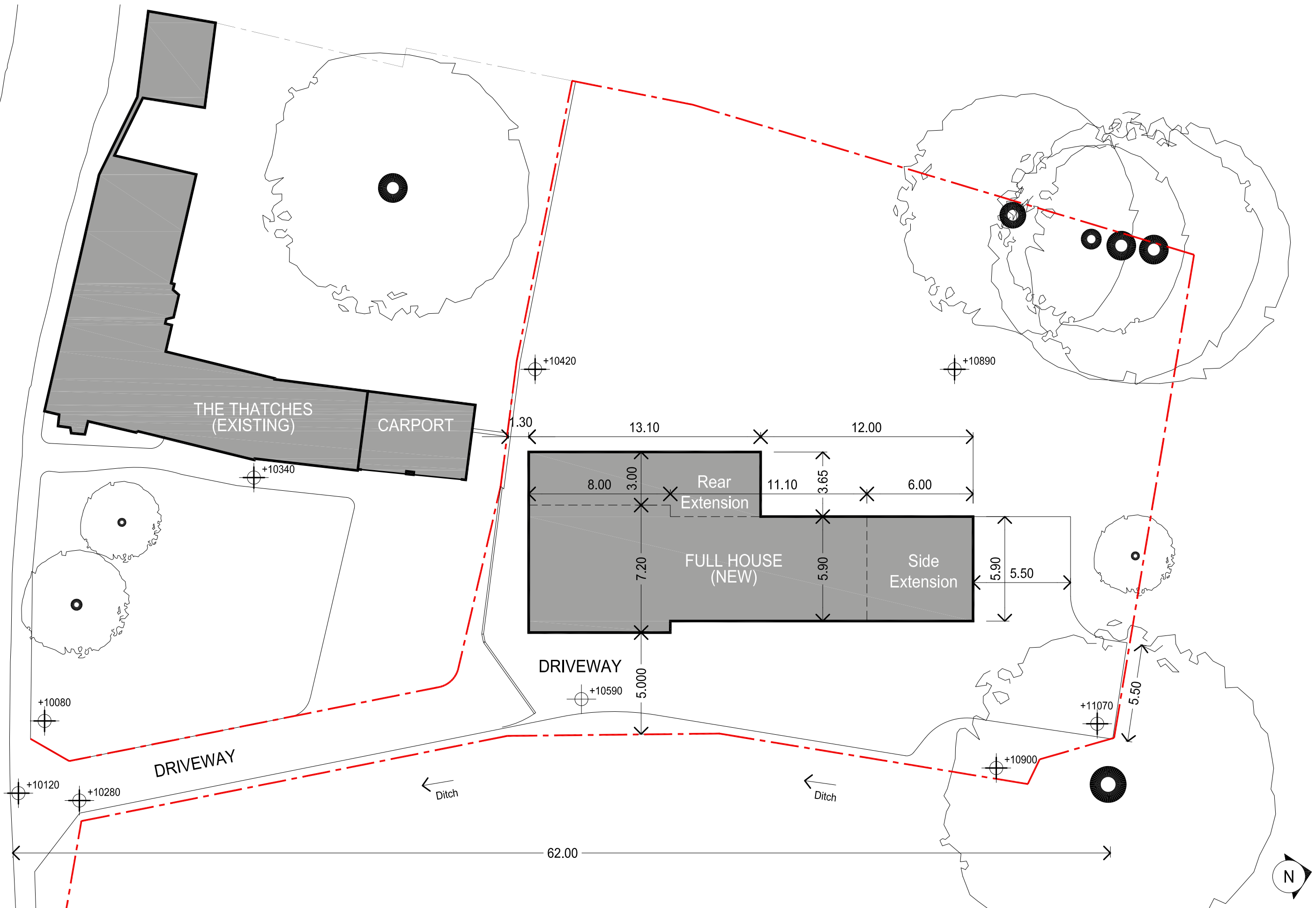
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client
Mr. & Mrs Ellis
 Full House
 Toll Bar Lane
 Keyston
 PE28 0RB

Revision Preliminary Approval
 Referencing Tender Construction

no. & rev.
1043 - 010

PLANNING



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Date	Amendments
11.04.22	Trees to match Existing
13.04.22	Trees to match Existing

Ve.	In.
A	FR
B	FR

Project	Title
Full House Toll Bar Ln - PE28 0RB	Block Plan PROPOSED

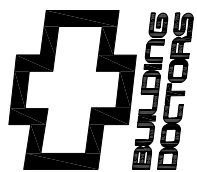
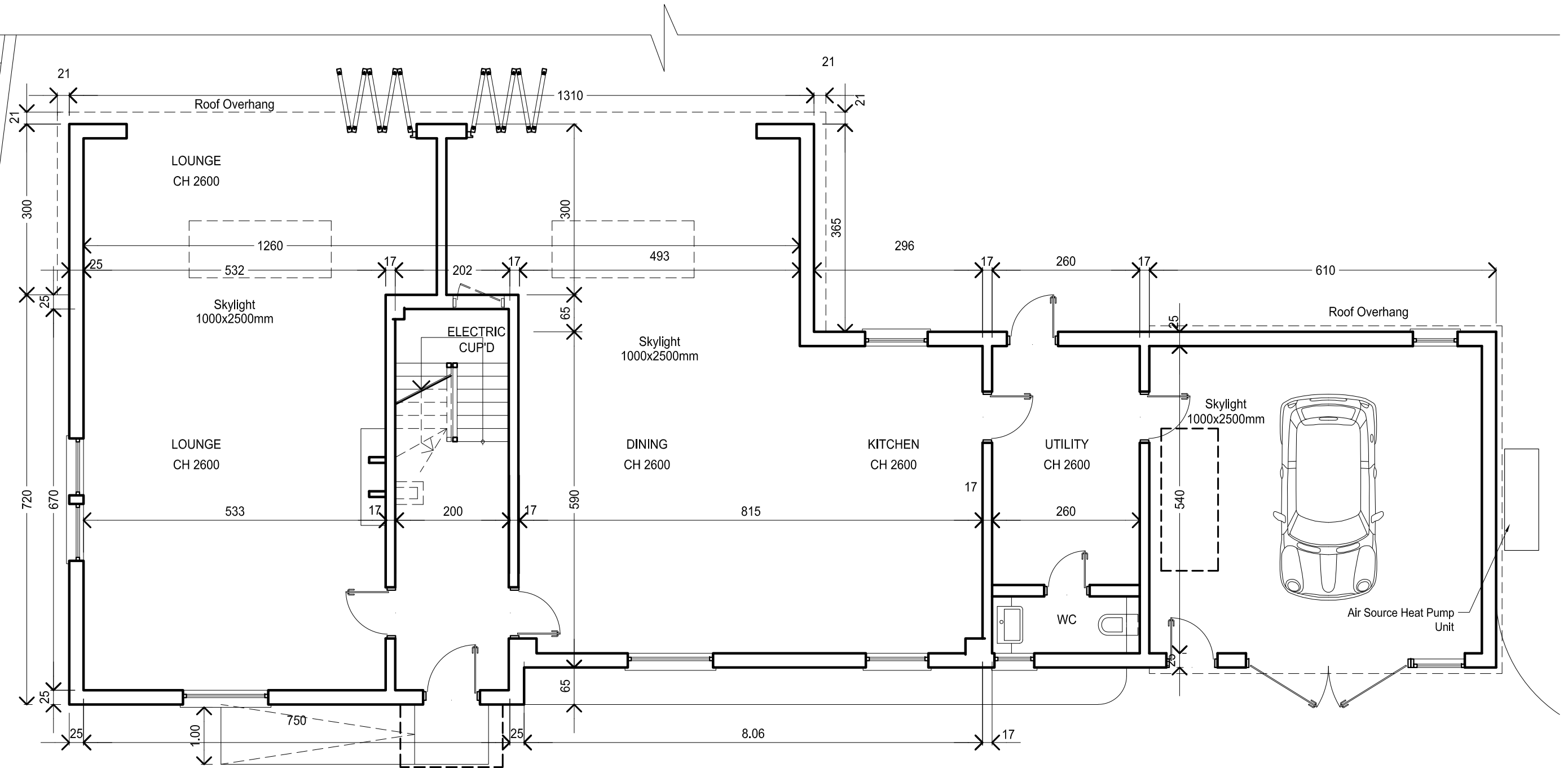
Client
Mr & Mrs Ellis

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1:100
0M 1M 2M 3M 4M

1:200
A3

Black Fence to Match Garage



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Date	Amendments
11.04.22	Utility Door
11.04.22	Skylights adjusted
13.04.22	Notes Added

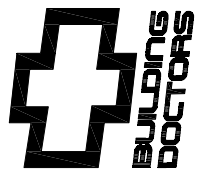
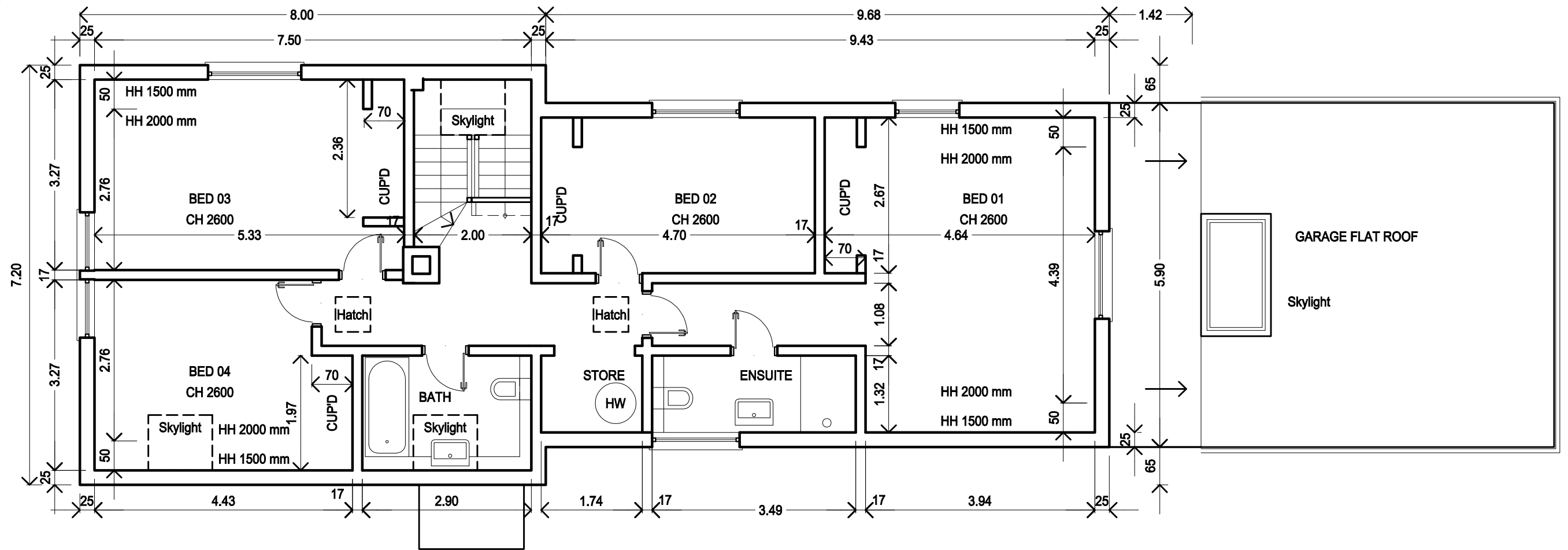
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Toll Bar Ln - PE28 0RB		PROPOSED	
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1043 - A110 C

1:75
1:100

1:75
A3



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Date	Amendments
13.04.22	Notes Added
20.07.22	Garage Roof Added

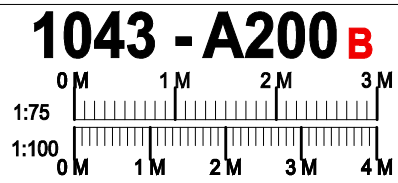
Ve.	In.
A	FR
B	FR

Project **Full House**
Toll Bar Ln - PE28 0RB

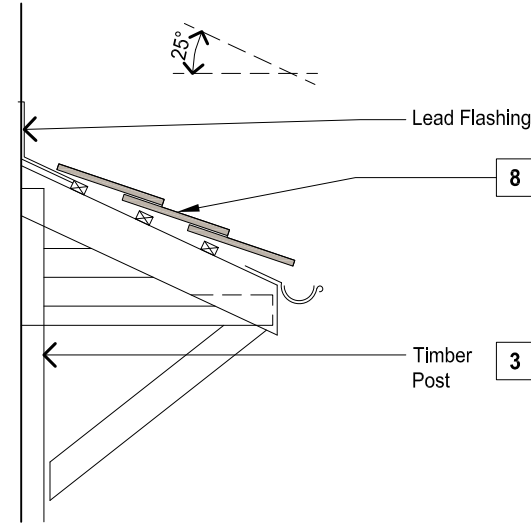
Draft Planning B. Control
 Tender Constr. Other

Title **First Floor Plan**
AS PROPOSED

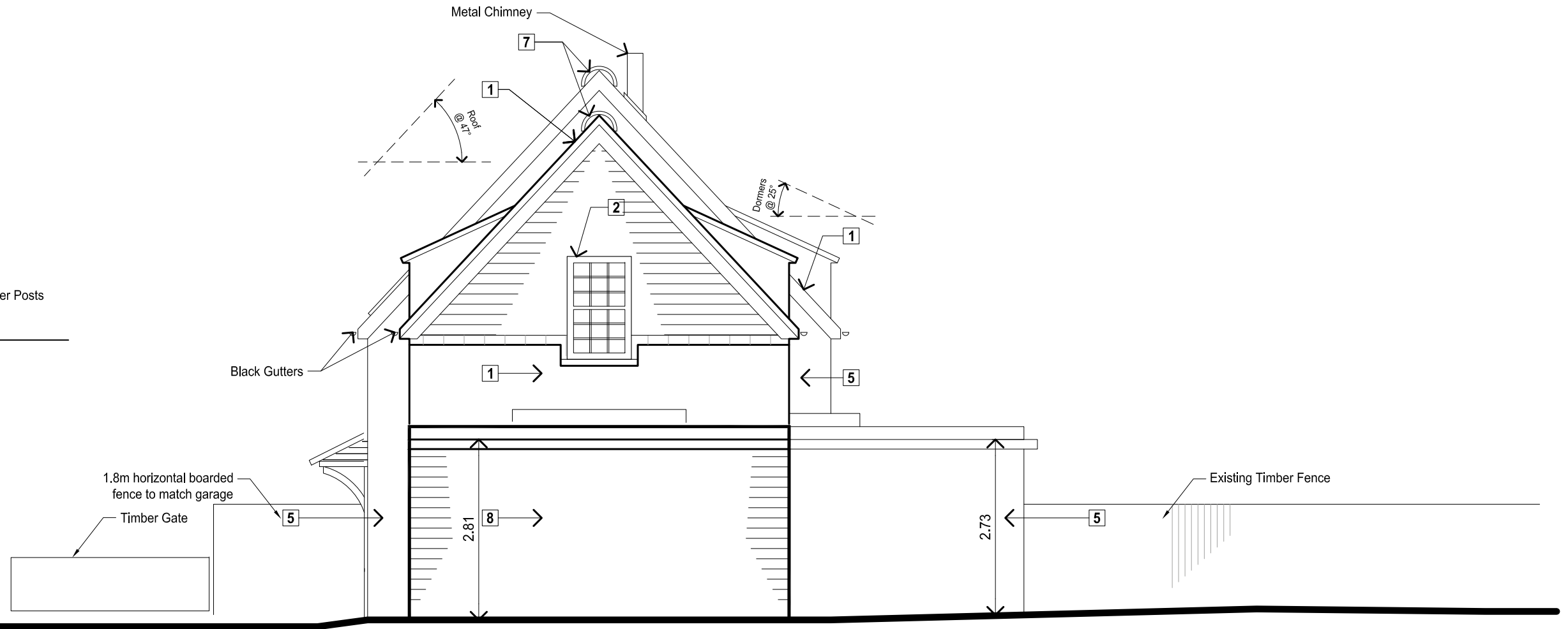
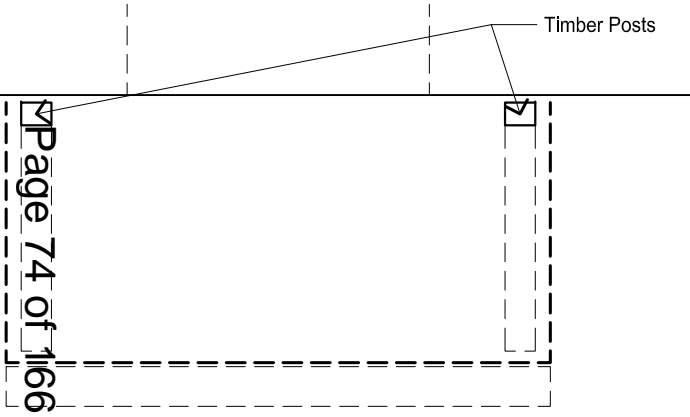
Client **Mr & Mrs Ellis**



A3

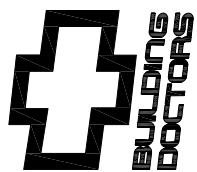


Porch roof & side elevations



NORTH ELEVATION

EXTERNAL MATERIALS							
1	Composite Slate	3	Black Comp. Door	5	Brick Slips	7	Black Clay
2	White Frames	4	Glazed Panel	6	Skylight	8	Black W.boards



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Date	Amendments	Ve.	In.
11.04.22	Window mullions added	A	FR
11.04.22	Chimney & Canopy Material Altered	B	FR
12.04.22	Material Notes Added	C	FR
13.04.22	Material Notes Added	D	FR

Project	Title
Full House Toll Bar Ln - PE28 0RB	North Elevation PROPOSED
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Client: Mr & Mrs Ellis	

1043 - A511D

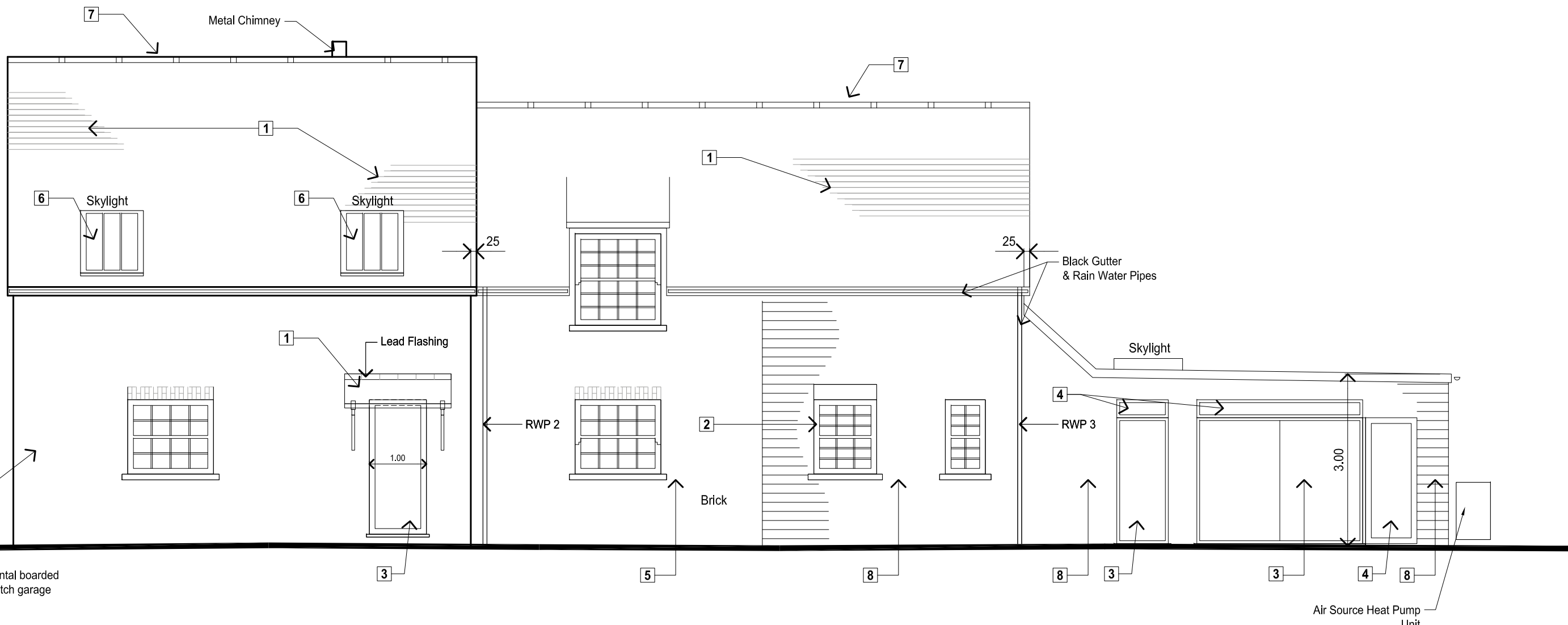
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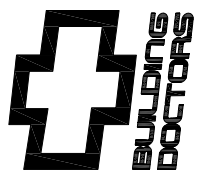
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A3



EAST ELEVATION

EXTERNAL MATERIALS	
1	Composite Slate
2	White Frames
3	Black Comp. Door
4	Glazed Panel
5	Brick Slips
6	Skylight
7	Black Clay
8	Black W.boards



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Date	Amendments
11.04.22	Window mullions added
11.04.22	Chimney Altered
12.04.22	Material Notes Added
13.04.22	Material Notes Added

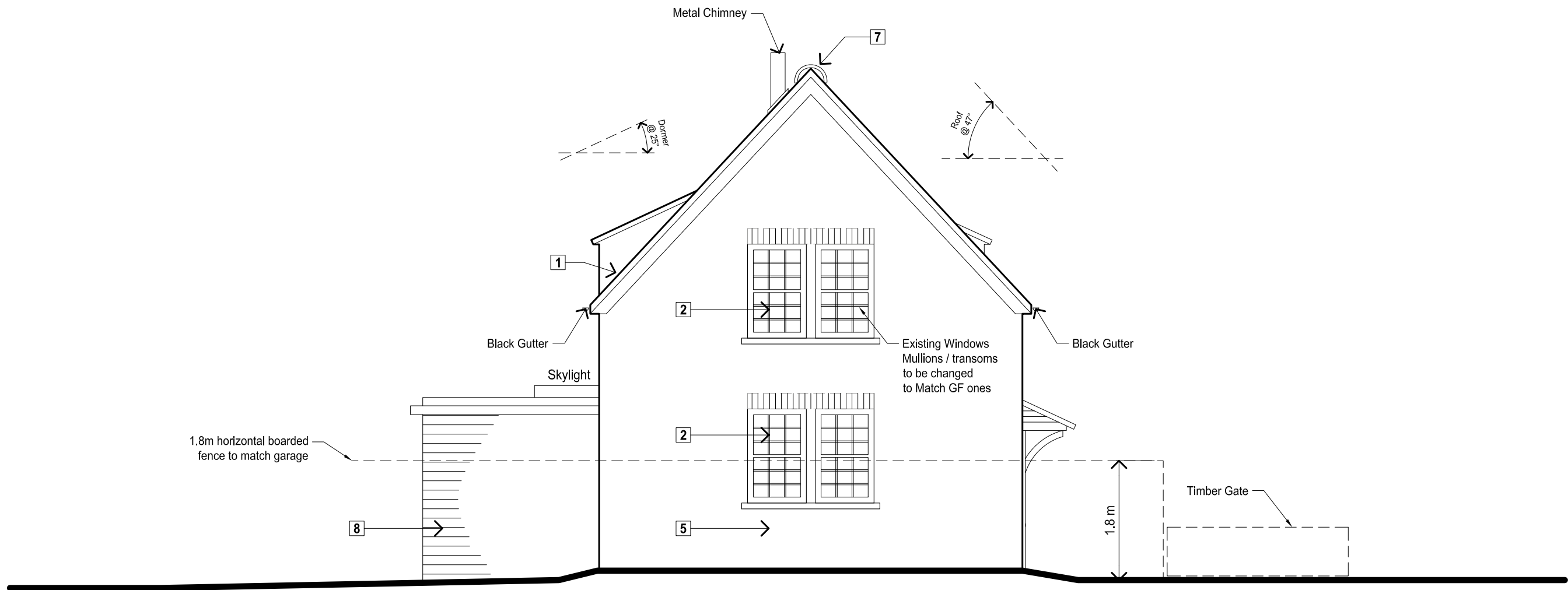
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B	FR
C	FR
D	FR

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Full House Toll Bar Ln - PE28 0RB	East Elevation PROPOSED
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Client: Mr & Mrs Ellis	

1043 - A501D

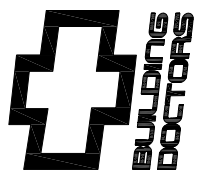
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1:75
A3



SOUTH ELEVATION

EXTERNAL MATERIALS							
1	Composite Slate	3	Black Comp. Door	5	Brick Slips	7	Black Clay
2	White Frames	4	Glazed Panel	6	Skylight	8	Black W.boards



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Date	Amendments	Ve.	In.
11.04.22	Window mullions added	A	FR
11.04.22	Chimney Altered	B	FR
12.04.22	Material Notes Added	C	FR
13.04.22	Material Notes Added	D	FR

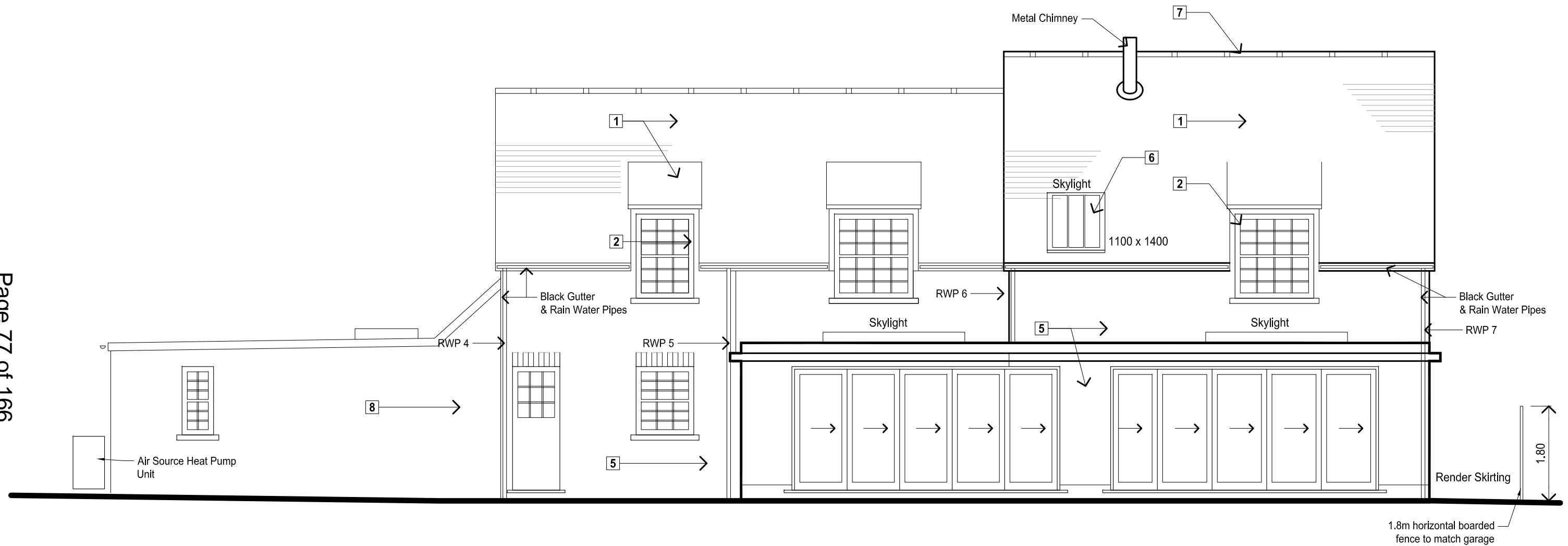
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Full House Toll Bar Ln - PE28 0RB	South Elevation PROPOSED
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Client: Mr & Mrs Ellis	

1043 - A531D

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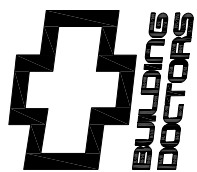
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A3



WEST ELEVATION

EXTERNAL MATERIALS							
1	Composite Slate	3	Black Comp. Door	5	Brick Slips	7	Black Clay
2	White Frames	4	Glazed Panel	6	Skylight	8	Black W.boards



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Date	Amendments	Ve.	In.
11.04.22	Window mullions added	A	FR
11.04.22	Chimney Altered	B	FR
12.04.22	Material Notes Added	C	FR
13.04.22	Material Notes Added	D	FR

Project	Title
Full House Toll Bar Ln - PE28 0RB	West Elevation PROPOSED
<input type="checkbox"/> Draft <input type="checkbox"/> Tender <input checked="" type="checkbox"/> Planning <input type="checkbox"/> Constr.	<input type="checkbox"/> B. Control <input type="checkbox"/> Other
Client	Mr & Mrs Ellis

1043 - A521D

1:75
1:100

1:75
1:100

A3

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DEVELOPMENT MANAGEMENT COMMITTEE 21st August 2023

Case No: 22/00891/FUL

Proposal: Application for full planning permission for retention of existing detached four-bedroom dwelling including the retention of the existing garage extension (rear extension omitted).

Location: Full House, Toll Bar Lane, Keyston, PE28 0RB

Applicant: Mr and Mrs Matthew and Alexandra Ellis

Grid Ref: (E) 504503 (N) 275519

Date of Registration: 14th April 2022

Parish: Bythorn and Keyston

RECOMMENDATION - APPROVE

This application is referred to the Development Management Committee (DMC) in accordance with the Scheme of Delegation as the application has been called in to DMC by Councillor Gray, the Ward member for Bythorn and Keyston and the Officer recommendation of approval is contrary to that of the Parish Council.

Planning permission was originally granted on this site for a new dwelling under planning reference 0403717FUL. This planning consent also granted alterations and extensions to the existing dwelling Thatches adjacent.

It should be noted that during the lifetime of this application site history there have been a number of issues which have resulted in the development which is currently presented. Whilst the Local Planning Authority (LPA) does not accept responsibility for the dwelling being built contrary to the approved plans (for which enforcement action has commenced), however the following matters must be acknowledged which are linked to the various issues which are addressed in this report:

*The elevations for the new dwelling on the previously approved plans for 0403717FUL are confused, with the east and west elevation incorrectly labelled.

*The Planning history for the site indicates that conditional information has been submitted in relation to 0403717FUL and may have been

agreed, however there are no specific details or records of this available.

*A Certificate of Lawful Development was issued (under reference 16/02597/CLED). This certificate demonstrated that the development approved under planning reference 0403717FUL had commenced before 2nd March 2010 and the planning permission had been lawfully implemented. It is acknowledged in the Officer report for this application that the file records for the original application were incomplete, and whilst it appeared details were submitted to the LPA in relation to the conditions, no approval or formal notification of the acceptability of the information/conditions was found.

*Condition 3, which related to the proposed external materials of planning permission 0403717FUL was discharged in September 2021 under reference 20/80149/COND. This application covered matters relating to roof tiles and porch, windows, doors, plinth, walls and chimney, gutters and drainpipes, patio doors, ridge tile, and the proposed horizontal weatherboard. The approved materials were:- 1) Roof Tile and Porch – Natural Slate, (2) Windows – White Timber, (3) Doors – Natural Oak, (4) Plinth - Stone, (5) Walls and Chimney - Brick, (6) Gutters and Drainpipes, Patio Doors - Anthracite Metal, (7) Ridge Tile - Black Clay, (8) Horizontal Weatherboard – Black Timber. The plans submitted with this proposal did not show the house in its current form nor as approved under 0403717FUL. The dwelling shown on the plans submitted as part of the materials condition is wider and taller and there is no side projection (aside from the approved mono-pitched section) or rear extension. However, the materials were approved, and, whilst it appears that brick slips and artificial slate have been used and some grey timber cladding has been added to the northern projection the other materials appear broadly consistent with what was approved in visual terms. It should also be regarded that the document approved as part of the discharge of conditions application showed only photographs of the proposed materials and did not provide any specifications. Further, the wording of the planning condition required the LPA agreement to the proposed materials but did not require the retention of these materials on site. The Case Officer considered and assessed the appropriateness of the materials, but did not consult with the Conservation Officer as part of that application.

1. DESCRIPTION OF SITE AND APPLICATION

1.1 The application site is Full House, Toll Bar Lane, Keyston. The site lies within the Keyston Conservation Area and there are a number of Listed Buildings of varying grades in the vicinity of the application site (most notably 'Thatches' to the south and 'Stone House' to the west). There are also some protected trees within and adjacent to the site. The site is located within Flood Zone, 1 but has a high risk of surface water flooding as per the most recent Environment Agency Maps and Data.

- 1.2 This application seeks full planning permission for the retention of the existing dwelling on site (including garage extension to the north but propose to remove the existing single storey rear extension on site). This application has been submitted following advice from Officers at HDC to try and regularise the situation because whilst a dwelling was approved on the site under planning application number 0403717FUL, the actual dwelling built had not been built in accordance with the approved plans. Officers also draw attention to the fact that the original planning permission included works to the adjacent Grade II Listed Building to the south of the site 'Thatches', and benefits from a Certificate of Lawful Development under reference number 16/02597/CLED which, (whilst works did not appear to have been undertaken in terms of the new dwelling at that time), accepted that an implementation of the permission had occurred due to the works carried out to 'Thatches'.
- 1.3 Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

2. NATIONAL GUIDANCE

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

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

3. PLANNING POLICIES

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

- LP9: Small Settlements
- LP11: Design Context
- LP12: Design Implementation
- LP14: Amenity
- LP15: Surface Water
- LP16: Sustainable Travel
- LP17: Parking Provision and Vehicle Movement
- LP25 Housing Mix
- LP30: Biodiversity and Geodiversity
- LP31: Trees, Woodland, Hedges and Hedgerows
- 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)
- Annual Monitoring Review regarding housing land supply (2020)
- Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)

3.3 The National Design Guide (2021)

- C1 - Understand and relate well to the site, its local and wider context
- C2 – Value heritage, local history and culture
- I1 - Respond to existing local character and identity
- I2 - Well-designed, high quality and attractive
- B2 - Appropriate building types and forms
- M3 - Well-considered parking, servicing and utilities infrastructure for all users
- N3 - Support rich and varied biodiversity
- H1 - Healthy, comfortable and safe internal and external environment

3.4 Keyston Conservation Area Character Statement (January 2003)

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

4. PLANNING HISTORY

4.1

- 0102354FUL – Erection of dwelling (Withdrawn)
- 0402297FUL – Extension and alterations to existing dwelling and erection of dwelling (Refused)

- 0403717FUL – Extensions and alterations to existing dwelling and erection of dwelling (Permission)
- 16/02597/CLED – Works pursuant to planning permission granted by Huntingdonshire District Council dated 2nd March 2005 for “extensions and alterations to existing dwelling and erection of dwelling” with reference 04/03717/FUL (Consent)
- 20/80149/COND – Conditional information for 0403717FUL C3 (Materials) (Condition Reply)
- 22/00890/FUL - Application for full planning permission for retention of existing detached four-bedroom dwelling including extensions (Pending Consideration)

5. CONSULTATIONS

5.1 Bythorn and Keyston Parish Council have been consulted four times (due to various amendments and revised descriptions). All comments are available to view on HDC’s Public Access site and the PC have raised objections relating to:

- Flood risk (stating that the application was lacking a Flood Risk Assessment at the point they were consulted)
- Effect on Listed Buildings and the Conservation Area due to its scale and mass
- Design, appearance and materials
- Impact on residential amenity – overlooking and loss of privacy
- Impact on trees (trees which have been removed as part of the development)

The Parish Council have in later comments recognised the submission of a Flood Risk Assessment and Surface Water drainage Plan, however, they have not indicated in any comments that they wish to withdraw their objections.

5.2 The consultations below have been undertaken again (where relevant) upon receipt of amended information.

- HDC Trees and Landscapes – No objection, further details in section 7.41 onwards, below.
- HDC Conservation Team – Objects, further details in section 7.13 onwards, below.
- Historic England - No comments, seek views of specialist conservation and archaeological advisers.
- Lead Local Flood Authority – No objection, further details in section 7.31 onwards, below.
- Environment Agency – Not within remit for planning, no comment.
- Anglian Water – No representations made at the point of determination

6. REPRESENTATIONS

6.1 As with the above consultations – neighbours and interested parties have been re-consulted upon receipt of amended details. In total, 24 objections have been received. It should be noted that of these 21 these originate from 9 different dwellings. The 24 comments are either repeats (following later consultations) or additional context. These are available to view on HDC’s Public Access Site but broadly relate to the following matters:

- Development adversely affects the character of the area due to its size, design and appearance
- Harmful to the historic character
- Harmful to designated heritage assets
- Development not in accordance with the previously approved plans
- Residential amenity – loss of privacy/overbearing impact
- Materials inconsistent with earlier approval and sets a precedent for these materials in a CA
- Adverse impact on the landscape
- Flood risk – lack of Flood Risk Assessment and Sustainable Drainage Systems
- Approval will set a precedent for people to act outside of planning regulations (by approving)
- Incorrect details, omissions and contradictory information in the submissions (including the Flood Risk Assessment and dates/times of flooding events)
- Impact/destruction of trees
- Quality of the build
- Increased ground levels in relation to the earlier approval

6.2 There are some matters (such as the removal of fencing) which are not material considerations and which therefore cannot be addressed through the planning process. These can be pursued by civil means where necessary. Those matters which are material planning considerations are discussed in the proceeding sections of this report.

7. ASSESSMENT

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

7.2 As set out within the Planning and Compulsory Purchase Act 2004 (Section 38(6)) and the Town and Country Planning Act 1990 (Section 70(2)) in dealing with planning applications the Local Planning Authority shall have regard to have provisions of

the development plan, so far as material to the application, and to any other material considerations. This is reiterated within paragraph 47 of the NPPF (2021). The development plan is defined in Section 38(3)(b) of the 2004 Act as “the development plan documents (taken as a whole) that have been adopted or approved in that area”.

7.3 In Huntingdonshire the Development Plan consists of a number of adopted neighbourhood plans, however, there is not an adopted neighbourhood plan in place for Keyston. Therefore, whilst the adopted Cambridgeshire & Peterborough Minerals and Waste Local Plan (2021) is considered relevant as part of the development plan, in this case no neighbourhood plans are given weight in the determination of this application.

7.4 The statutory term ‘material considerations’ has been broadly construed to include any consideration relevant in the circumstances which bears on the use or development of the land: *Cala Homes (South) Ltd v Secretary of State for Communities and Local Government & Anor* [2011] EWHC 97 (Admin); [2011] 1 P. & C.R. 22, per Lindblom J. Whilst accepting that the NPPF does not change the statutory status of the Development Plan, paragraph 2 confirms that it is a material consideration and significant weight is given to this in determining applications.

7.5 The main issues to consider are:

- The principle of development
- Design and visual amenity
- Impact on heritage assets
- Residential amenity
- Highway safety and parking provision
- Flood risk and surface water
- Biodiversity
- Impact on trees
- Contamination
- Accessible and adaptable homes
- Water efficiency
- Developer contributions

7.6 The principle of the development:

The site is considered to be located within the built-up area of Keyston, which is designated as a small settlement under Policy LP9 of Huntingdonshire's Local Plan to 2036. Policy LP9 states that development would be supported within the built-up areas of small settlements, where the amount and location of development is sustainable in relation to the level of services and infrastructure within the settlement, the opportunities for

sustainable modes of travel, and the effect on the character and appearance of the locality and the settlement as a whole. In this case, this policy is referenced to reflect that development (subject to accordance with the requirements of the policy) continues to be supported in small settlements. The principle of development for a dwelling in this location has already been established by the granting of planning permission under reference 0403717FUL and the declaration that the permission is extant under Certificate of Lawfulness 16/02597/CLED. The only difference to the red line (between the current application and the extant permission) is that the adjacent house to the south Thatches (and which formed part of the earlier application due to the extensions and alterations to it) is now omitted. The red line does not appear to have been extended to take in any land which was not considered under the earlier approval. The development and placement of a dwelling in this location is therefore considered to be acceptable in principle, subject to compliance with the other relevant policies and considerations.

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

- 7.7 Policies LP11 and LP12 of the Local Plan to 2036 state (amongst other matters) that “a proposal will be supported where it is demonstrated that it responds positively to its context and has drawn inspiration from the key characteristics of its surroundings, including natural, historic and built environment, to help create distinctive, high quality and well-designed places.” And “new development and advertisements will be expected to be well designed based upon a thorough understanding of constraints and appraisal of the site’s context, delivering attractive, usable and long lasting buildings and spaces.”

Paragraph 130 of the NPPF states that planning decisions should (amongst other matters);

- (a) function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- (b) be visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- (c) be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

The dwelling approved under the 2004 application had the appearance of a relatively modest three bedroom cottage style dwelling with a two storey pitched roof main section, a 1.5 storey pitched roof section to the north and a small mono-pitched section to the far north. Each element reduced in scale and mass

resulting in a subservience to the main section of the dwelling. The two elements north of the main section of the house were also stepped back from the front elevation. The approved plans showed a full width (north-south) of approximately 18 metres and depth (east-west) of approximately 6.7 metres. This measurement was taken at the deepest point, closest to 'Thatches' (a Grade II Listed Building) and excluded the front porch. The dwelling was located to the north-east of Thatches such that it would be entirely visible from Toll Bar Lane and not obscured by Thatches in direct views from the south. That said, naturally given its significant 'set back' position it would be obscured by Thatches and the surrounding trees/shrubbery as you approach from the east or west. In terms of its height, the main section had an eaves height of approximately 3.8 metres and ridge of approximately 8 metres, the remaining two sections have an eaves height of 3.5 and 1.7 metres and ridge height (the point of abutment in the case of the mono-pitched element) of 6.8 and 3.9 metres respectively. Some limited detail in respect of materials were provided on the plans and within the Design Statement but ultimately the intention of imposing the materials Condition 3 of 0403717FUL was to secure these matters.

- 7.8 The plans for consideration under this application (and as built on site) show a larger footprint to what was previously approved resulting in a four bedroom dwelling, with a width (north-south) of approximately 25 metres (previously 18m), a depth (east-west) of approximately 7.2 metres (previously 6.7 metres). Again, this measurement is taken from a position from the deepest part of the dwelling and omits the door canopy. The reduction in height and depth (being stepped back from the front elevation of the main section of the house) of the various sections is still part of the dwellings design and so elements of the previously approved design are retained. That said, it has increased in height, the main section having an eaves height of approximately 4.3 metres and ridge of approximately 8.5 metres (previously 8 metres) the remaining two sections have an eaves height of 4.3 (previously 3.5) and 2.9 (previously 1.7) metres and ridge height (the point of abutment in the case of the mono-pitched element) of 7.8 (previously 6.8) and 4.4 (previously 3.9) metres respectively. It should be noted that the new design also incorporates a flat roof section adjacent to the mono-pitched section with a flat roof at approximately 3 metres. Therefore, (as per the submitted plans) there has been an increase in scale of approximately 7 metres in width, 1.5 metres in depth, 0.5, 0.8 and 1.2 metres in terms of eaves height, and 0.5, 1 and 0.5 metres to ridge (west to north). It should be noted that there is some slight variance in the measurements on the plans and those taken by HDC Officers during the enforcement stages. This is likely to be due to the variance in ground levels (depending on where the measurements were taken from). Some 'spot assessment' of levels has been provided on the submitted proposed block plans

and these do not reflect a wide variance in levels in comparison with the 2004 submission. There is some obvious 'banking' of earth in the rear garden (witnessed during a site visit) towards the northern section of the garden and the land on which Full House is located does appear to be slightly higher than that of Thatches (which corresponds with the levels detail) but this is not particularly noticeable in streetscene views. The dwelling appears to be largely in the same location on site as that which was approved under the 2004 application (certainly the plans show a separation distance of 5 metres to the eastern boundary and the separation between it and Thatches is not noticeably different). Officers do not, on balance consider that the increased footprint, height, scale and mass of the dwelling and removing the rear extension would be significantly harmful to the visual amenity of the site to warrant a refusal of planning permission.

- 7.9 Officers have given regard to the concerns raised in the objections regarding the impact of the house on the character and appearance of the area (heritage matters are addressed in the proceeding sections of this report). Toll Bar Lane is one of the main roads through the village and has a largely rural character. Built development is relatively sparse (views across the open countryside are available to much of the south of the lane). In the immediate vicinity of Full House, the dwellings west and south-west have an historical appearance and are located relatively close to the lane with limited scale frontages. Thatches is located directly on Toll Bar Lane frontage and is a painted brick, thatched roof 1.5 storey dwelling. This extends in a northerly direction and has a dark stained timber pantiled roof outbuilding attached to its northern elevation projecting north towards the common boundary with Full House. To the east there are some larger detached dwellings which are set back in their plots with outbuildings to the front. The planning history shows that these are roughly 20 years old, and, whilst they are modern these have been carefully designed to integrate well with the area. Toll Bar Lane connects with Loop Road to the west and a greater variance is evident here with dwellings of varying age, scale, form and material finish which includes some mid-20th Century Local Authority housing development lying approximately 100 metres from and relatively linear to the location of the entrance to Full House (albeit outside of the Conservation Area but visible from within it due to the Conservation Area boundary to the south). Members must be mindful that the principle of a dwellinghouse in this approximate location has previously been approved. What requires consideration under this application is whether or not the changes in the design and appearance of the dwelling would result in a level of visual harm that would be unacceptable and be detrimentally out of keeping with the character and appearance of the surrounding area. Officers are of the view that whilst the changes are not of as high quality as those

previously approved, they are not of a level that would be unacceptable or warrant a refusal of planning permission.

- 7.10 In this case, it is acknowledged that some matters (such as materials) have already been approved by the LPA under application reference 20/80149/COND and whilst the as built development does not directly correspond with these, the details submitted (and approved) did not contain a significant amount of specific detail and so opportunities for tighter control in respect of these matters appears to have passed.
- 7.11 It should be noted that the dwelling remains set back in its plot by approximately 29 metres from Toll Bar Lane and so whilst it is prominent in views when standing directly in front of the site it is not immediately visible in the streetscene from east and west and is well screened by dense trees/hedgerows to the east. Therefore, whilst it does become more obvious (with the southern elevation becoming visible as you approach from the east or west) it does not appear as overly incongruous in the streetscene, particularly given the varied palette of materials used on Toll Bar Lane (stone, thatch, brick, painted brick and slate) and the general pattern of development in the locality and so it would be challenging to identify a key theme to replicate. Therefore do not consider the visual harm to Toll Bar Lane would be significant. In the event of approval or a successful appeal a condition to secure appropriate boundary treatments and soft landscaping would be included.
- 7.12 Overall, taking the above matters into consideration, and subject to conditions the development is considered on balance to be acceptable and to broadly accord with Policies LP11 and LP12 of the Local Plan to 2036, the National Design Guide and the NPPF (2021) in this regard.

Impact on Heritage Assets

- 7.13 As detailed in the preceding sections of this report, the dwelling is located within the Keyston Conservation Area and there are a number of Grade II Listed Buildings in the locality. Most notably these are 'Thatches' and the associated bakehouse and 'The Stone House' which lies to the south/south-west of the application site.
- 7.14 Policies LP2 and LP34 of the Local Plan to 2036 state (amongst other matters) that "the development strategy for Huntingdonshire is to conserve and enhance the historic environment" and that "great weight and importance is given to the conservation of heritage assets and their settings. A proposal within, affecting the setting of, or affecting views into or out of a Conservation Area should preserve and wherever

possible enhance features that contribute positively to the areas character and appearance.” It further states that a proposal should “minimise negative impacts on the townscape, roofscape, skyline and landscape through retention of buildings/groups of buildings, existing street patterns, historic building lines and land form.”

7.15 The Keyston Conservation Area Character Statement (January 2003) provides detail and guidance on the character and design expectations within the CA. Some broad points are detailed below:

- Collectively the spacious plots within which the properties in Toll Bar Lane stand and the absence of back land development serve to reinforce the lanes rural character and contributes significantly to the special character of the Conservation Area.
- The use of traditional natural construction materials confers a sense of architectural uniformity upon the village. The architectural uniform format presented in Keyston contributes significantly to the special character and appearance of the Conservation Area and should be protected
- When development is appropriate it will be expected for that development to be of high quality construction and design this must respect and reinforce the prevalent architectural styles, construction materials and details within the immediate locality and wider conservation area.
- Specific advice is also given on appropriate architectural details and boundary treatment.

7.16 Subsequently, a Heritage Statement accompanies the application, HDC’s Conservation Team and Historic England (given the scale of the site) have been consulted. Historic England made no comment making it clear that this did not amount to a comment on the merits of the application and recommending that the views of internal specialist conservation and archaeological advisers should be sought. HDC’s Conservation Team object to the proposals with some key points/statements (which have been amended slightly for clarity and ease of reading) relating to:

- Levels and lack of detail relating to the scale and massing of Thatched (for comparison).
- The apparent increased height of the building in relation to Thatches.
- The 0403717FUL building was designed as a principal cottage with a narrow gable facing towards Toll Bar Lane with a subservient side extension stepping down into the site, the end of the building included a single storey lean

to structure to accommodate the proposed utility room, this reflected the lean to found on the thatches. This is a traditional morphology.

- The gable was to be 6.8m wide, which when coupled with a height to ridge of 7.9m and eaves of 3.9m resulted in a traditionally styled gable with a vertical proportion and character. This verticality is emphasised by the placement of two large centrally aligned vertically proportioned sash style windows with pronounced canted lintels. Materials were to be approved under condition 3 of the permission.
- The elevations East and west were designed as simple blocks stepping down in massing into the site both in height and width showing a hierarchy of form, fenestration was restrained with large sliding sash vertically proportioned windows with exposed lintels, rooflights were small and infrequent. The roof covering was described as plain clay tiles.
- The scale changes have the effect of increasing the massing of the building and altering the proportions of the wing so that it is now less subservient to the main building.
- The impact of the building on the setting of the listed building is due to the scale massing and proportion of the new development, the first floor height and the details of the scheme. The way in which materials are used, their specification and the proportions of the individual elements and the way in which they are arranged all contribute to the perception of scale the balance of the design and the visual impact of the scheme. The massing of the building has been increased as detailed above and in this instance many of the design details have been altered from the approved scheme (as below):
- The chimney has been deleted. This feature is highlighted as contributing to the significance of the settlement in the Conservation Area Character Statement.
- Small roof lights on the west elevation have been increased in size
- Windows with vertical proportions have been replaced with horizontally proportioned windows. Details required by condition 3 of original permission.
- A large dormer has been inserted into the roof of western elevation of the wing.
- Part of the wing has been clad in artificial boarding and a second window added on the ground floor. Details required by condition 3 of original permission.
- Lintels are no longer cambered and are standard soldier course details. This feature is highlighted as contributing to the significance of the settlement in the conservation

area character statement. Details required by condition 3 of original permission.

- The roof is artificial composite slate not plain clay tiles . Details required by condition 3 of original permission.
- The walls are brick slips. The 04 application form states that wall materials are to be agreed, and the approved drawing states stock bricks . Details required by condition 3 of original permission.
- Traditional clipped eaves have been replaced with large boxed in eaves and overlapping gable verge tiles. The correct design of this is highlighted in the conservation area character statement. Details required by condition 3 of original permission.
- The design of the western elevation has been altered to include two large openings with bifold doors. These replace smaller four light patio doors and windows but read as much larger horizontal elements the elevation.
- Again, the dormers have been increased in size and positioned higher in the roof , emphasising their prominence and increasing their impact. The character statement notes that in all situations the dormers are proportioned so as to not dominate the character of a roof slope. Details required by condition 3 of original permission
- A large rooflight has been added and a window deleted
- A rear door has been inserted

7.17 As is discussed in the preceding sections of this report, the changes in design are acknowledged and, whilst there are marked differences in what was approved and what has been provided (summarised above), Officers can only assess the plans as presented. Again, reference is made to the fact that matters relating to the roof tiles and porch, windows, doors, plinth, walls and chimney, gutters and drainpipes, patio doors, ridge tile, and the proposed horizontal weatherboard were approved under the discharge of conditions application ref 20/80149/COND. And, whilst it is acknowledged that the plans submitted as part of the discharge of conditions application do not correspond with what has been presented under this scheme the approved details were limited in detail with the 'Approved Materials Document' dated 4th of March 2020 detailing natural slate for the roof, white timber windows, natural oak and anthracite metal doors, black clay capping for the ridge tile and brick (with a sample image shown). Conservation Officers were not consulted at this stage and it would be usual (in locations such as this) for physical samples to be provided. That said, it is acknowledged that condition 3 of 0403717FUL did not require samples to be submitted, and approval was given to the information submitted.

7.18 Overall, Conservation Officers have concluded that there is harm to the Grade II Listed Building (Thatches) and the Keyston

Conservation Area (as designated heritage assets). The Conservation Officer does state that the harm is considered to be less than substantial as per the guidance contained within the NPPF (2021) but that this does not equate to less than substantial objection on a proposal. They further state that they believe the development to be contrary to Policy LP34 of the Local Plan to 2036, Sections 66 and 72 of the Planning, Listed Buildings and Conservations Areas Act and the relevant paragraphs of the NPPF 2021 and that no public benefit has been identified such to outweigh the harm (as is required by the NPPF 2021).

- 7.19 As Conservation Officers have assessed the harm as less than substantial, in the interests of transparency Officers consider it prudent to acknowledge that in some circumstances, less than substantial harm as a result of development can be outweighed by identifying a public benefit including, where appropriate, securing its optimum viable use. (NPPF 2021). Government guidance on the historic environment states that ‘area based’ designated heritage assets (such as a Conservation Area), will not have a single use, therefore, securing the optimum viable use it not a relevant consideration in assessing the public benefits of development proposals affecting such heritage assets. As the development does not directly relate to the Grade II Listed Building there is also no opportunity for realising a public benefit in relation to this optimum viable use.
- 7.20 Planning Practice Guidance states that “Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8) Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.”

Paragraph 8 of the NPPF (2021) details that:

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and

c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

7.21 In considering the wording of the PPG “benefits do not always have to be visible or accessible to the public in order to be genuine public benefits” Officers reference point b of paragraph 8 of the NPPF (2021) as detailed above. Ultimately the consideration relates to an established family home regardless of its shortcomings. The reference to well-designed, beautiful and safe spaces naturally has an element of subjectivity and personal opinion. Officers have also given consideration as to if, in the event that the recommendation were one of refusal would there be any public interest in the pursual of regularisation (to achieve a development in accordance with originally the approved plans) by Enforcement Officers. In the event of refusal, the applicant has the option to appeal the decision, and the applicant could also apply for an award of costs should they consider the Council has acted unreasonably in their decision making. The previous failure to remove permitted development rights for extensions to the approved dwelling and the conditional approval of the materials would be a material planning considerations for the assessment of this proposal by the Planning Inspector. The above is not intended to swing a decision in either direction, purely to ensure that members are fully aware of all facts when reaching their decision.

7.22 Overall, in this case, Officers consider that matters relating to the history of the site should be taken into consideration when making a decision on this application. Whilst it is acknowledged that the dwelling has not been built in accordance with the approved plans the LPA has missed opportunities to secure a higher standard of development in the conditions of the original planning decision. Given that permitted development rights were not restricted at the time of the decision, works could have also been undertaken by exercising permitted development rights which also have the potential to alter the scale and appearance of the dwelling. Significant weight should also be given to the fact that a dwelling has been approved in this location and so the

principle of a single dwelling in this location has already been established, whilst the objections from Conservation are understood Officers do not consider on balance the changes now under consideration could be resisted. Therefore, whilst given the objections from Conservation Officers it cannot be determined that the development is wholly in accordance with policy, Officers are satisfied that when giving weight to the established principle of the development, the site history and opportunities (through landscaping) the harm to the designated heritage assets could be minimised and, some small public benefit (in terms of public interest of enforcement action) is achieved as required by the NPPF (2021).

Residential Amenity

- 7.23 Policy LP14 of the Local Plan states that a proposal would be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings. In this case the dwelling appears to be in a similar location to as was approved under the 0403717FUL application. It is set to the north-east of Thatches meaning that it is not directly adjacent to this dwelling. Further separation (from the dwelling) is provided by the single storey side projection of Thatches, the most northerly section of which (and so closest to Full House) is a car barn. Therefore, whilst there is an increase in scale there is a degree of separation of approximately 10 metres between the habitable section of both dwellings. Full House is not located adjacent to the garden area of Thatches, therefore, whilst it is acknowledged that it is visible from the rear garden of Thatches it does not appear as significantly overbearing and would not cause significant loss of light. There is also considered to be a suitable degree of separation to all adjacent dwellings and land. Most notably, Winchester House to the east where a distance of approximately 5 metres is retained to the boundary and approximately 27 metres (dwelling to dwelling).
- 7.24 In terms of overlooking and loss of privacy, the windows to the north, east and south elevations, given their location and their separation distance with adjacent dwellings and land and the views afforded to them are not considered to be harmful. The separation of approximately 27 metres to the west elevation of Winchester House is considered sufficient and accords with recognised practice (back to back separation is generally 21 metres and this can be reduced dependent on the circumstances). Careful consideration has been given to the windows in the west elevation given their relationship with the rear and rear garden area of Thatches. Regard should be given to the fact that the house is located in a similar position to as was approved (though of a greater width and depth). The increased width is focused to the north elevation. Given the location of the ground floor windows and the views which would be afforded to a

used of the private garden these are considered not to be harmful.

- 7.25 At first floor, there are three dormer windows and a rooflight. The 2004 application had four windows and a small rooflight. Of the four original windows three of these served bedrooms (habitable rooms) and one served the stairwell. The three rear windows on the current dwelling all serve a bedroom with a skylight over the stairwell. The bathroom (originally served by the skylight) is now to the front of the dwelling. The highest point of the window closest to Thatches in the 2004 application was five metres and is now approximately 5.6 metres. Therefore, having regard to the previously reference increased scale and the fact that the separation distance to the eastern boundary remains at five metres these windows are located approximately 0.9 metres further back in the plot than were originally approved. However, any views towards the rear windows of Thatches remain oblique, and, whilst there is a view of the rear garden area Officers consider that similar views would have been afforded as a result of the originally approved dwelling. Therefore, whilst the concerns raised in the objections are noted, this is not a sufficient reason to justify a refusal of the application.
- 7.26 Officers observe the addition of the air source heat pump and associated infrastructure to the norther elevation, however, given its location and separation from adjacent dwellings and land this is not likely to cause significant harm in terms of noise pollution and none of the objections received refer to this installation or report problems related to unacceptable noise levels.
- 7.27 Overall, taking all of the above matters into consideration the proposal is considered to be acceptable with regard to its impact on residential amenity and therefore accords with Policy LP14 of the Local Plan to 2036 and the NPPF (2021) in this regard.

Parking Provision and Highway Safety

- 7.28 Full House has an integrated garage to its north. It is unclear if this is a double or single garage but the dimensions broadly accord with the guidance contained within the Huntingdonshire Design Guide (2017) for a double garage. Officers have noted that the objections suggest that this is no longer a garage but habitable accommodation maintaining the appearance of a garage from the exterior. Therefore, notwithstanding the scale of the building given over as the 'garage' (or whatever its purpose) Officers have assessed the remaining parking provision on site and note that there is space for parking on the driveway of the dwelling and space for manoeuvring such to allow a vehicle to enter and leave the site in forward gear. No changes are proposed to the way that vehicles enter or leave the site. It

should be noted that whilst (given the reduced scale of the earlier approval) there was space to park around the dwelling no specific measures were included in the design. It should be noted that the original planning permission 0403717FUL contained no planning conditions securing the retention of the parking provision on site in the adjoining car port, so this area could also have been used for alternative purposes other than parking without the need for planning permission. Huntingdonshire District Council does not have a specific policy in place in respect of parking requirements but what is proposed here is considered acceptable.

- 7.29 In terms of other matters, Policies LP16 and LP17 of the Local Plan seek to maximise sustainable travel methods and advise that a proposal that includes residential development would be expected to provide at least one clearly identified secure cycle space per bedroom for all dwellings. The Design Guide stipulates that this should be covered storage. No details of cycle storage has been provided in the submission therefore a condition would be attached to secure details of these matters if approved.
- 7.30 In conclusion, the development is (subject to conditions) considered to be acceptable with regard to its approach to parking provision and highway safety and therefore accords with Policies LP16 and LP17 of the Local Plan to 2036, the NPPF (2021) and the National Design Guide (2021) in this regard.

Flood Risk

- 7.31 The application site is located within Flood Zone 1 and has a high risk of surface water flooding as per the most recent Environment Agency Flood Risk Maps and Data. A Site Specific Flood Risk Assessment (SSFRA) and Surface Water Drainage Maintenance Plan accompanies the application but there is no requirement for the exception or sequential tests to be applied as detailed within the NPPF (2021).
- 7.32 Officers consider it important to draw attention to the point that the LPA has reason to believe that matters relating to foul and surface water (as required by Condition 5 of 0403717FUL) may have been submitted and approved but the LPA cannot locate records of this. This matter was also acknowledged under the Certificate of Lawful Development (16/02597/CLED). Planning Enforcement Officers have also previously advised that given the issuing of the Certificate of Lawfulness the LPA cannot take enforcement action over these matters.
- 7.33 Careful consideration has been given to the comments raised in the objections regarding the concerns surrounding flooding in Keyston and reference to a flood event which occurred in

December 2020 which detrimentally affected Thatches in particular. Specific concerns have been raised as to the sources of information which have formed the Flood Risk Assessment and the proposal to allow the drainage of surface water to foul. Regard should be given to the fact that the introduction of a dwellinghouse in this location has been previously approved and that the dwellings as constructed (albeit with an increased footprint) remains acceptable in principle in regard to flooding.

- 7.34 In terms of the development itself, the SSFRA details that the established finished floor level which is considered appropriate for the location (within Flood Zone 1). The SSFRA goes on to assess the history of the site and details that it did not benefit from a positive drainage system. It goes on to discuss various options for disposal of surface water. The most appropriate has been identified (as was the original intention and method) for discharge to the watercourse to the east of the site. However, it has been identified that the watercourse is not under the ownership of the applicants and so this is no longer a viable option. Whilst in the hierarchy of surface water drainage it is acknowledged that the connection to foul is the least favourable option in this case the SSFRA details the reason why this has been selected. When the 2004 application was approved, whilst there are no details relating to drainage Officers understand that discharging surface water to the foul drain would have been a normal occurrence. Cambridgeshire County Council as the Lead Local Flood Authority have been consulted and have removed their earlier objection, subject to the condition (in the event of an approval or successful appeal) to secure the construction and maintenance measures described within the submitted documents. The SSFRA also details that Anglian Water have confirmed that the adopted sewer has adequate capacity to accommodate the suggested rate of surface water flows. Whilst Officers accept that Anglian Water are obliged to accept a connection to a sewer system the key area of consideration here is the available capacity.
- 7.35 In terms of surface water run-off, the LLFA has stated that it considers that surface water flows from the development can be managed through the use of permeable paving on the western area of the building and a green roof on the extension area. Surface water discharge will be to the already constructed connection to the foul sewer. They do acknowledge that they usually oppose discharge of water to the foul sewer but state that as this was approved under the previous permission and the connection exists with discharge into the system, they do not maintain an objection. A condition shall be attached to secure details of the construction and maintenance of the surface water drainage scheme and the recommendations of the SSFRA. The removal of the rear extension (and so loss of the green roof given its small surface area) would not be significantly detrimental as the footprint of the building would reduce.

- 7.36 The Environment Agency have also been consulted but have responded to advise that this development would not fall within their statutory remit for planning and therefore would not comment.
- 7.37 Overall, taking the above assessment and specialist advice into consideration it is concluded that the proposed development is acceptable with regard to its impact on both flood risk and surface water and therefore accords with Policies LP5 and LP15 of the Local Plan to 2036, NPPF (2021) in this regard.

Biodiversity

- 7.38 Policy LP30 of Huntingdonshire's Local Plan to 2036 states that a development should ensure no net loss in biodiversity and achieve a net gain where possible.
- 7.39 The approval for the original dwelling was not assessed against the existing Local Plan which was adopted in May 2019 and matters surrounding biodiversity and net gain have become more prominent in recent years. No conditions were attached (as would be the norm now) relating to biodiversity mitigation measures or net gain, and, given the developed nature of the site any opportunities to mitigate any impacts have been lost. However, Officers do consider that there are opportunities for achieving a net gain in terms of biodiversity, therefore a condition shall be attached to any permission for the installation of bird and bat boxes within three months of the date of permission such to achieve a net gain.
- 7.40 Therefore, subject to conditions, the development is considered to be acceptable with regard to its approach to biodiversity and therefore accords with Policy LP30 of the Local Plan to 2036, the NPPF (2021) and the National Design Guide (2021) in this regard.

Impact on Trees

- 7.41 Given the location within the Conservation Area and the presence of trees subject to preservation orders in the vicinity, HDC's Arboricultural Officer has been consulted. Whilst they raise no objections to the retention of the dwelling, they do state that: "This site containing the property is located in the Keyston Conservation Area and formerly contained significant tree cover. In addition to this population of trees, was a Birch subject to a Tree Preservation Order (TPO) on the southern rear garden boundary removed in 2018 (not yet replanted). As part of the original planning permission for the erection of the dwelling (0403717FUL) a Tree Survey was undertaken, and the permitted

scheme included the retention of a significant proportion of these. Particularly those on the northern and western site boundaries. These trees provided visual enclosure to the site and formed an important sense of containment within the wider landscape of the Conservation Area. Unfortunately, many of the trees proposed for retention have been removed without the submission of a s.211 Notification for tree works in a Conservation Area. This tree loss has opened up views between the site and landscape to the north and eroded the character of the Conservation Area immediately surrounding the site.”

- 7.42 Officers naturally have concerns regarding the loss of these trees and the impact on the verdant character of the site and wider Conservation Area. However, as the trees have been lost little can be done at this stage and a refusal of the application on the basis of impact on trees would not be justified. However, notwithstanding this consideration, Officers consider that the replacement of these trees is important and therefore a condition is recommended to any given permission such that a full scheme of replacement planting should be provided to the LPA for approval in writing within three months of the date of permission.
- 7.43 Therefore, subject to conditions, the proposal is considered to broadly accord with the provisions of Planning Policy LP31 of the Local Plan to 2036 and the NPPF (2021) in this regard.

Other matters

- 7.44 The development will be CIL liable in accordance with the Council's adopted charging schedule; CIL payments will cover footpaths and access, health, community facilities, libraries and lifelong learning and education. A completed Community Infrastructure Levy Form has been provided. The development therefore accords with Policy LP4 of the Local Plan to 2036 in this regard.
- 7.45 Part H of the Developer Contributions SPD (2011) requires a payment towards refuse bins for new residential development. In this case, whilst no Unilateral Undertaking has been provided this was not a requirement at the time of the earlier permission. Further, a site visit (and photos obtained during this visit) show that there are wheeled bins in place at the property. Therefore, further pursuance of this matter is considered not to be necessary.

Conclusion

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

- Acceptable in principle

And it:

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

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

- Retention in accordance with approved plans and materials
- Cycle storage
- Biodiversity enhancement
- Tree replacement
- Accordance with Surface Water Drainage Maintenance Plan and Flood Risk Assessment
- Boundary treatments
- Removal of permitted development rights Schedule 2, Part 1, Classes A, AA, B and C and Schedule 2, Part 2 Classes A & C.

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

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

Application Number: 22/00891/FUL Case Officer Kevin Simpson

Proposal: Application for full planning permission for retention of existing detached four-bedroom dwelling including the retention of the existing garage extension (rear extension omitted)

Location: Full House Toll Bar Lane Keyston

Observations of Bythorn And Keyston Town/Parish Council.

Please ✓ box as appropriate

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

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

No observations either in favour or against the proposal

Alannah Williams Clerk to Bythorn And Keyston Town/Parish Council. (For GDPR purposes please do not sign)

Date : 13 May 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

(Development Management)

The Parish Council notes that this application is materially identical to a previous application submitted (ref 22/00891/FUL), save for the submission of a Surface Water Drainage Maintenance Plan.

It will be for the Lead Local Flood Authority to advise on whether the Applicant's submitted plan meets its needs as stated in point 1: Surface Water Flood Risk of their letter dated 13 Feb 2023. However, the plan does not cover the other points raised by the LLFA, notably discharge to foul, which is seemingly the most important and relevant point to be addressed before additional surface water measures can be considered.

There is no mention in this Application of any of the other issues the Parish Council raised in its letter of 29th August 2022 in respect of Application ref 22/00891/FUL detailing other reasons for recommending refusal, including the extensions, chimney flue etc. Consequently, the Parish Council maintains its position and continues to recommend refusal.

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

Application Number: 22/00891/FUL Case Officer Kevin Simpson

Proposal: Application for full planning permission for retention of existing detached four-bedroom dwelling (excluding existing extensions)

Location: Full House Toll Bar Lane Keyston

Observations of Bythorn And Keyston Town/Parish Council.

Please ✓ box as appropriate

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

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

Reasons are listed in attached documents - Please see two documents; one letter and one tree plan.

No observations either in favour or against the proposal

Mrs Angela Claydon Clerk to Bythorn And Keyston Town/Parish Council. (For GDPR purposes please do not sign)

Date :

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

Please send response to email address below:-

Development.control@huntingdonshire.gov.uk

(Development Management)

Bythorn and Keyston Parish Council

Contact BKPC via the Clerk – Clerk@bythornkeystonparishcouncil.org.uk

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

16th May 2022

Dear Sir/ Madam

Ref 22/00891/FUL

Application for full planning permission for retention of existing detached four-bedroom dwelling (excluding extensions) at Full House, Toll Bar Lane, Keyston, Huntingdon, PE28 0RB

This Application was discussed at the Parish Council meeting on May 10th 2022. As a result of matters discussed at that meeting and subsequent exchanges the **unanimous view of the Parish Council is to recommend refusal** on the following grounds:

1. *Risk of flooding.*

Huntingdonshire's Local Plan to 2036, section LP5 - specifies that "a proposal will only be supported where all forms of flood risk... have been addressed". It furthermore states that "on a site that is at risk of flooding from any form...the proposal will only be supported where a site-specific flood risk assessment has been produced, appropriate to the scale and nature of the development and the risks involved and ...is agreed with relevant bodies."

The Parish Council wishes to advise that the site has flooded at least five times over the past 25 years – most recently in December 2020. At this time the road also had to be closed and inhabitants of the neighbouring property had to evacuate their home.

HDC set up a major review into flooding after similar incidents. Submissions made to that study by this Parish Council need to be consulted and any plan approved.

As there has been no flood risk assessment then the Application consequently needs to be refused and re-analysed on receipt of that assessment.

LP15 requires that surface water is also managed in a sustainable manner. There is no agreed description of surface water management and this also needs to be agreed.

2. *Effect on listed buildings and conservation area*

The building, as currently built, has a deleterious impact on the adjoining listed buildings; and also the wider conservation area. We consider that the impact of Full House as constructed, is unacceptably overbearing particularly in relation to the Grade 2 listed "The Thatches" and is also not sympathetic to the other Listed Buildings in this part of the Conservation Area. It is too large in overall size, height, scale and mass. It is damaging to the heritage assets in contravention of policy LP34 to which the Plan affords "great weight and importance".

Bythorn and Keyston Parish Council

Contact BKPC via the Clerk – Clerk@bythornkeystonparishcouncil.org.uk

As an additional note the property still falls within the curtilage of a Grade 2 listed building – it has not been de-listed to our knowledge and so should meet the standards and requirements of a listed building in addition to any other planning considerations.

3. *Design appearance and materials:*

The Parish Council have also strong opinions about the following:

a) metal flue, not in keeping with the requirements of the planning application and is contrary to the guidelines for chimneys as set out in the Keyston Conservation Character Statement.

b) “natural” materials have not been used in construction. Brick slips, composite roof slates and composite timber cladding are not in line with requirements of the 2004/5 planning submission which asked for local materials to be used where possible, and failing the availability of these, materials should be used which should be in-keeping. These are not.

c) This is not a “cottage style” build as described in previous planning applications and documentation.

d) This is not sensitive to the adjoining Grade 2 listed properties - The Thatches, Stone House and the Bakehouse together with the further listed buildings in the vicinity.

4. *Overlooking/ loss of privacy / impact on residential amenity*

a) at upper levels, the windows, which have been altered from the 2004/5 planning submission, have clear sight from the west facing elevation of Full House into the garden of The Thatches. The privacy that these residents could previously enjoy in their rear garden has now been lost.

b) on the southern elevation, due to the raised level, the south facing windows look directly into the garden at the east side of The Thatches. Allowing the hedge which has been planted by the owners of The Thatches to grow higher would in some way mitigate this at Ground Floor level, but not at first floor level.

Overall the application is not in accordance with LP14.

5. *Removal of trees*

The 2004/5 planning submission required that certain trees were retained on the site – notably T2 as identified in the attached tree plan. Additional important trees have disappeared from the site. No reference has been made to these changes in this latest Application and these changes need to be addressed given the loss of amenity and the requirements for such tree work in a Conservation Area. Furthermore the considerable area of hard surfacing – particularly the patio area (again not mentioned in the application) will have an impact on the surface water off flow and ground absorption.

Bythorn and Keyston Parish Council

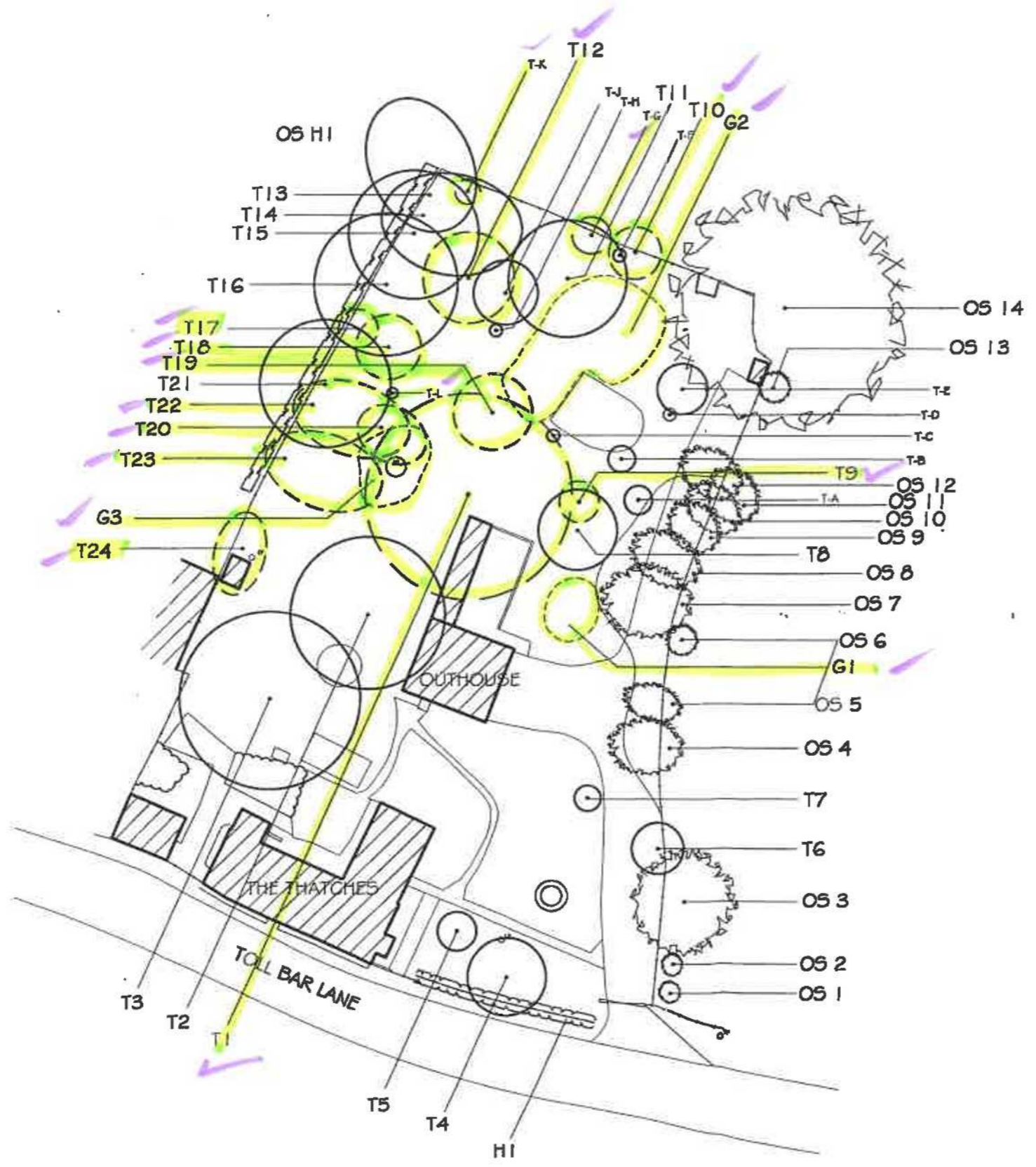
Contact BKPC via the Clerk – Clerk@bythornkeystonparishcouncil.org.uk

The Parish Council accepts that the principle of development on the site has been determined but would request that plans are amended and are re-submitted to reflect Councillors concerns as outlined above. The Parish Council is available for further consultation and discussion as may be required.

Yours faithfully

Andrew Ford
Chairman Bythorn and Keyston Parish Council

Attachment: Tree Plan 03717/04



ALL DIMENSIONS TO BE CHECKED ON SITE
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION
NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE AUTHOR
DO NOT SCALE FROM THIS DRAWING

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KEY

- Trees to be Retained
- Trees to be Removed
- Trees Located Outside Application Site Boundary
- Hedges Located Within Application Site Boundary
- Hedges Located Outside Application Site Boundary
- Shrub Areas Removed
- Existing Buildings

Tree ID	Species	Size	Health	Notes
PRIMARY TREES WITHIN SITE BOUNDARY				
T1	Prunus sp.	Small	Good	
T2	Prunus sp.	Small	Good	
T3	Prunus sp.	Small	Good	
T4	Prunus sp.	Small	Good	
T5	Prunus sp.	Small	Good	
T6	Prunus sp.	Small	Good	
T7	Prunus sp.	Small	Good	
T8	Prunus sp.	Small	Good	
T9	Prunus sp.	Small	Good	
T10	Prunus sp.	Small	Good	
T11	Prunus sp.	Small	Good	
T12	Prunus sp.	Small	Good	
T13	Prunus sp.	Small	Good	
T14	Prunus sp.	Small	Good	
T15	Prunus sp.	Small	Good	
T16	Prunus sp.	Small	Good	
T17	Prunus sp.	Small	Good	
T18	Prunus sp.	Small	Good	
T19	Prunus sp.	Small	Good	
T20	Prunus sp.	Small	Good	
T21	Prunus sp.	Small	Good	
T22	Prunus sp.	Small	Good	
T23	Prunus sp.	Small	Good	
T24	Prunus sp.	Small	Good	
TREES BELOW 10 STANDARD SIZE				
T1	Prunus sp.	Small	Good	
T2	Prunus sp.	Small	Good	
T3	Prunus sp.	Small	Good	
T4	Prunus sp.	Small	Good	
T5	Prunus sp.	Small	Good	
T6	Prunus sp.	Small	Good	
T7	Prunus sp.	Small	Good	
T8	Prunus sp.	Small	Good	
T9	Prunus sp.	Small	Good	
T10	Prunus sp.	Small	Good	
T11	Prunus sp.	Small	Good	
T12	Prunus sp.	Small	Good	
T13	Prunus sp.	Small	Good	
T14	Prunus sp.	Small	Good	
T15	Prunus sp.	Small	Good	
T16	Prunus sp.	Small	Good	
T17	Prunus sp.	Small	Good	
T18	Prunus sp.	Small	Good	
T19	Prunus sp.	Small	Good	
T20	Prunus sp.	Small	Good	
T21	Prunus sp.	Small	Good	
T22	Prunus sp.	Small	Good	
T23	Prunus sp.	Small	Good	
T24	Prunus sp.	Small	Good	
HEDGE & SHRUB GROUPS WITHIN SITE BOUNDARY				
H1	Prunus sp.	Small	Good	
H2	Prunus sp.	Small	Good	
H3	Prunus sp.	Small	Good	
H4	Prunus sp.	Small	Good	
H5	Prunus sp.	Small	Good	
H6	Prunus sp.	Small	Good	
H7	Prunus sp.	Small	Good	
H8	Prunus sp.	Small	Good	
H9	Prunus sp.	Small	Good	
H10	Prunus sp.	Small	Good	
H11	Prunus sp.	Small	Good	
H12	Prunus sp.	Small	Good	
H13	Prunus sp.	Small	Good	
H14	Prunus sp.	Small	Good	
H15	Prunus sp.	Small	Good	
H16	Prunus sp.	Small	Good	
H17	Prunus sp.	Small	Good	
H18	Prunus sp.	Small	Good	
H19	Prunus sp.	Small	Good	
H20	Prunus sp.	Small	Good	
H21	Prunus sp.	Small	Good	
H22	Prunus sp.	Small	Good	
H23	Prunus sp.	Small	Good	
H24	Prunus sp.	Small	Good	
TREES & HEDGES OUTSIDE SITE BOUNDARY				
O1	Prunus sp.	Small	Good	
O2	Prunus sp.	Small	Good	
O3	Prunus sp.	Small	Good	
O4	Prunus sp.	Small	Good	
O5	Prunus sp.	Small	Good	
O6	Prunus sp.	Small	Good	
O7	Prunus sp.	Small	Good	
O8	Prunus sp.	Small	Good	
O9	Prunus sp.	Small	Good	
O10	Prunus sp.	Small	Good	
O11	Prunus sp.	Small	Good	
O12	Prunus sp.	Small	Good	
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O16	Prunus sp.	Small	Good	
O17	Prunus sp.	Small	Good	
O18	Prunus sp.	Small	Good	
O19	Prunus sp.	Small	Good	
O20	Prunus sp.	Small	Good	
O21	Prunus sp.	Small	Good	
O22	Prunus sp.	Small	Good	
O23	Prunus sp.	Small	Good	
O24	Prunus sp.	Small	Good	

✓ compared with tree survey

E.L.D
ELWOOD LANDSCAPE DESIGN
The Nunnery, Market Street, Rye, East Sussex TN31 1JQ
Tel: 01323 811166 Email: eld@elwood.com

Client: HUTCHINSONS

Project: THE THATCHES, TOLL BAR LANE, KEYSTON, CAMBS.

Title: TREES AND VEGETATION SURVEY

Date: APR 04 Scale: 1:200 Drawing No: HUTC 89/4 001A

AI

Bythorn and Keyston Parish Council

Contact BKPC via the Clerk – Clerk@bythornkeystonparishcouncil.org.uk

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

29th August 2022

Dear Sir/ Madam

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2. *Effect on listed buildings and conservation area*

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Bythorn and Keyston Parish Council

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the land has not been de-listed as per the evidence shown on the Historic England website. The building therefore needs to meet the standards and requirements of a listed building in addition to any other planning considerations. It does not meet these standards.

To re-iterate the points made in our May 2022 letter:

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The Parish Council have also strong opinions about the following:

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b) “natural” materials have not been used in construction. Brick slips, composite roof slates and composite timber cladding are not in line with requirements of the 2004/5 planning submission which asked for local materials to be used where possible, and failing the availability of these, materials should be used which should be in-keeping. These are not.

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We would request that plans are amended and are re-submitted to reflect Councillors concerns as outlined above. The Parish Council is available for further consultation and discussion as may be required.

Yours faithfully

Andrew Ford
Chairman Bythorn and Keyston Parish Council

From: clerk@bythornkeystonparishcouncil.org.uk
Sent: 06 September 2022 17:00
To: DevelopmentControl
Subject: RE: Planning Permission Consultation - Full House Toll Bar Lane Keyston (ref 22/00891/FUL)
Attachments: We sent you safe versions of your files; ufm8_AMEPA1_Amend_let__Parish_21_days-1.pdf; Full House excluding extension 22 00891 FUL 29082022.pdf; Full House including extension 22 00890 FUL 29082022.pdf

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

Dear Clara Kerr,

Please find attached Cllr Andrew Ford's letter detailing the Bythorn and Keyston Parish Councillors' reasons for recommending the refusal of Application Ref. 22/00891/FUL.

Also attached is a further letter from Cllr Andrew Ford detailing the Bythorn and Keyston Parish Councillors' reasons for recommending the refusal of Application Ref. 22/00890/FUL in relation to the same property.

We did not receive the usual tick box form with the letter about Application Ref. 22/00891/FUL dated 23 August 2022 (copy attached). If you require me to complete and return a form, please provide this by return.

Kind regards,

Alannah Williams

Clerk for Bythorn & Keyston Parish Council

clerk@bythornkeystonparishcouncil.org.uk

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. Please notify the sender immediately if you have received this e-mail by mistake and delete this e-mail from your system. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

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Any views or opinions presented in this email are solely those of the author.

On 23/08/2022 12:54 dmadmin@huntingdonshire.gov.uk wrote:

Bythorn and Keyston Parish Council

Contact BKPC via the Clerk – Clerk@bythornkeystonparishcouncil.org.uk

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

29th August 2022

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Development Management Committee



Scale = 1:2,500

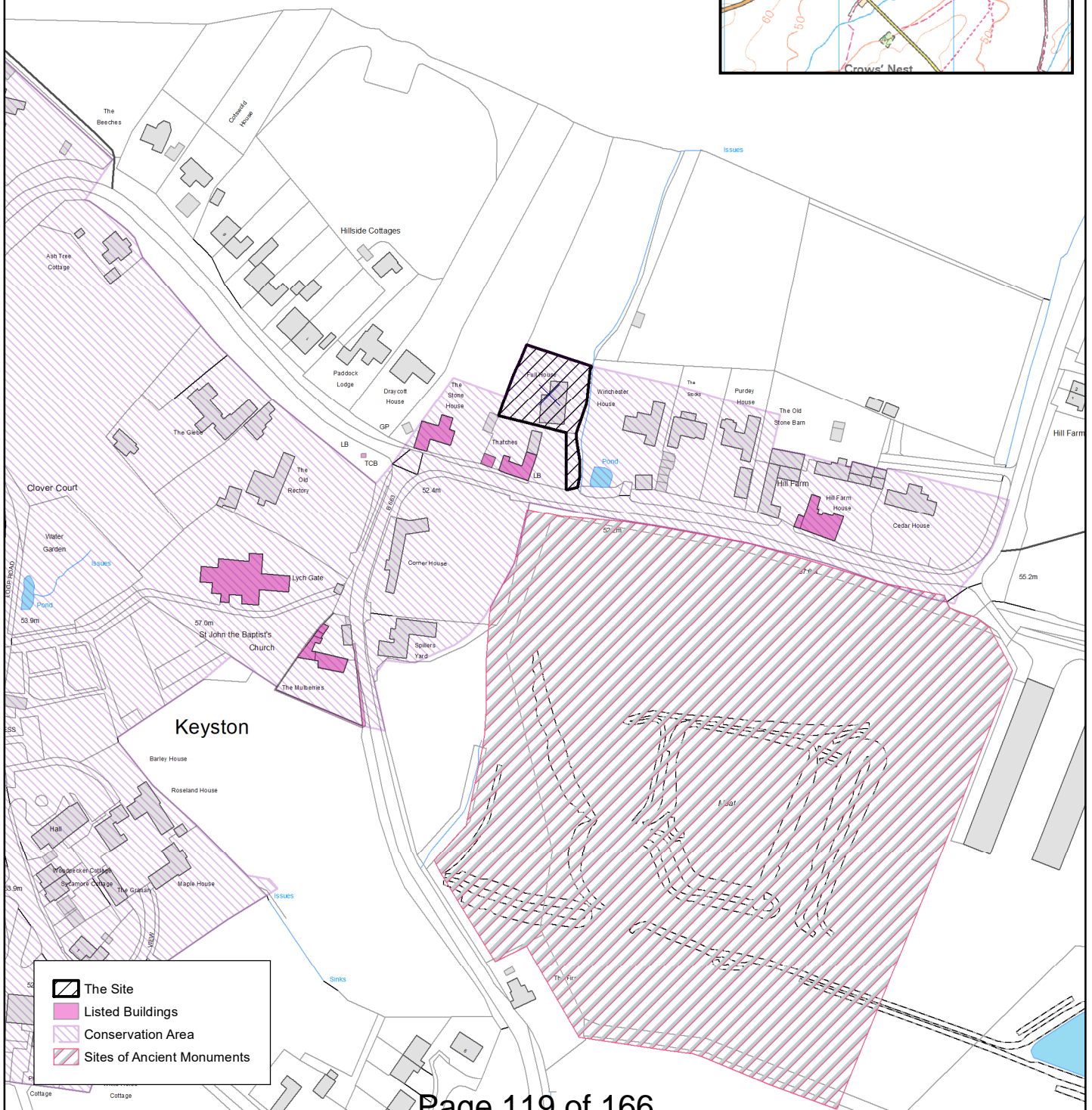
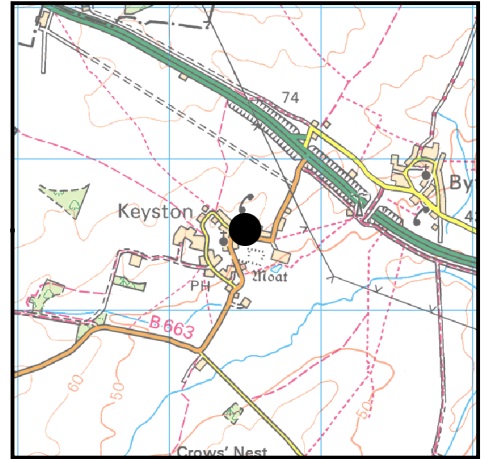
Date Created: 02/06/2023

Application Ref:22/00891/FUL

Location: Keyston



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Ordnance Survey HDC 100022322



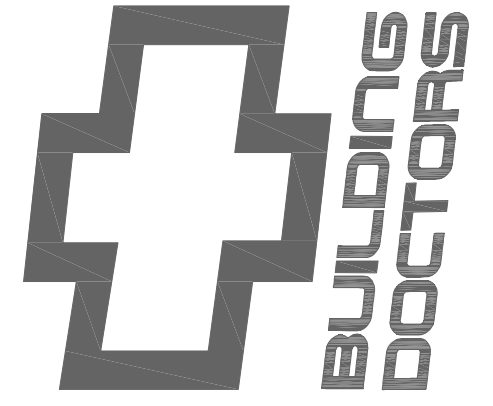
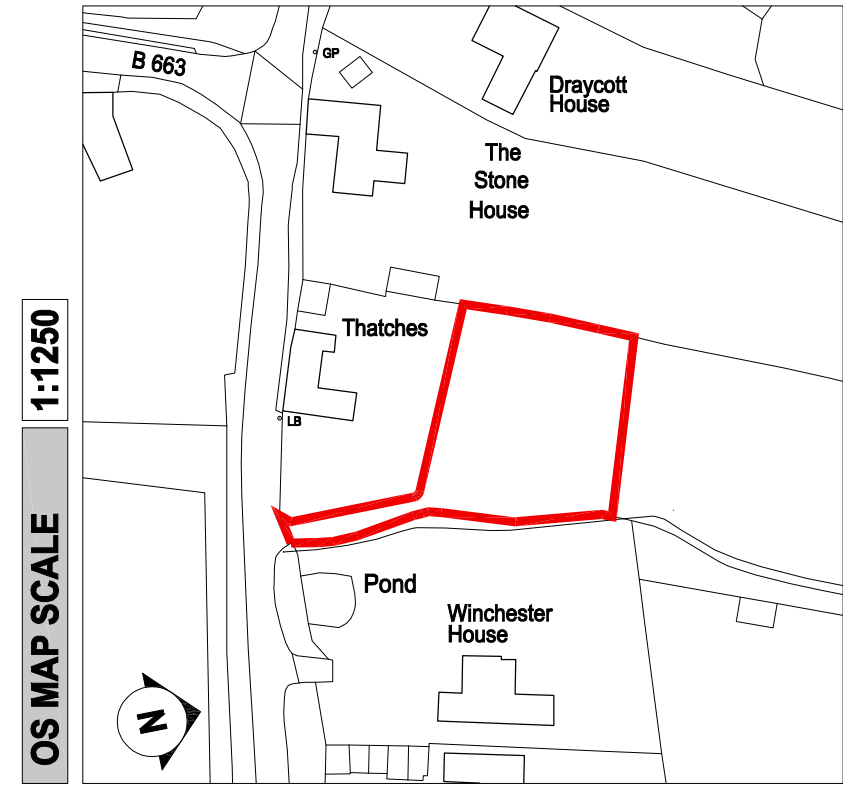
ISSUE 17

Issued no.	01	02	03	04	05	06	07	08	09	10	11	12	14	15	16	17
Issued By	FR	FR	FR	FR	FR	FR	FR	FR	FR	FR	FR	FR	FR	FR	FR	FR
DD	04	04	11	11	11	11	12	12	13	13	07	09	13	13	13	20
MM	04	04	04	04	04	04	04	04	04	06	06	06	06	06	06	07
YY	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22

DWG No.	DWG Name	DWG Scale														
1043-A010	Block plan - PROPOSED	1:200@A3	/	/	A	/	B		B	/	C					
1043-A100	Ground Floor plan - PROPOSED	1:75@A3	/	A	/	/	B		B	/	C					
1043-A200	First Floor Plan - PROPOSED	1:75@A3	/	/	/	/	A		A	/	B					
1043-A500	East Elevation - PROPOSED	1:75@A3	/	A	B	C	D		D	E	F					
1043-A510	North Elevation - PROPOSED	1:75@A3	/	A	B	C	D		D	E	F					
1043-A520	West Elevation - PROPOSED	1:75@A3	/	A	B	C	D		D	E	F					
1043-A529	South Elevation - PROPOSED	1:75@A3							/	A	/					
1043-A530	South Elevation - AS BUILT	1:75@A3	/	A	B	C	D		E	F	/					
1043-A020	Block plan - PROPOSED	1:200@A3	/	/	A	/	B	/	/	/	C					
1043-A110	Ground Floor plan - PROPOSED	1:75@A3	/	A	B	/	C	/	/	/	D					
1043-A210	First Floor Plan - PROPOSED	1:75@A3	/	/	A	/	B	/	C	D						
1043-A501	East Elevation - PROPOSED	1:75@A3	/	A	B	C	D	/	E	/						
1043-A511	North Elevation - PROPOSED	1:75@A3	/	A	B	C	D	E	F	/						
1043-A521	West Elevation - PROPOSED	1:75@A3	/	A	B	C	D	E	F	/						
1043-A531	South Elevation - PROPOSED	1:75@A3	/	A	B	C	D	E	F	/						
1043-A532	South Elevation - As Built	1:75@A3							/	A	/					
1043-A600	External Materials Samples		/	/	/	/	A	A	B	B	/	/	/	/	/	/
1043-A750	Site Plan Ridge Height Assessment 3	1:200@A3							A							
1043-A700	Elevation Ridge Height Assessment 1	1:100@A3							A	/	/					
1043-A710	Elevation Ridge Height Assessment 2	1:100@A3							A	B	/					

Page 120 of 166

Recipient		F: Pdf	D: dwg	P: Paper
Client	Mr. & Mrs Ellis	F	F	F
Job Files	Building Doctors LTD	F	F	F
Planning		F	F	F
Structural				
Approval Sig.				
M&E				
Contractor				
Party Wall Surveyors				



RIBA # 020 3833 1000
 architect@building-doctors.com

PERMIT SHEET

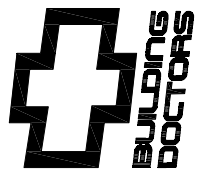
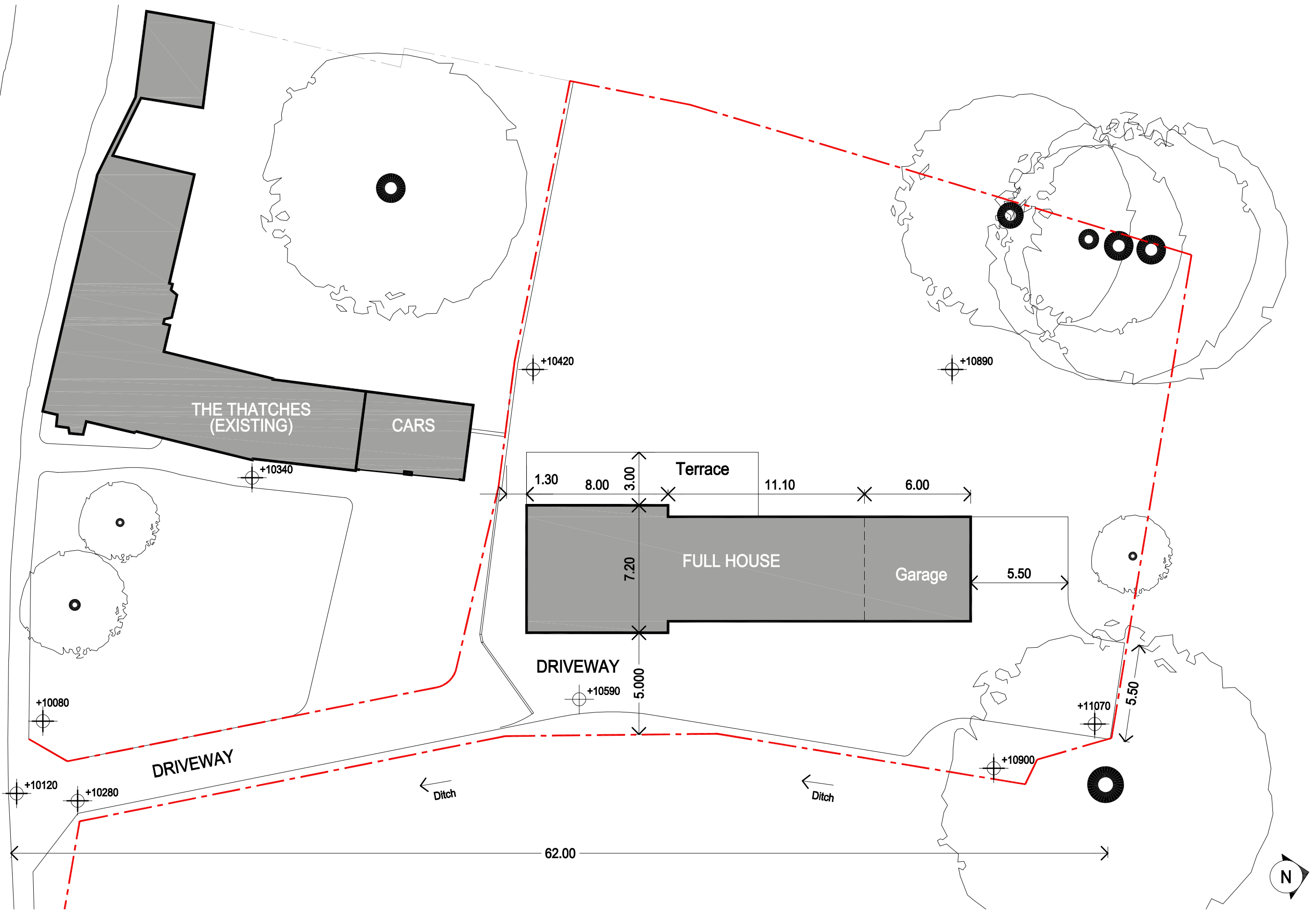
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client
 Mr. & Mrs Ellis
 Full House
 Toll Bar Lane
 Keyston
 PE28 0RB

Revision Preliminary Approval
 Referencing Tender Construction

no. & rev.
1043 - 017

PLANNING



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Date	Amendments
11.04.22	Trees to match Existing
13.04.22	Trees to match Existing
20.07.22	Garage Added

Ve.	In.
A	FR
B	FR
C	FR

Project	Title
Full House Toll Bar Ln - PE28 0RB	Block Plan AS PROPOSED
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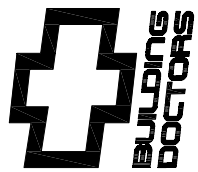
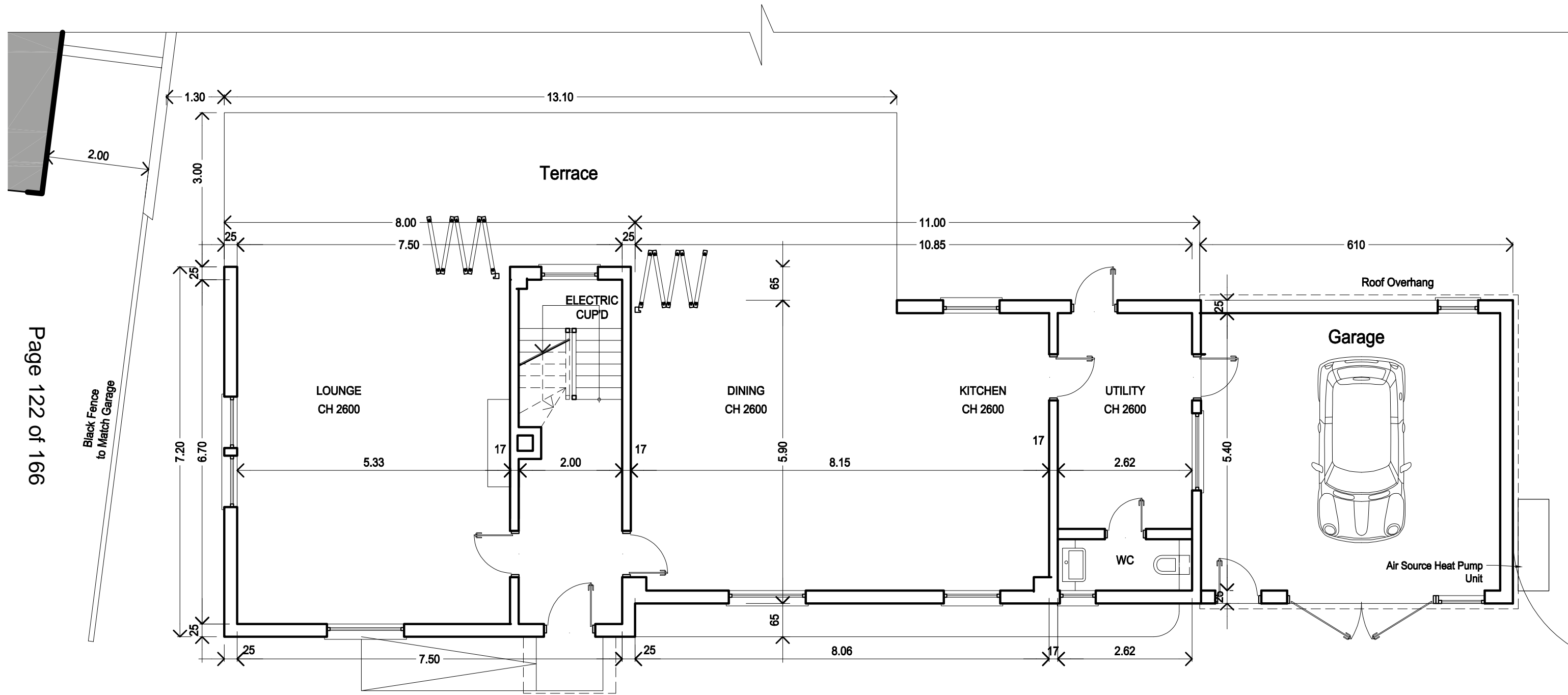
Client
Mr & Mrs Ellis

1043 - A010 C

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A3



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Date	Amendments
11.04.22	Utility Door
13.04.22	Notes Added
20.07.22	Garage Added

Ve.	In.
A	FR
B	FR
C	FR

Project **Full House**
Toll Bar Ln - PE28 0RB

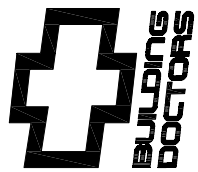
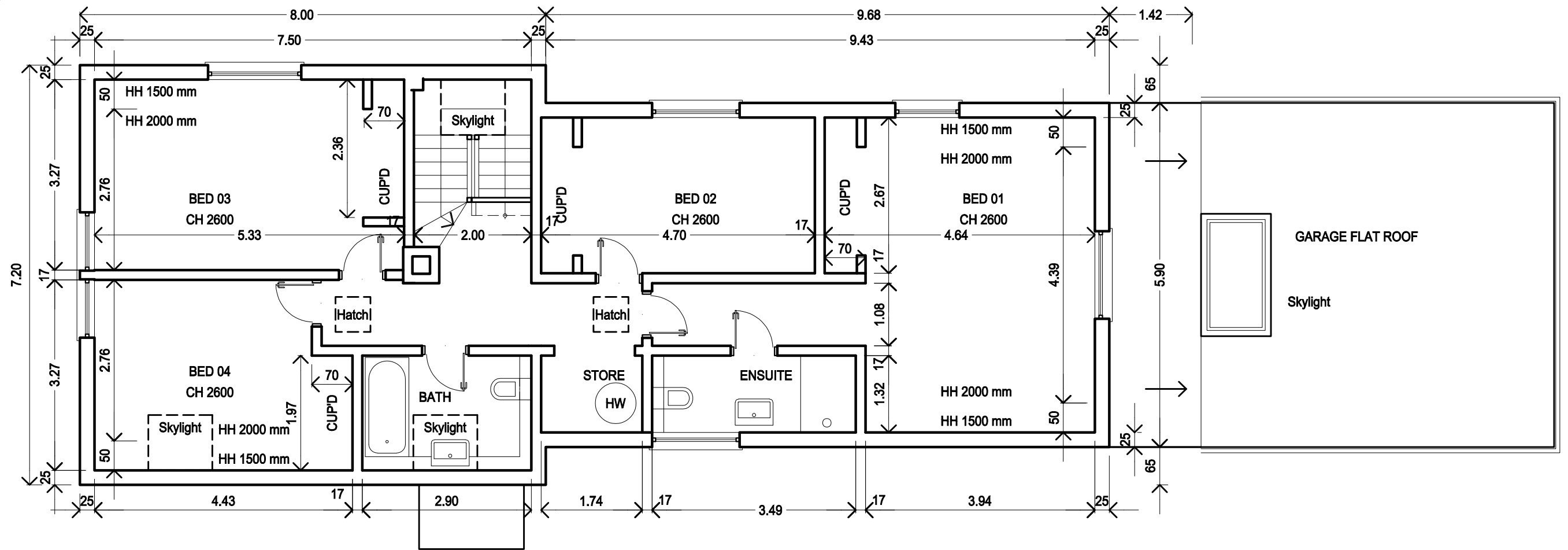
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 Tender Constr. Other

Title **Ground Floor Plan**
AS PROPOSED
 Client **Mr & Mrs Ellis**

1043 - A100 C

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A3



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Date	Amendments
13.04.22	Notes Added
20.07.22	Garage Roof Added

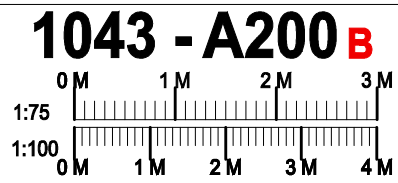
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Project **Full House**
Toll Bar Ln - PE28 0RB

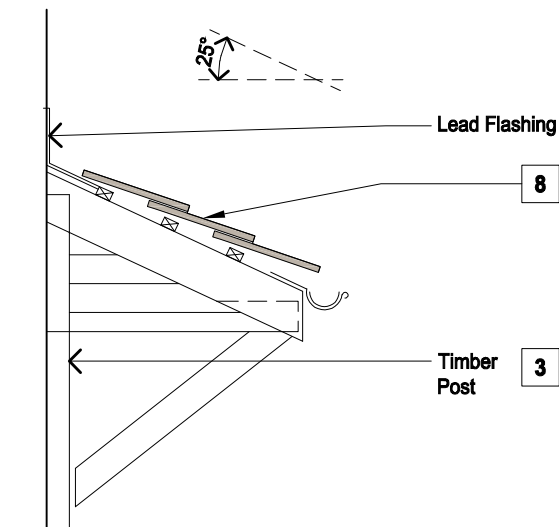
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AS PROPOSED

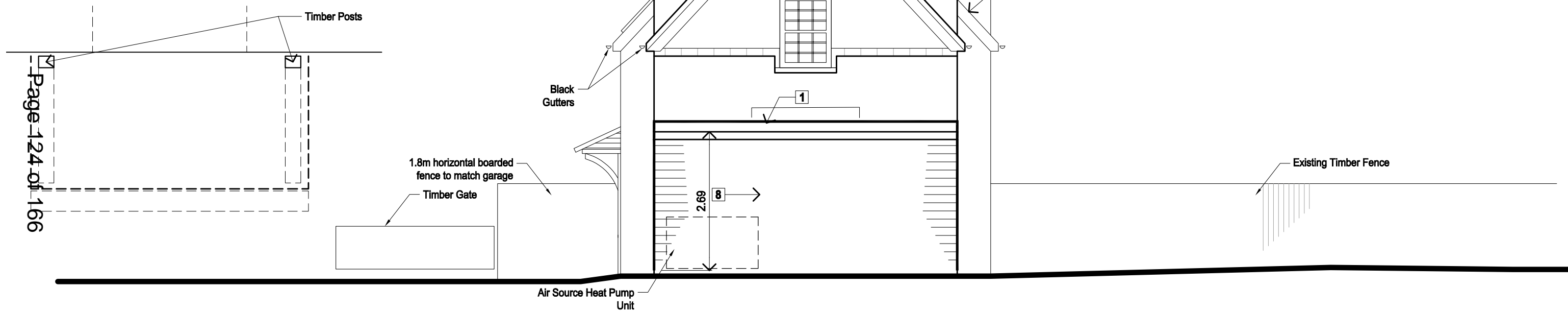
Client **Mr & Mrs Ellis**



A3

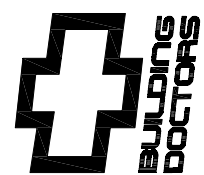


Porch roof & side elevations



NORTH ELEVATION

EXTERNAL MATERIALS							
1	Composite Slate	3	Black Comp. Door	6	Skylight	8	Black W.boards
2	White Frames	5	Brick Slips	7	Black Clay		



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Date	Amendments
11.04.22	Window mullions added
11.04.22	Chimney & Canopy Material Altered
12.04.22	Material Notes Added
13.04.22	Material Notes Added
13.06.22	Windows & Doors Fine tuned to Site Measurements
20.07.22	Garage Added

Ve.	In.
A	FR
B	FR
C	FR
D	FR
E	FR
F	FR

Project	Full House	Title
Toll Bar Ln - PE28 0RB		North Elevation AS PROPOSED
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Client
Mr & Mrs Ellis

1043 - A510 F

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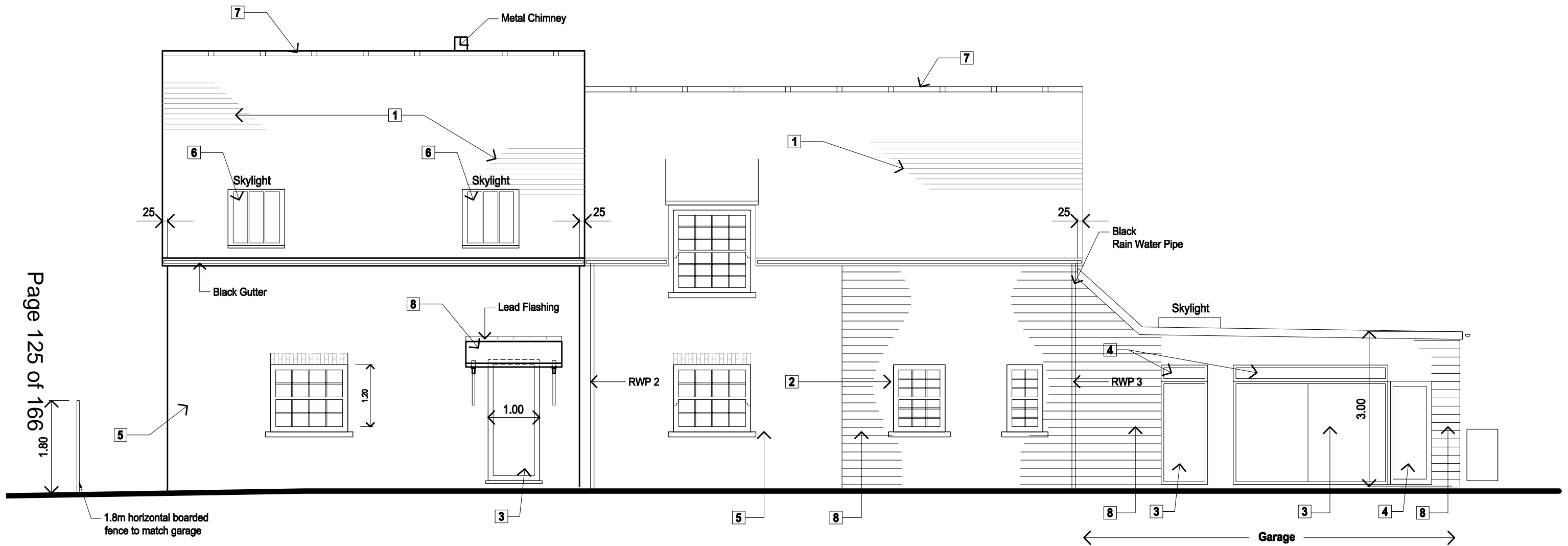
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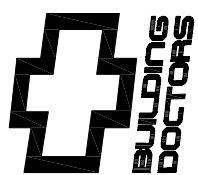
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A3



EAST ELEVATION

EXTERNAL MATERIALS	
1	Composite Slate
2	White Frames
3	Black Comp. Door
4	Black Rain Water Pipe
5	Brick Slips
6	Skylight
7	Black Clay
8	Black W.boards



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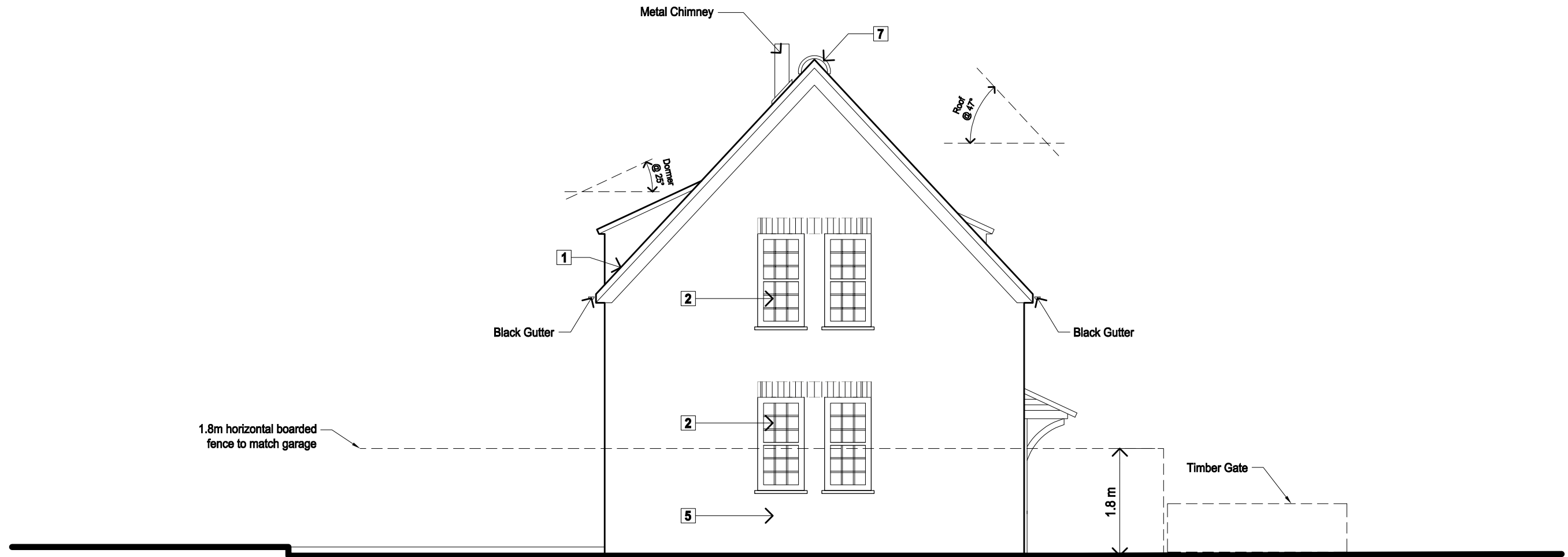
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11.04.22	Window mullions added	A	FR
11.04.22	Chimney Altered	B	FR
12.04.22	Material Notes Added	C	FR
13.04.22	Material Notes Added	D	FR
13.06.22	Windows & Doors Fine tuned to Site Measurements	E	FR
20.07.22	Garage Added	F	FR

Project	Full House	Title
Toll Bar Ln - PE28 0RB	<input type="checkbox"/> Draft <input checked="" type="checkbox"/> Planning <input type="checkbox"/> B. Control <input type="checkbox"/> Tender <input type="checkbox"/> Constr. <input type="checkbox"/> Other	East Elevation AS PROPOSED Client: Mr & Mrs Ellis

1043 - A500 F

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 1:75
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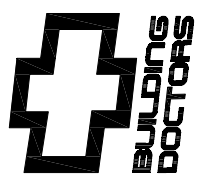
A3



SOUTH ELEVATION

As Proposed

EXTERNAL MATERIALS	
1	Composite Slate
2	White Frames
3	Black Comp. Door
4	Black Clay
5	Brick Slips
6	Skylight
7	Black Clay
8	Black W.boards



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Date	Amendments	Ve.	In.
13.06.22	Windows & Doors Fine tuned to Site Measurements	A	FR

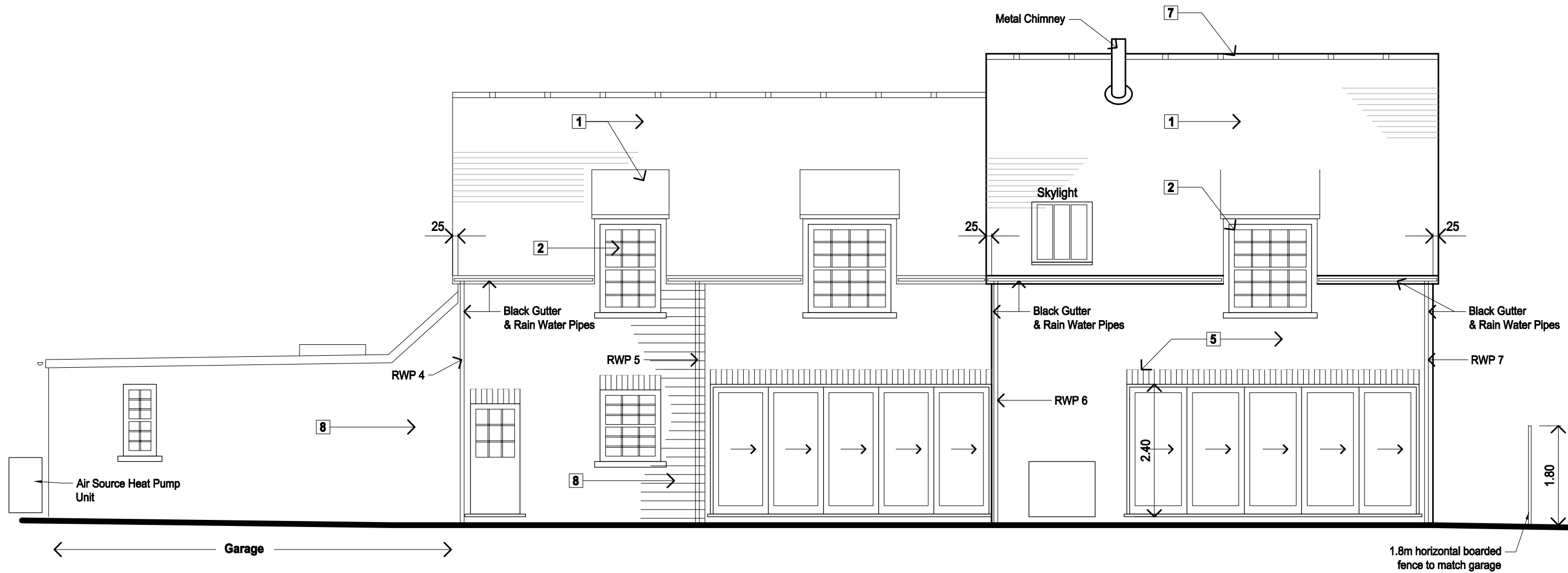
Project	Title
Full House Toll Bar Ln - PE28 0RB	South Elevation AS PROPOSED
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Client
Mr & Mrs Ellis

1043 - A529 A

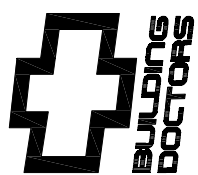
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0 M 1 M 2 M 3 M
1:100
0 M 1 M 2 M 3 M 4 M
1:75

A3



WEST ELEVATION

EXTERNAL MATERIALS	
1	Composite Slate
2	White Frames
3	Black Comp. Door
4	Black Gutter & Rain Water Pipes
5	Brick Slips
6	Skylight
7	Black Clay
8	Black W.boards



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Date	Amendments	Ve.	In.
11.04.22	Window mullions added	A	FR
11.04.22	Chimney Altered	B	FR
12.04.22	Material Notes Added	C	FR
13.04.22	Material Notes Added	D	FR
13.06.22	Windows & Doors Fine tuned to Site Measurements	E	FR
20.07.22	Garage Added	F	FR

Project	Full House	Title
Toll Bar Ln - PE28 0RB		West Elevation AS PROPOSED
<input type="checkbox"/> Draft <input type="checkbox"/> Tender	<input checked="" type="checkbox"/> Planning <input type="checkbox"/> Constr.	<input type="checkbox"/> B. Control <input type="checkbox"/> Other

Client
Mr & Mrs Ellis

1043 - A520 F

0 M 1 M 2 M 3 M
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 1:100

1:75

A3

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DEVELOPMENT MANAGEMENT COMMITTEE 21st August 2023

Case No: 23/00228/FUL

Proposal: ERECTION OF 5 No. DWELLING HOUSES AND ASSOCIATED WORKS

Location: LAND WEST OF GROVE COTTAGE MALTING LANE, ELLINGTON

Applicant: MR D BIAGIONI

Grid Ref: 516112 271991

Date of Registration: 13 FEBRUARY 2023

Parish: ELLINGTON

RECOMMENDATION - REFUSE

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

1. DESCRIPTION OF SITE AND APPLICATION

Site and Surroundings

- 1.1 The application site comprises undeveloped open rough grassland which forms part of a rectangular parcel of land on the northern side of Thrapston Road approximately 55 metres to the A14, sited to the north, with an access road to the A14 on the western boundary connecting Ellington to the eastbound A14. The site sits outside but adjacent to Ellington Conservation Area to the south, with the Grade II domestic Listed Buildings (Yew Tree Farm) sited approximately 100 metres to the southeast on Thrapston Road and Grove Cottage Malting Lane, approximately 140 metres to the east.
- 1.2 Two Public Rights of Way cross the site (footpaths 13 and 14): One leading from the east of the site and another from the south approximately mid-way from Thrapston Road converging into one track of Public Right of Way leading to the east. An application process to divert both these public rights of way around the perimeter of the field is currently ongoing and is part of facilitating the adjacent development.
- 1.3 The site is in Flood Zone 1, which is land at the lowest risk of flooding.

- 1.4 There are two utilities adjacent to the site: An Anglian Water foul sewer 3 metre easement running behind the site east / westwards, and a UK Power Networks underground electricity cables 3 metre easement running north / south near to the eastern boundary of the site.
- 1.5 The site is outside of the built-up area of Ellington as shown in Figure 19 (page 26) of the Grafham and Ellington Neighbourhood Plan 2020-2036. The boundary of the Ellington built-up area sits adjacent to the site south, on the opposite side of Thrapston Road and includes the eastern part of the site currently under development for 6 dwellings under application reference 21/02142/S73 which historically was used as industrial land and 22/01663/FULTDC for one two-storey dwelling.
- 1.6 Alongside the development to the east currently under construction, further residential development is sited to the south, on the opposite side of Thrapston Road.
- 1.7 The site is bound on its southern, eastern and northern sides by mature trees and hedging.

Proposal

- 1.8 The application is for the erection of 5 No. Dwellings and associated works.
- 1.9 The proposed layout plans show that the dwellings would be arranged in a linear pattern between 10.245 metres and 9.8 metres from Thrapston Road, with three accesses from Thrapston Road serving Plots 1 and 2, Plot 3 and Plots 4 and 5 respectively, providing 2 parking spaces to each plot. A driveway across the existing grass verge would serve each access and the site would be bound on the front by hedging. Each dwelling would be served by an enclosed rear garden.
- 1.10 Each dwelling would be two-storey with a mixture of half-hipped, half gable roofs with gable projections on the front and rear elevations. The ridge heights range from 8.307 metres to 9.361 metres. Materials would include facing brick in 'Waterford Blend' with light colour mortar, stained black feather edged boarding cladding, mid grey uPVC windows and doors and black rainwater goods (Plots 1 and 5), facing brick in 'Old Westmill Red Multi' with light colour mortar, elements of chalk white render, natural stained feather-edged boarding, black uPVC windows and doors, dark red roof tiles and black rainwater goods with garages matching host dwelling with the door in black aluminium (Plots 2 and 4) and Plot 3 to feature facing brick in 'Old Westmill Red Multi', black feather-edged boarding cladding with windows and doors in golden oak and rooflights in grey, roof tiles in Old English dark red and black

rainwater goods. A full schedule of materials is provided within the application and can be viewed on the council's website.

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

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (20th July 2021) (NPPF 2021) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2021 at paragraph 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 (2019)

- LP1: Amount of Development
- LP2: Strategy for Development
- LP5: Flood Risk
- LP6: Waste Water Management
- LP9: Small Settlements
- LP10 The Countryside
- LP11: Design Context
- LP12: Design Implementation
- LP14: Amenity
- LP15: Surface Water
- LP16: Sustainable Travel
- LP17: Parking Provision and vehicle movement
- LP19: Rural Economy
- LP22: Local Services and Community Facilities
- LP23: Tourism and
- LP24: Affordable Housing Provision
- LP25: Accessible and adaptable homes
- LP28: Rural Exceptions Housing
- LP30: Biodiversity and Geodiversity

- LP31: Trees, Woodland Hedges and Hedgerows
- LP33: Rural Buildings
- LP34: Heritage Assets and their Settings
- LP37: Ground Contamination and Groundwater Pollution
- LP38: Water Related Development

3.2 Supplementary Planning Documents (SPD) and Guidance:

- Huntingdonshire Design Guide SPD (2017)
- Developer Contributions SPD (2011)
- Huntingdonshire Landscape & Townscape Assessment (2022)
- Cambridgeshire Flood and Water SPD (2017)
- Huntingdonshire Tree Guidance Note 3
- Annual Monitoring Review regarding housing land supply

3.3 Grafham and Ellington Neighbourhood Plan (2020- 2036):

- GENP1: Definition of Built Up Area Settlement Boundary
- GENP2: Protecting Heritage Assets
- GENP7: Zero Carbon Initiatives
- GENP8: Electric Car Infrastructure
- GENP10: Biodiversity and Natural Environment
- GENP13: Flood Risk and Drainage

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

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

4. **PLANNING HISTORY**

4.1 The site has no formal planning history other than the current proposal. Pre-application advice was sought in 2003 from the Local Planning Authority for residential development of the site which at the time was deemed to be outside of the built form of the village and therefore constituted inappropriate development in the countryside and would undermine the rural and open character of the edge of the settlement.

5. **CONSULTATIONS**

5.1 Ellington Parish Council – Recommends approval. Comments:

The Parish Council are aware this application is outside of the Neighbourhood Plan boundary for development. However, the Parish Council recommended "Approval" as follows:

- The application is for a small scale development on what effectively is unused derelict waste ground.
- The development would be a continuation of existing development creating a uniformed street scene.

5.2 Local Highway Authority – No objections subject to conditions and legal agreements to secure adequate drainage and relocation of the existing pedestrian crossing point on both sides of Thrapston Road.

5.3 Environmental Health - No objection subject to conditions relating to ventilation and noise mitigation.

5.4 Alconbury and Ellington Internal Drainage Board - OBJECTS to the proposals on the basis of insufficient information. Summary comments:

The submitted Drainage Strategy is scarce in detail and therefore the board advises that planning permission not granted until additional detail is supplied on the strategy.

5.5 Wildlife Trust – OBJECTS to the proposals. Summary comments:

Concern that the plans fail to show how the proposed biodiversity enhancement measures have been or could be incorporated into the scheme design. The proposal would represent a net loss in biodiversity.

5.6 Urban Design Team – Recommends refusal. Summary Comments:

The proposed units by virtue of their siting, scale, massing and appearance would be contrary to Local Plan Policy LP11, LP12 (parts a, b and c) and the placemaking principles set out in Chapter 3 of the HDC Design Guide SPD.

5.7 HDC Conservation Officer - OBJECTS to the proposals. Summary comments:

In line with the contents of paras 189-208 of the NPPF, the public benefits of this proposal do not justify the less than substantial harm arising from the proposed development on the setting and significance of the Ellington Conservation Area.

The proposals do not have regard to the preservation and enhancement of the Ellington Conservation Area, and are therefore not in accordance with ss72 of the Planning (LBCA) Act 1990, and also are in conflict with policy LP 34 of the adopted

Huntingdonshire Local Plan. The works are also contrary the Grafham and Ellington Neighbourhood Plan.

- 5.8 Anglian Water – No detailed comments. Advises that the applicant should check for any Anglian Water assets which cross or are within close proximity to the site. Any encroachment zones should be reflected in site layout. Please note that if diverting or crossing over any of our assets permission will be required
- 5.9 Cambridgeshire County Archaeologist – No objections subject to a programme of archaeological investigation to be submitted to the Local Planning Authority for consideration and approval prior to works commencing. Also recommends an informative relating to the discharge of the above condition.
- 5.10 Cambridgeshire County Public Rights of Way Officer: Summary comments:

The County Council has received an application to divert part of Public Footpath No. 13, Ellington and part of Public Footpath No. 14, Ellington under section 119 of the Highways Act 1980. This application has not yet been determined. In the absence of this certification, the proposed new diverted routes would not come into effect and the existing public footpaths would still legally be in force. This means at this stage whether the public footpaths within the site will be legally diverted is not known. For this reason, the Definitive Map Team request a condition be applied to any permission granted, which we consider necessary pending the outcome of the application to divert the public footpaths to submit a Public Rights of Way scheme showing design of a diversion or upgraded Public Right of Way with details of routes prior to the commencement of development.

- 5.11 HDC Waste: No response.
- 5.12 Lead Local Flood Authority – No response.
- 5.13 HDC Trees Officer – OBJECTS to the proposals. Summary comments:

The application is not in alignment with HDC Local Plan to 2036 - Policy LP31 As it is clear the applicant has failed to provide relevant investigation into future tree growth and shading and has failed to address the future threat to the trees from these issues.

Given the lack of investigation and addressing of issues around future tree growth and shading to Plot 1, the application should be refused.

6. REPRESENTATIONS

6.1 Three comments were received from the following addresses supporting the proposals:

- Westwood House, Thrapston Road
- Cherry Tree Cottage, Thrapston Road
- The Chase, Thrapston Road

6.2 Comments are summarised as follows:

- Would improve the street scene, regimented appearance welcome and includes appropriate landscaping.
- Would improve highway safety.

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)
- Grafham and Ellington Neighbourhood Plan 2020-2036 (adopted 23rd Feb 2022)

7.4 The statutory term 'material considerations' has been broadly construed to include any consideration relevant in the circumstances which bears on the use or development of the land: *Cala Homes (South) Ltd v Secretary of State for Communities and Local Government & Anor* [2011] EWHC 97 (Admin); [2011] 1 P. & C.R. 22, per Lindblom J. Whilst accepting that the NPPF does not change the statutory status of the Development Plan, paragraph 2 confirms that it is a material consideration and significant weight is given to this in determining applications.

7.5 The main issues to consider as part of this application are:

- Principle of Development

- Design, Visual Amenity and impact on the surrounding area
- Residential Amenity
- Parking Provision and Highway safety
- Flood Risk and Drainage
- Biodiversity
- Trees

Principle of Development

7.6 The proposed development is situated on the edge of Ellington which is classified as a small settlement within the Huntingdonshire Local Plan to 2036 (hereon: 'Local Plan').

7.7 Policy LP9 'Small Settlements' of the Local Plan sets out 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 mode 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 It is therefore key to establish whether the site is within the built-up area. The Local Plan to 2036 at pages 52-55 sets out the following built-up area definition: *"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"*. Pages 52-55 of the Local Plan then goes on to present different scenarios in a table to guide assessment on whether a proposed site is considered within or excluded from a built-up area.

7.9 Page 54 of the Local Plan states that the built-up area will exclude:

"Open spaces and sports and recreational facilities...which extend into the countryside and are not well contained by strong boundary features, or primarily relate to the countryside in their use, form or character."

7.10 Guidance to this description states:

"Areas of open space...provide a visual buffer between the built form and the open countryside, softening the visual impact and linking the built-up area with its rural context. Such land is

generally considered to primarily relate to the countryside where it is surrounded by built development on less than two sides.”

7.11 The site is not considered to be within the built-up area for at least three reasons:

7.12 Firstly, the proposal site is considered to primarily relate to the countryside given its open and rural character and lies between built form to the south on Thrapston Road and Malting Lane to the east but is separated from dwellings to the south by a Thrapston Road. It is therefore considered a visual buffer between the built form and open countryside.

7.13 Page 54 of the Local Plan also excludes the following land from the built-up area:

“Undeveloped land that affords important views from a public vantage point to or from a listed building or conservation area connecting the building or area to its countryside setting.” The guidance text states this is excluded:

7.14 *“To protect the character of a settlement and maintain the integral relationship between the settlement and its countryside context land which offers or facilitates visual connections between designated heritage assets and their countryside setting is excluded from the built-up area to protect its role in providing a transition between the settlement and the countryside.”*

7.15 The proposal site sits adjacent to Ellington Conservation Area and provides a visual connection between this designated heritage asset and its countryside setting and this transition is therefore considered part of the countryside rather than the built-up area.

7.16 Secondly, Page 55 of the Local Plan excludes the following land from the built-up area:

“Agricultural land, woodland, meadow, areas of water and natural habitats that penetrate the built form or sections of large residential curtilages where the character of the land primarily relates to the countryside.”

7.17 Explanatory guidance states these types of land are excluded as:

“These spaces can provide a visual buffer between built development and the open countryside, softening the visual impact and linking the built up area with its rural context.”

7.18 The site sits within the built form on Thrapston Road and the A14 to the north and is open and rural in nature. Therefore, the site is considered to form a transitional space between existing development along the northern edge of the village and the wider countryside to the north of the A14 and it is considered

that the proposal primarily relates to the countryside rather than built development.

7.19 Thirdly, the site is located within the parish of Ellington. The proposal must therefore also be assessed against the Grafham and Ellington Neighbourhood Plan 2020-2036.

7.20 Policy GENP1 (Definition of 'Built-up Area' Settlement Boundary) of Grafham and Ellington Neighbourhood Plan 2020-2036 states:

The settlement boundaries of Grafham and Ellington are defined in Figure 18 and Figure 19; this defines the 'built-up areas' for Grafham and Ellington. This serves the purpose of directing the growth of the settlement and protecting the countryside from encroachment.

Within the settlement boundary proposals will be supported where development would not adversely affect the structure and form of the existing settlement and the undeveloped nature of the surrounding rural areas; and would respect its landscape setting.

The land outside of the built-up areas is considered to be countryside where a proposal will only be supported where there is material evidence of a local community need, a need that would be met by the proposal, or where the proposal complies with requirements of other policies in national or local policy; including but not limited to development that requires a countryside location; is for agriculture, horticulture or forestry; or is related to community, leisure or recreation uses.

7.21 The Grafham and Ellington Neighbourhood Plan 2020-2036 on Figure 19, page 26 provides a map showing the built-up area of Ellington within a red line and shows the proposal site adjacent to, but outside the defined settlement boundary of Ellington. Therefore, it is considered that the proposal is located in the countryside where development should be directed to growth of the settlement boundary to protect the countryside from encroachment. Furthermore, given the proposal fails to provide material evidence that it meets local need or requires to be sited in a countryside location and fails to meet and Local Plan criteria set out in Local Plan Policy LP9, it is considered that the proposal is contrary to the Grafham and Ellington Neighbourhood Plan 2020-2036 Policy GENP1.

7.22 Policy LP9 of the Local Plan goes on to state 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. The policies that provide limited and specific opportunities for development on such sites well-related to the built-up area are: LP10 'The Countryside', LP 19 'Rural Economy', LP 22 'Local Services and Community Facilities', LP 23 'Tourism and Recreation', LP 28 'Rural

Exceptions Housing', LP 33 'Rural Buildings' and LP 38 'Water Related Development'. As the proposal is for 5 market dwellings not supported by any of the countryside-specific Local Plan policies, the proposal is considered to meet any criteria set out within Local Plan policy LP9 in this instance.

- 7.23 The application fails to demonstrate that the principle of development is acceptable. As the proposal is for market housing in the countryside outside of the settlement boundary of Ellington with no evidence that the proposal meets the specific and limited opportunities for development within its countryside location, it is considered that the proposal constitutes encroachment into the countryside and is therefore contrary to both the Huntingdonshire Local Plan Policy LP9 and Policy GENP1 of Grafham and Ellington Neighbourhood Plan 2020-2036.

Design, Visual Amenity and impact on the surrounding area

- 7.24 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.

- 7.25 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.

- 7.26 As the proposal is for residential development under 9 units, Policy GENP4 (Minor Residential Development Proposals) of the Grafham and Ellington Neighbourhood Plan 2020-2036 is a material consideration. The relevant part of this policy states the following:

Well designed residential sites for a maximum of 9 homes within the built-up area will be supported where it can be demonstrated that they will not have a material detrimental effect on the surrounding area and neighbouring properties and the full width of the proposed property frontage will be on to an adopted highway.

- 7.27 The Grafham and Ellington Neighbourhood Plan 2020-2036 also includes a requirement for all development proposals to be designed to minimise their energy, water and resource consumption and, where possible, exceed the minimum standards set by legislation and provide sufficient space for recycling and composting containers (GENP 7 – Zero Carbon Initiatives), and include Electric Vehicle charging points (GENP 8 – Electric Car Infrastructure).

- 7.28 Following comments from the Urban Design Team, the applicant amended the proposal to reduction to the width of plot 3 which has

increased the separation distance between each plot from 2.4m to between 3.7m and 4.5m. Garages for each dwelling along the site frontage have been omitted and areas of soft landscaping have been increased along the frontage and between plots. Additional trees have been added to the frontage hedge line. Two single garages for plots 2 and 4 have been positioned to the rear of the site. Half hipped roofs have been added to the main roofs of Plots 1, 3 and 5, together with lowering Plot 3 roof line and introducing half dormers on the rear. Elevations to all plots have been re-designed to draw inspiration from the adjacent development under construction with the use of timber cladding to give a more rural character. Chimneys have been added to Plots 1 and 5.

- 7.29 The increase in gaps between units, the omission of the frontage garages and additional landscaping along the frontage and between plots is welcomed and resolves previous concerns raised regarding the garages detracting from the appearance of the units and dominating the site frontage. The additional areas of landscaping in front of Plots 1, 2, 4 and 5 are supported and assist in screening the frontage parking / turning areas and softening the appearance of the units. The half-hipped roofs introduced to Plots 1, 3 and 5 are welcomed and increase the perceived separation between units at roof level.
- 7.30 The site is currently open grassland with mature trees and hedging on the northern, western and southern boundaries and forms a visual buffer between the built-up area of Ellington and the A14 to the north. Two separate footpaths intersect on the site, one running from the east and one from the south which meet to then run eastwards. To the east are 7 dwellings currently under construction. To the south, on the opposite side of Thrapston Road is residential development. It should be noted that residential development to the south on Thrapston Road is characterised by units comprised of individual house types with a mixture of different setbacks, footprints, gaps between units, massing and roof forms. It is considered that this variation contributes to the varied character of the area and provides for a more fragmented and looser-gain form of development across the northern edge of the village.
- 7.31 In contrast, the arrangement of the proposed units with mirrored house types and largely consistent setbacks, gaps between units, building lines, eaves and ridge heights (Plots 1 & 5 – have an eaves height of 5.592 metres and ridge height of 8.490 metres, Plots 2 & 4 have an eaves height of 5.573 metres and ridge height of 9.361 metres, Plot 3 has an eaves height of 4.519 metres and ridge height of 8.307) creates a consistent frontage with a strong rhythm and order that would appear overly formal and out of keeping with the rural character and edge of village location of this site.

- 7.32 Furthermore, in comparison with the adjacent sites to the east (21/02142/S73 and 22/01663/FULTDC which formed a brownfield site last used for industrial racking and maintenance), these now-approved dwellings feature a number of units that had been specifically designed to have a more barn-like aesthetic. In the case of Plot 6 of permission 21/02142/S73, this dwelling was considered acceptable as its design reflected the traditional appearance of the Grade II listed Grove Cottage opposite and was also considered sympathetic to its rural edge of village location. These units incorporated traditional features and proportions including lower eaves and ridge heights (The already-approved dwellings are 7.8m-8.10m with lower ridge and eaves heights taller, while the proposed is between 8.307m-9.361m), chimneys, exposed rafter feet, exposed timber framing and dormer windows, with traditional proportioned windows to create rhythm and order to the elevations.
- 7.33 It is also considered the introduction of cladding to the front elevations of the proposed units (and wrapping and small part of the side elevations), together with the taller eaves and ridge heights does little to reflect to the rural character of the site and the appearance of the adjacent approved units.
- 7.34 The east and west side gable elevations of Plots 1 and 5 are entirely blank and fail to provide surveillance over the gaps between the proposed development site and the 21/02142/S73 site to the east, the A14 access road to the west or the Public Right of Way connections from Thrapston Road. In addition to this, these blank gables are likely to appear visually prominent in views looking east and west along Thrapston Road.
- 7.35 Additionally, the arrangement of the closed boarded fencing wrapping around the east and west site boundaries in front of the west elevation of Plot 1 and the east elevation of Plot 5 means these units would form a poor relationship with the gaps either side of the proposed site. The absence of windows on these side elevations would also fail to provide any opportunities for surveillance over these gaps and the entrances to the Public Right of Way from Thrapston Road.
- 7.36 Overall, therefore, it is considered that the proposals by virtue of their siting, scale, massing and appearance would be contrary to Local Plan Policy LP11, LP12 (parts a, b and c) and the placemaking principles set out in Chapter 3 of the HDC Design Guide SPD.

Impact on Heritage Assets

- 7.37 The proposal is adjacent to the Ellington Conservation Area on the opposite side of Thrapston Road and the setting of the following listed buildings: Yew Tree Farm (Grade II) approximately 100

metres to the southeast on Thrapston Road and Grove Cottage (Grade II) approximately 140 metres to the east on Malting Lane.

- 7.38 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.
- 7.39 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.
- 7.40 Paras 189 - 202 of the NPPF provide advice on proposals affecting heritage assets and how to consider different levels of harm. Para. 194 states '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'. Local Plan policies LP34 align with the statutory provisions and NPPF advice.
- 7.41 Policy GENP 2 (Protecting Heritage Assets) of the Grafham and Ellington Neighbourhood Plan 2020-2036 requires development that affects heritage assets to:
- 1. Demonstrate that it is sympathetic to the asset(s) in terms of scale, materials and architectural distinctiveness and will not adversely affect the setting of the asset;*
 - 2. Be accompanied by archaeological investigations where relevant and in the event of significant and/or extensive remains being found, they shall be preserved in-situ; and*
 - 3. Ensure every effort is made to retain and conserve heritage assets, especially historic farmsteads and other traditional rural buildings, including their contribution to the rural landscape, through allowing sensitive conversions and regeneration proposals where appropriate.*
- 7.42 The proposal has been reviewed by the Council's Conservation Officer who recommends refusal of the application on heritage grounds, noting that the transitional position of the site lies outside the built up edge of the settlement and so is contrary to The Grafham and Ellington Neighbourhood Plan which states in paragraph 6.1.1 that all land outside the defined boundary is deemed to be countryside and subject to policies influencing development outside the built-up area.
- 7.43 In their appraisal, the Council's Conservation Officer regards the proposed development of relatively large houses and gardens to diminish the transitional nature of this site at its position between existing brownfield development and the wider countryside and puts forward that the proposal as a whole would be harmful to the

character and appearance of the site and locality including views out from the boundary of the conservation area where the rural setting of the settlement can be experienced. There are also two unbound Public Rights of Way on the site which are open and positively contribute to the way the conservation area is understood, with uninterrupted views and advantage viewing points towards the conservation area the existing scenario and would be detrimentally impacted by built development intervening the land between the open Public Right of Way and the designated conservation area to the south.

- 7.44 Furthermore, it is considered that the architectural language of the proposed dwellings is standardised and the massing of the development this would present a hard virtually continuous built urban edge toward Thrapston Road, eroding this rural setting and fundamentally changing the contribution the development site provides to the setting and significance of the Ellington conservation area.
- 7.45 To reiterate paragraph 7.23 in the principle of development section of this report, the Case Officer regards the proposal site to be excluded from the built up area.
- 7.46 Therefore, taking the objections to the layout, massing, scale and materials from the case officer and conservation officer concerns that the proposal would have a detrimental impact to the perception and transitional nature of the site from the conservation area and rural setting with no public benefits to outweigh the harm the proposal would have on land outside the identified built-up area, it is considered that less than substantial harm would arise from the proposed development on the setting and significance of the Ellington Conservation Area. The proposals do not have regard to the preservation and enhancement of the Ellington Conservation Area and are therefore in accordance with ss72 of the Planning (LBCA) Act 1990, and also with policy LP 34 of the adopted Huntingdonshire Local Plan and so is in direct conflict with Policy GENP 2 of Grafham and Ellington Neighbourhood Plan and should be refused on heritage harm to the Ellington Conservation Area and its wider setting.

Amenity

- 7.47 Policy LP14 of the Local Plan states that a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings.
- 7.48 Paragraph 130, part F of the NPPF 2021 states that planning policies and decisions should ensure that developments: create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

Amenity of neighbouring residential buildings

- 7.49 The proposed dwellings would face south toward Thrapston Road with residential uses at least 45 metres away, with no dwellings to the rear. To the west lies the access road to the A14 with residential dwellings over 60 metres away. Residential development to the east would be at least 27 metres away. Notwithstanding this these are no first-floor windows proposed to the eastern side elevation to Unit 5, closest to the development of six dwellings under planning permission reference 21/02142/S73).
- 7.50 Given the proposed layout of the development together with the proposed height of the building and proximity to neighbouring residential buildings, it is considered that the amenity standards of neighbours would be acceptable and would not give rise to significant levels of overlooking, overbearing, overshadowing impacts, noise disturbance, obtrusive light and odour and are acceptable in this instance.

Amenity of future users

- 7.51 The proposed dwellings would each be four bedroom, 7/8 person and would have a gross internal floor area of between 146.4 sqm and 207.6 sqm and so exceed and accord with national space standards. All habitable rooms would have natural light with acceptable private residential amenity garden areas. It is considered therefore that future occupiers of the site would have an acceptable standard of amenity in this respect.
- 7.52 A 2m timber fence would separate the site from the A14 approximately 60m north. The proposal is also accompanied by a Noise Impact Assessment and Air Quality assessment which recommends a number of noise and air mitigation proposals (including acoustic double glazing, trickle vents/through-wall acoustic vents and a Mechanical Ventilation with Heat Recovery (MVHR) system).
- 7.53 The proposal has been reviewed by the Council's Environmental Health team, who have not raised any significant concerns regarding the impact of adjacent uses on the proposed development. The recommendations relating to a ventilation scheme and adherence to the Noise and Air quality can be secured by condition in the event of an approval decision being made on the application.
- 7.54 Overall, subject to conditions, it is considered that the proposal could provide a high standard of amenity for future users and occupiers of the site and would retain and improve a high standard of amenity for users and occupiers of neighbouring land and buildings in accordance with Policy LP14 of the Local Plan and Paragraph 130(f) of the NPPF 2021.

Amenity for users of the Public Rights of Way

- 7.55 It is acknowledged that the diversion of the existing Public Rights of Way for footpaths 13 and 14 is yet to be determined by Cambridgeshire County Council's Public Rights of Way Team. Nevertheless, it must be noted that the County Council's Public Right of Way (PRoW) team look only at safeguarding the PRoW for use and not other elements such as amenity. Notwithstanding this, it is recommended to append the requested conditions from the PRoW team in the event of an approval decision being made.
- 7.56 Local Plan Policy LP 14 seeks the following requirement in ensuring a high standard of amenity is provided for all users of neighbouring land:
- (b): [that] the physical relationships arising from the design and separation of buildings are not oppressive or overbearing.*
- 7.57 There is a concern from the case officer that the development would remove the open experience of users of the (PRoW) by introducing built form between the PRoW and the A14 to the north and similarly the PRoW and the Ellington Conservation Area to the south, detrimentally impacting amenity for users of the PRoW on both sides. Please refer to paragraph 7.43 of this report for an assessment of the impact the visual separation of the built form between the site and the conservation area, which concludes that a detrimental experience would result, given the pleasant openness and verdant nature of the current site, which would be reduced by the development.
- 7.58 Concerns are further exacerbated by a portion of the diverted footpath to the east of the development being routed approximately 18 metres onto a 2 metre high timber fence (with development 8.490 metres in height beyond) which then sharply turns north for approximately 17 metres, running to the north of the parcel of land close to the boundary with the A14, again creating a sense of enclosure not currently experienced at the current PRoW.
- 7.59 It is considered that the impact to amenity for users is significant enough to warrant a reason for refusal in this instance; The loss of open space and sense of enclosure is considered to contribute to an oppressive or overbearing experience and would not provide a high standard of amenity for users and occupiers of neighbouring land and so is contrary to Policy LP14 of the Local Plan and Paragraph 130(f) of the NPPF 2021.

Highway Safety, Parking Provision and Access

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

movements, facilitates access for emergency vehicles and service vehicles and incorporates adequate parking for vehicles and cycles. Paragraph 111 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Policy GENP 5 (Supporting the Local Economy) of Grafham and Ellington Neighbourhood Plan 2020-2036 states for outside of the built up areas: *Any proposal shall also demonstrate that expected traffic can be safely accommodated on the highway network.*

- 7.61 The proposal includes two off-road parking spaces, with plots 1 and 2 and also plots 4 and 5 sharing access from Thrapston Road and Plot 3 having its own access. A 2-metre-wide asphalt footway would front the site to allow for pedestrian access. Each dwelling would provide for secure covered cycle spaces.
- 7.62 Cambridgeshire County Council as the Local Highway Authority (LHA) has assessed the proposal, noting that drawing 21050/PL01D does not show the construction or means of drainage of the accesses or the construction of the footway or the relocation of the existing pedestrian crossing point on both the north and south sides of Thrapston Road. In addition, the LHA have also noted that, where the diverted public right of way joins Thrapston Road, there is no formal crossing point, advising that it may be possible to construct one between the last driveway of the adjacent development and the new access for Anglian Water (AW) / UK Power Networks (UKPN). A pair of crossings, one on each side of Thrapston Road, should be provided between the new AW/UK crossing and the access to plots 4/5. This could be agreed by way of a Section 278 Agreement to make the proposal acceptable.
- 7.63 Notwithstanding the above, the LHA has not raised any objections to the scheme, subject to conditions. The LHA notes that the shared driveways are of an adequate width and the required vehicular and pedestrian visibility are acceptable and shows suitable pedestrian visibility for the single driveway. However, there is a highway sign in the verge which will need to be relocated when the footway is constructed, and the applicant should ensure that it does not affect the visibility from any of the driveways or cause an obstruction in the new footway which can also be secured by condition.
- 7.64 It is considered that the additional traffic could be accommodated on the Thrapston Road which at this stretch is 30pmh and would not result in any significant capacity or traffic issues. Likewise, each access and turning area could accommodate vehicle movement that would allow vehicles to exit in forward gear.
- 7.65 Given the scale and use of the proposed development and the

consultation comments received by the County Council Highways Team, officers are satisfied that subject to conditions, the proposal is acceptable with regards to highway safety, parking provision and sustainable travel.

- 7.66 The application therefore complies with Policy LP16 and LP17 of the Huntingdonshire Local Plan to 2036 and Policy GENP 5 (Supporting the Local Economy) of Grafham and Ellington Neighbourhood Plan 2020-2036 as the access roads would provide appropriate space for vehicular movements within the site, provide for sufficient parking and would take into account highway safety when entering or leaving the site and within the site.

Flood Risk

- 7.67 The application site is within Flood Zone 1. The Internal Drainage Board (IDB) have been consulted as part of the application and have raised concerns that the proposal is within 9 metres of a watercourse and that the applicant has advised they intend to dispose of storm water via a mix of soakaways and the watercourse to the immediate north or east of the site. The IDB advise it is essential that the soakaways are investigated and if ground conditions are found satisfactory, that they are constructed in accordance with the latest Building Research Establishment Digest 365 before construction commences. If the soakaways are not found to be suitable, any direct discharge to the nearby watercourse will require the Board's prior consent. In assessing the proposals, the IDB request planning permission is not granted as the submitted drainage strategy is not suitable and is scarce in detail.

- 7.68 Policy GENP 13 (Flood Risk and Drainage) of Grafham and Ellington Neighbourhood Plan 2020-2036 states:

A proposal shall neither exacerbate existing water supply or wastewater issues nor create water supply or disposal issues for properties elsewhere in the neighbourhood plan area.

A proposal for a new development shall provide a surface water drainage solution using a sustainable drainage system that does not discharge or risk discharge, to the existing foul sewer systems in the villages. Surface water drainage design shall comply with the guidance given in the Cambridgeshire Flood and Water Supplementary Planning Document [Ref 15] and the CCC Surface Water Drainage Guidance for Developers [Ref 16]. It shall be noted that these documents prohibit soakaway design infiltration rates lower than 1×10^{-6} m/s. It is anticipated that soakaways in the heavy clay soils in the neighbourhood plan area will not be possible. Where this is the case, other infiltration methods such as swales, ponds and wetlands shall be explored or, where demonstrably unsuitable, such alternatives as may be acceptable

to the local planning authority with the advice of the Lead Local Flood Authority.

A proposal shall not increase flood risk from any form. A site-specific flood risk assessment in line with the requirements of local and national policy advice shall accompany a proposal on a site with an identified risk of flooding or where otherwise justified by the local planning authority.

- 7.69 It is clear from the proposed site plan that the proposal will increase the amount of hard landscaping on the site. Although the site is outside of the Neighbourhood Plan area, it is considered that this neighbourhood plan policy is relevant as approving the application would be tantamount to including the site within the built-up area. Taking the above into account on whether soakaways are suitable for the site, and in the absence of a sufficient water drainage strategy for the site, Officers consider the application does not contain enough information to assess the drainage implications of the proposal.
- 7.70 Insufficient information has been submitted with the application to demonstrate that the proposal incorporates sustainable drainage systems and would not result in flooding on the site or elsewhere. The proposal is therefore contrary to policies LP5, LP6 and LP15 of the Huntingdonshire's Local Plan to 2036 and GENP 13 of Grafham and Ellington Neighbourhood Plan 2020-2036.

Biodiversity

- 7.71 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.
- 7.72 Policy GENP 10 (Biodiversity and Natural Environment) states:
- All new development shall protect biodiversity and the natural environment and provide a biodiversity net gain and establish, enhance or extend ecological corridors and the connectivity between them.*
- 7.73 The application is accompanied by a Landscaping Schedule, a Preliminary Ecological Appraisal (PEA) by Arbtech, undated, but cites a field survey undertaken on 22nd August, a Great Crested Newt License and a map showing a pond within a 250 metre buffer of the site.
- 7.74 The PEA notes that there are three designated and non-designated County Wildlife sites within 2km of the site with an area of Coastal and Floodplain grazing marsh approximately 140m

north-east of the site. These sites have the capacity to provide important habitats for protected species.

- 7.75 Adjacent to and within the site are mature willow, ash and silver birch trees with a hawthorn understorey, amenity grassland, and bramble. Badger latrines (droppings) were observed outside of the site, although no setts were on site. Badger tracks were seen on site. The PEA notes that the site contains suitable habitat for amphibian foraging, commuting and refuge with three ponds located within 500m of the site and the site is identified as having suitable habitat for reptiles and hedgehogs, negligible suitability for bats. No suitable habitats for otters or water voles were found and no evidence of nesting birds was found, although birds could use the vegetation on site for nesting. The PEA includes recommended protection measures which can be secured by condition.
- 7.76 In terms of biodiversity enhancements, the PEA proposes native trees, hedgerow and shrub planting to include elm, the creation of a wildflower grassland, creation of a wildlife pond to include native plant species and no fish, creation of reptile refugia and hibernacula, planting of native scrub and grassland and creation of basking area such as rock piles. A minimum of four bat boxes are proposed, positioned 3-5m above ground level facing in a south / south westerly direction, with a minimum of four bird boxes 3m above ground level. Bat tubes are proposed to be inserted into the building fabric during construction away from artificial light 3-5m above ground level facing in a south westerly direction. The planting of fruit trees and species rich grassland to provide badger and hedgehog foraging and creation of brush piles or installation of hedgehog houses in shady areas and gaps under boundary fencing to allow movement of hedgehogs. A landscape schedule has been submitted listing all proposed shrubs and trees.
- 7.77 The Wildlife Trust has been consulted as part of the application, who object to the proposals on the grounds that the plans fail to show how the proposed biodiversity enhancement measures have been or could be incorporated into the scheme design. The proposal would also represent a net loss in biodiversity.
- 7.78 While the proposed documents include consideration of Cambridgeshire and Peterborough Environmental Records Centre (CPERC) data, and a licence has been submitted to Natural England for a Great Crested Newts Licencing scheme, the whole range of mitigation measures in the PEA (table 5) are not incorporated into the site design unless provided outside of the red line plan, including the proposed wildlife pond and wildflower grassland. The Wildlife Trust request that a plan should be included showing where each of the proposed biodiversity mitigation and enhancement features will be located.

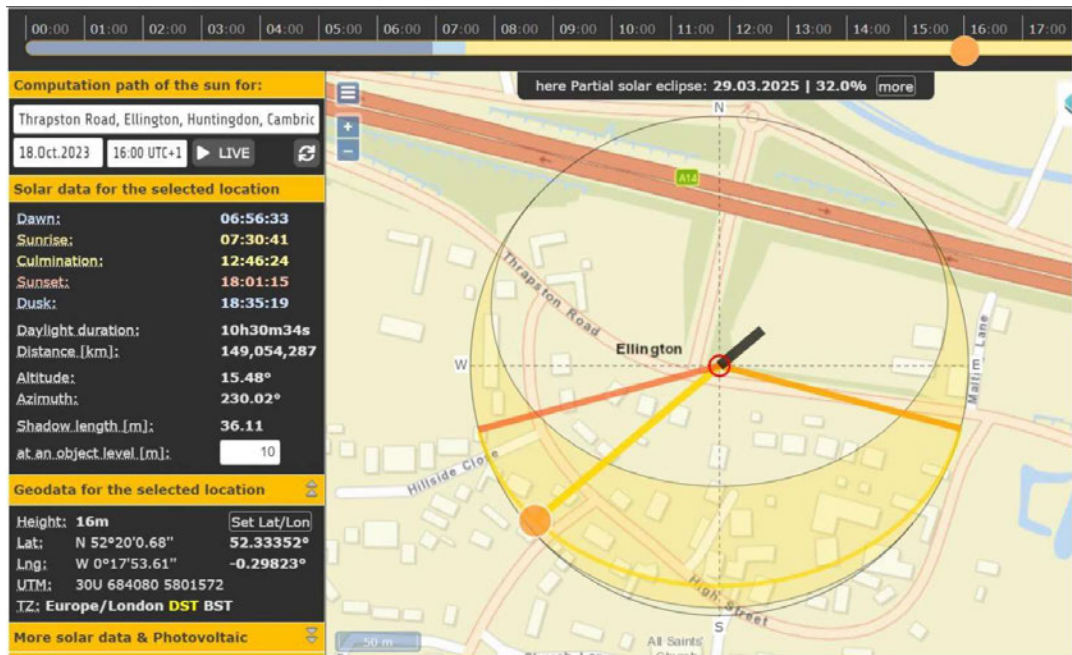
- 7.79 Furthermore, the Wildlife Trust raises concern that the proposed development would result in the loss of medium distinctiveness habitats including other neutral grassland and scrub. It is therefore not clear how the development would achieve a net gain in biodiversity in line with planning policies. The above measures for species, even if secured by way of a planning condition, would not be sufficient by themselves.
- 7.80 Insufficient information has been submitted with the application to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated, that the new development protects biodiversity and the natural environment or provides no loss of biodiversity or biodiversity net gain. The proposal is therefore contrary to policies LP30 of the Huntingdonshire's Local Plan to 2036, GENP 10 of Grafham and Ellington Neighbourhood Plan 2020-2036, The Wildlife and Countryside Act (1981), the Habitats and Protected Species Regulations (2017) and the National Planning Policy Framework (2021).

Trees

- 7.81 An Arboricultural Report has been submitted with the application, proposing that some trees and hedging is removed from the front of the site, with fruit trees proposed to rear gardens of the dwellings.
- 7.82 The Council's Trees Officer has reviewed the submitted information and objects to the proposals.
- 7.83 The Trees Officer notes that the site is located between the A14 and Thrapston Road, on the northern edge of the village and comprises a large area of grassland with boundary trees and hedgerows of varying quality. The southern boundary is sparse, predominantly grass and scrub, with little in the way of mature trees; the exception being the south western corner which features the start of a larger group of trees wrapping around the boundary to the west.
- 7.84 The proposal requires the removal of two individual trees and three groups of trees. All of which are lower quality items.
- 7.85 The footprint of the development and associated driveways sit outside of the Root Protection Area of trees to be retained and there is ample space to bring services into the site without damaging trees.
- 7.86 Of concern is the potential for shading to Plot 1 from G3 and the risk of future growth requiring tree work to ensure appropriate clearances over the parking bays and from the house. Within the supplied Arboricultural Impact Assessment no consideration to these matters has been provided. Given the proposal for Plot 1,

as laid out in Plot 1 – Plans & Elevations drawing, is the kitchen, dining area and family room to be on the western side of the property, there is a risk of shading affecting the appropriate enjoyment of the property resulting in pressure to significantly prune or remove the adjacent trees. Attached below is a screenshot of a sun-calculator as an example of shading extent in the late afternoon in autumn. Given the indicative shading, a full shading analysis should be undertaken, and justification given, why future tree growth and shading will not be an issue with regards to Plot 1.

7.87



7.88 The application is not in alignment with HDC Local Plan to 2036 Policy LP31, the relevant part of which 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...

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

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

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

Where impacts remain the need for, and benefits of, the development in that location must clearly outweigh the loss, threat or damage.

- 7.89 Therefore, on balance, it is considered that the applicant has failed to provide relevant investigation into future tree growth and shading and has failed to address the future threat to the trees from these issues, namely pruning and eventual removing of trees. Subsequently, it is considered that the proposals have not demonstrated that the potential for adverse impacts on trees, woodland, hedges and hedgerows has been investigated, and a failure to seek to conserve and enhance any existing tree, woodland, hedge or hedgerow of value that would be affected by the proposed development and therefore does not accord with Policy LP 34 of the adopted Huntingdonshire Local Plan

Conclusion and Planning Balance

- 7.90 As the site is located within the countryside and as the proposal is for market housing not meeting any criteria of policies for appropriate development in the countryside (namely: LP10 'The Countryside', LP 19 'Rural Economy', LP 22 'Local Services and Community Facilities', LP 23 'Tourism and Recreation', LP 28 'Rural Exceptions Housing', LP 33 'Rural Buildings' and LP 38 'Water Related Development'), the application fails to demonstrate that there is a need for dwellings in its countryside location which is contrary to the relevant policies of the Huntingdonshire Local Plan to 2036 and Grafham and Ellington Neighbourhood Plan 2020-2036.
- 7.91 The proposal is also inadequate in terms of the submitted information on design, impact to the Ellington Conservation Area, amenity, drainage / flood risk, impact to ecology / biodiversity and tree impacts.
- 7.92 Having regard to all relevant material considerations, it is concluded that the proposal would not accord with local and national planning policy. Therefore, it is recommended that planning permission be refused.

8. RECOMMENDATION - REFUSAL for the following reasons:

1. The application fails to demonstrate that the principle of development is acceptable. As the proposal is for market housing in the countryside outside of the settlement boundary of Ellington with no evidence that the proposal meets the specific and limited opportunities for development within its countryside location, it is considered that the proposal constitutes encroachment into the countryside and is therefore contrary to both the Huntingdonshire Local Plan Policy LP9 and Policy GENP1 of Grafham and Ellington Neighbourhood Plan 2020-2036.

2. The proposals by virtue of their location, siting, scale, massing and appearance would be contrary to Local Plan Policy LP11, LP12 (parts a, b and c) and the placemaking principles set out in Chapter 3 of the HDC Design Guide SPD.
3. The proposal would have a detrimental impact to the perception and transitional nature of the site from the conservation area and rural setting with no public benefits to outweigh the harm the proposal would have on land outside the identified built-up area. The proposals do not have regard to the preservation and enhancement of the Ellington Conservation Area and are therefore in accordance with ss72 of the Planning (LBCA) Act 1990, and also with policy LP 34 of the adopted Huntingdonshire Local Plan and so is in direct conflict with Policy GENP 2 of Grafham and Ellington Neighbourhood Plan and should be refused on heritage harm to both the Ellington Conservation Area and the rural landscape which comprises its setting.
4. The loss of open space and sense of enclosure is considered to contribute to an oppressive or overbearing experience and would not provide a high standard of amenity for users and occupiers of neighbouring land and so is contrary to Policy LP14 of the Local Plan and Paragraph 130(f) of the NPPF 2021.
5. Insufficient information has been submitted with the application to demonstrate that the proposal incorporates sustainable drainage systems and would not result in flooding on the site or elsewhere. The proposal is therefore contrary to policies LP5, LP6 and LP15 of the Huntingdonshire's Local Plan to 2036 and GENP 13 of Grafham and Ellington Neighbourhood Plan 2020-2036.
6. Insufficient information has been submitted with the application to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated, that the new development protects biodiversity and the natural environment or provides no loss of biodiversity or biodiversity net gain. The proposal is therefore contrary to policies LP30 of the Huntingdonshire's Local Plan to 2036, GENP 10 of Grafham and Ellington Neighbourhood Plan 2020-2036, The Wildlife and Countryside Act (1981), the Habitats and Protected Species Regulations (2017) and the National Planning Policy Framework (2021).
7. The applicant has failed to provide relevant investigation into future tree growth and shading and has failed to address the future threat to the trees from these issues, namely pruning and eventual removing of trees. Subsequently, it is considered that the proposals have not demonstrated that the potential for adverse impacts on trees, woodland, hedges and hedgerows has been investigated, and a fails to seek to conserve and enhance existing trees, woodland, hedge or hedgerow of value that would be affected by the proposed development. The proposal therefore

does not accord with Policy LP 34 of the Huntingdonshire's 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 **Marie Roseaman Senior Development Management Officer** – marie.roseaman@huntingdonshire.gov.uk

From: Clerk <clerk@ellingtonparishcouncil.gov.uk>
Sent: 14 March 2023 10:55
To: Marie Roseaman
Subject: RE: Planning Application 23/00228/FUL - PARISH COUNCIL RESPONSE

Importance: High

Good Morning Marie,

Ellington Parish Council met last night to consider this application.

Members recommended "Approval" with the following comment:

The Parish Council are aware this application is outside of the Neighbourhood Plan boundary for development. However, the Parish Council recommended "Approval" as follows:

- The application is for a small scale development on what effectively is unused derelict waste ground.
- The development would be a continuation of existing development creating a uniformed street scene.

Proposed Cllr Norton seconded Cllr Porter

Kind regards

Lisa Hazel

Clerk, Ellington Parish Council

Development Management Committee

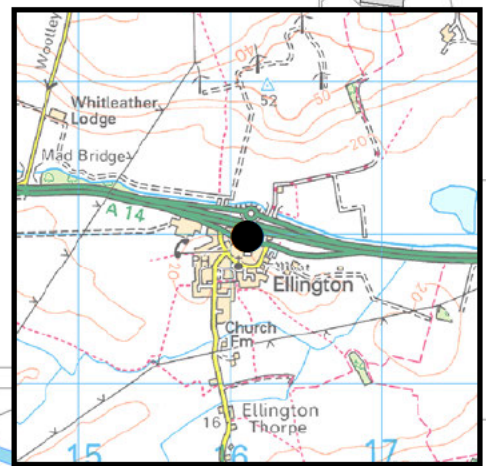
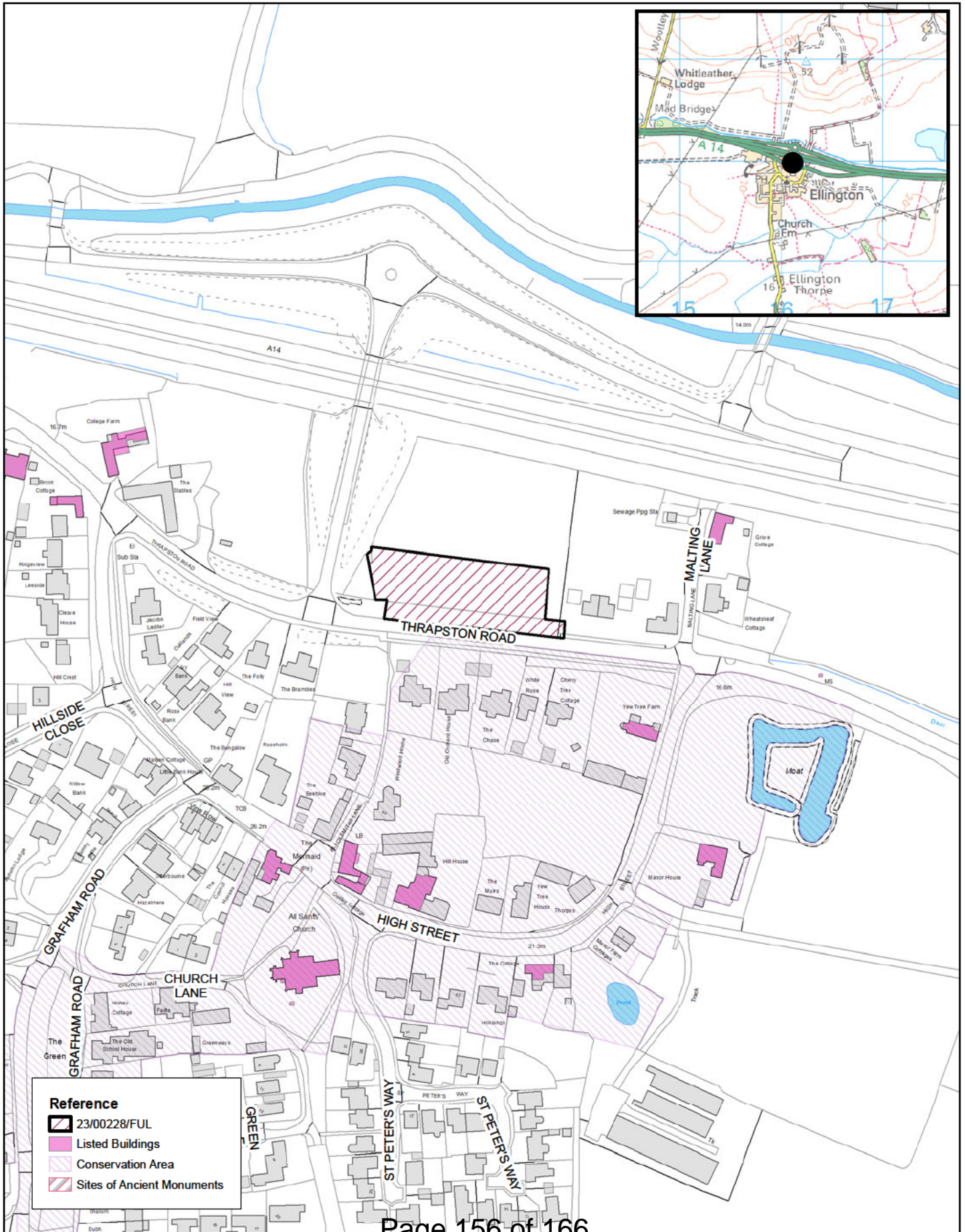


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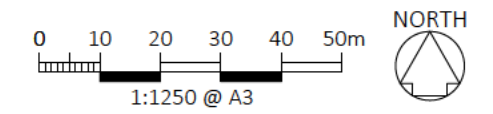
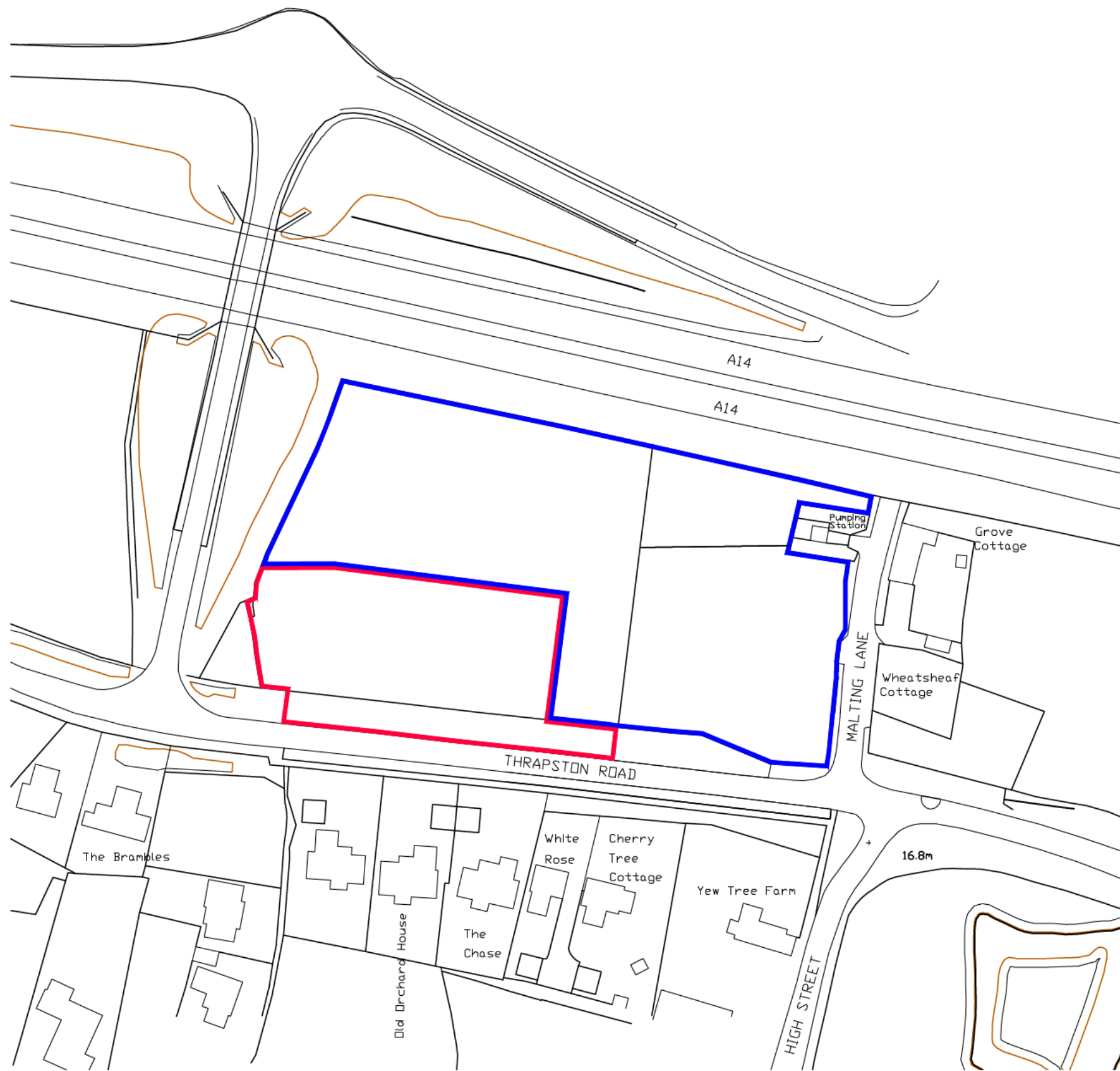
Application Ref:23/00228/FUL

Date Created: 07/08/2023

Location:Ellington

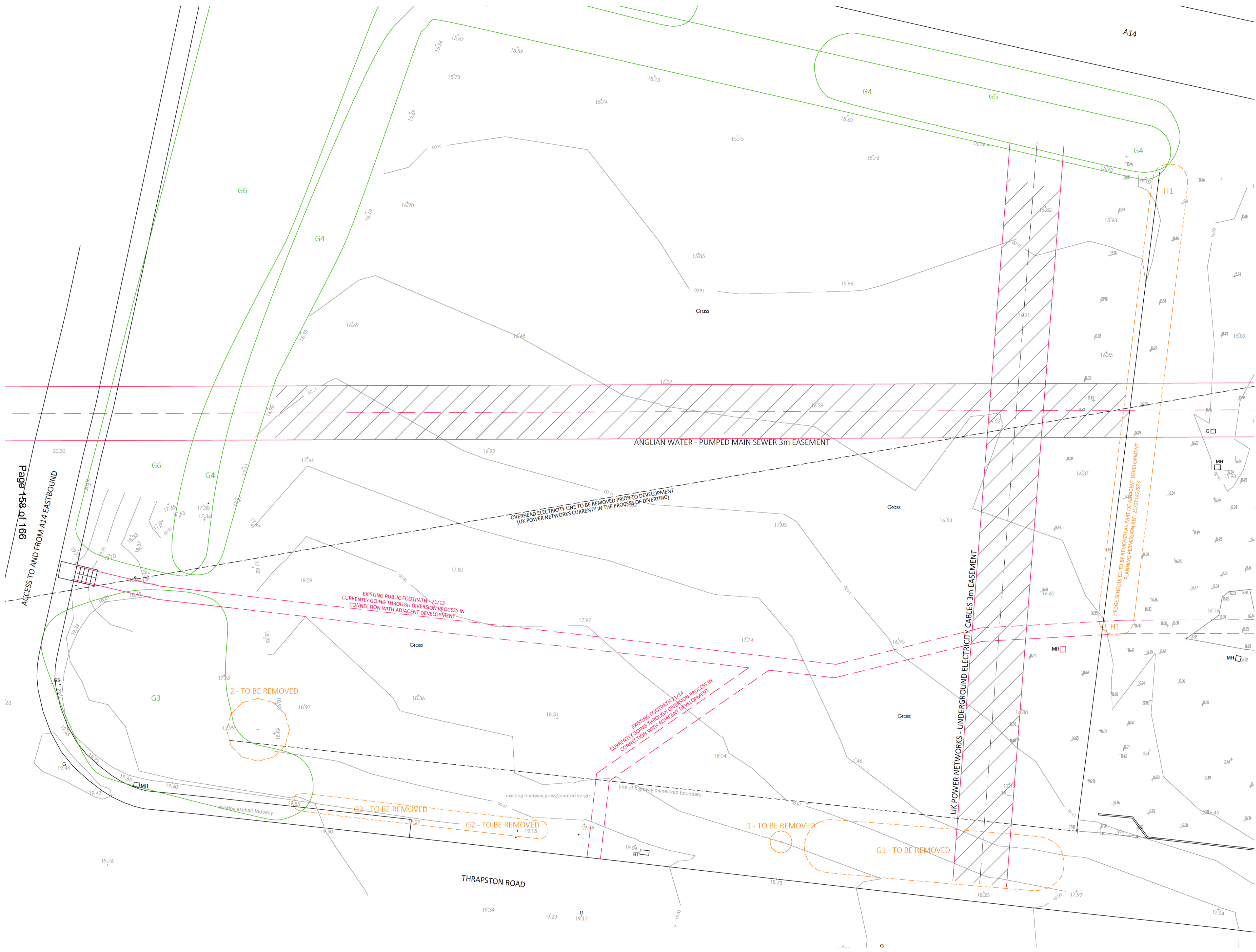



Reference	
	23/00228/FUL
	Listed Buildings
	Conservation Area
	Sites of Ancient Monuments



REVISION A
 AMENDED RED LINE
DWELLINGS off THRAPSTON ROAD, ELLINGTON
 For ROSE HOMES (EA) LTD
 SITE: LOCATION PLAN
 Scale: 1:1250 @ A3 Date: 13/07/2022
 Drawn: DC Dwg No: 21050/L(90.1)01A

DC 17/11/2022
PDG ARCHITECTS LTD
 1 Eaglethorpe Barns,
 Eaglethorpe, Warmington,
 Peterborough, PE8 6TJ
 T: 01733 371000
 E: design@pdgarchitects.co.uk
 W: www.pdgarchitects.co.uk



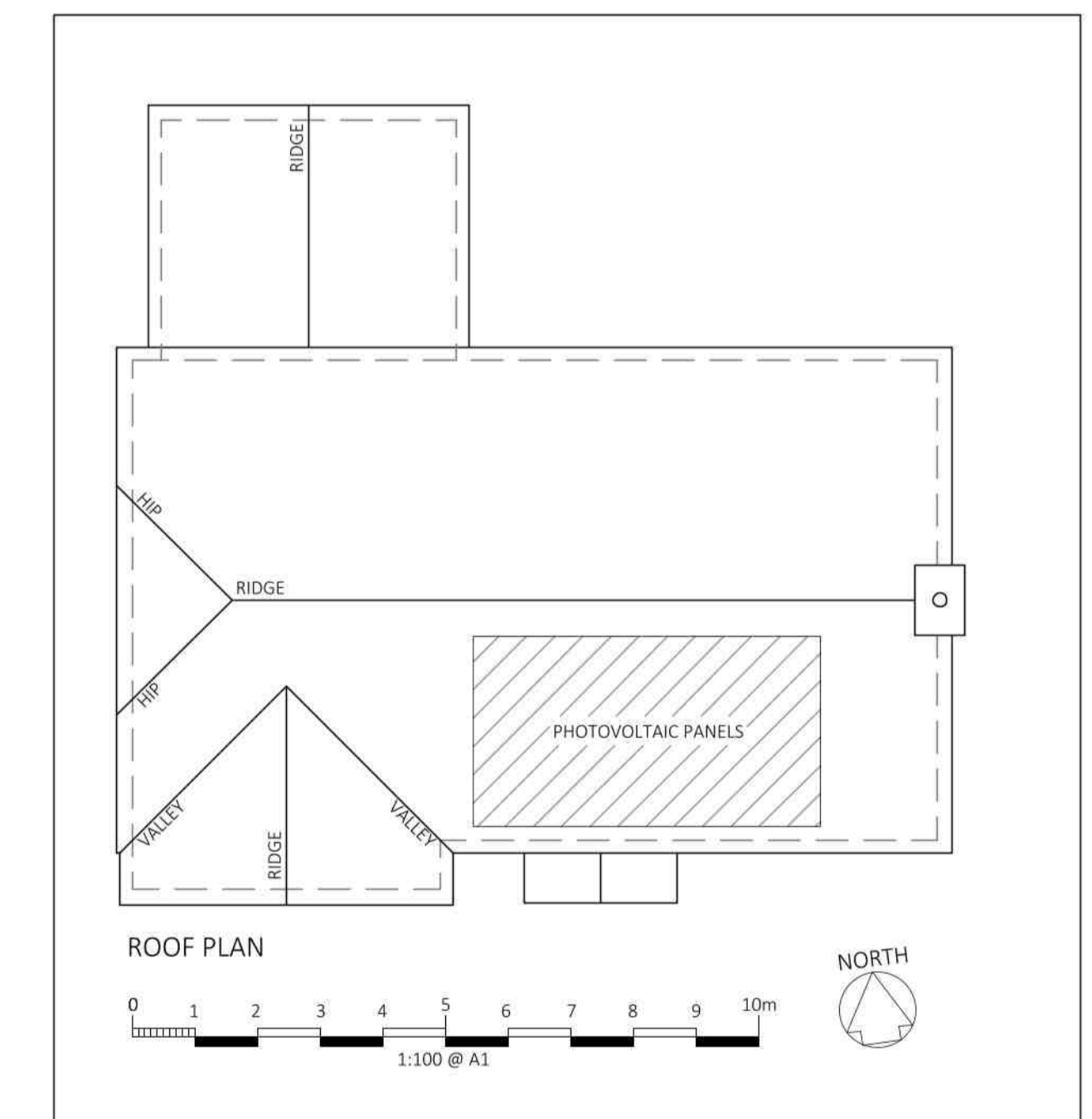
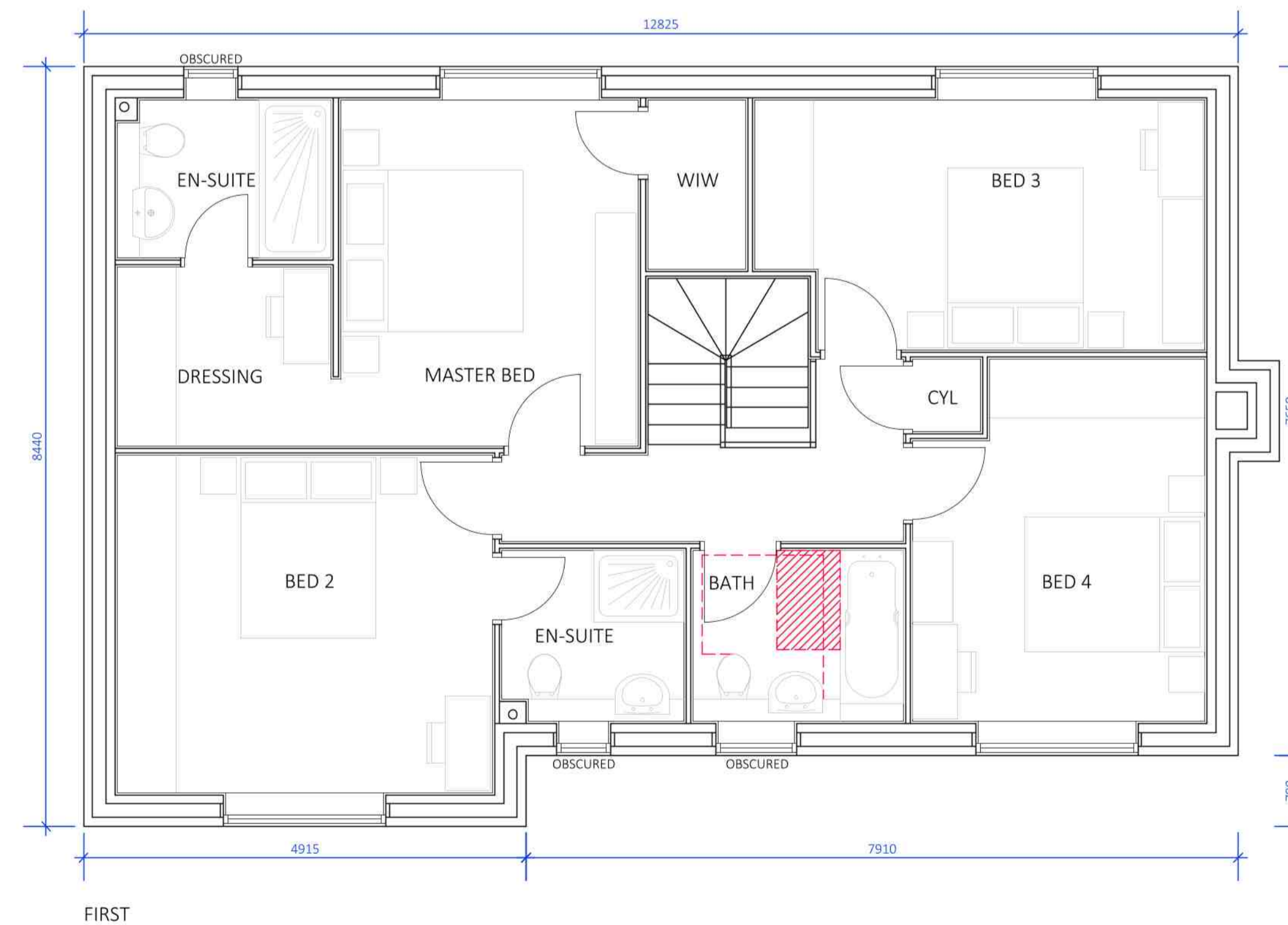
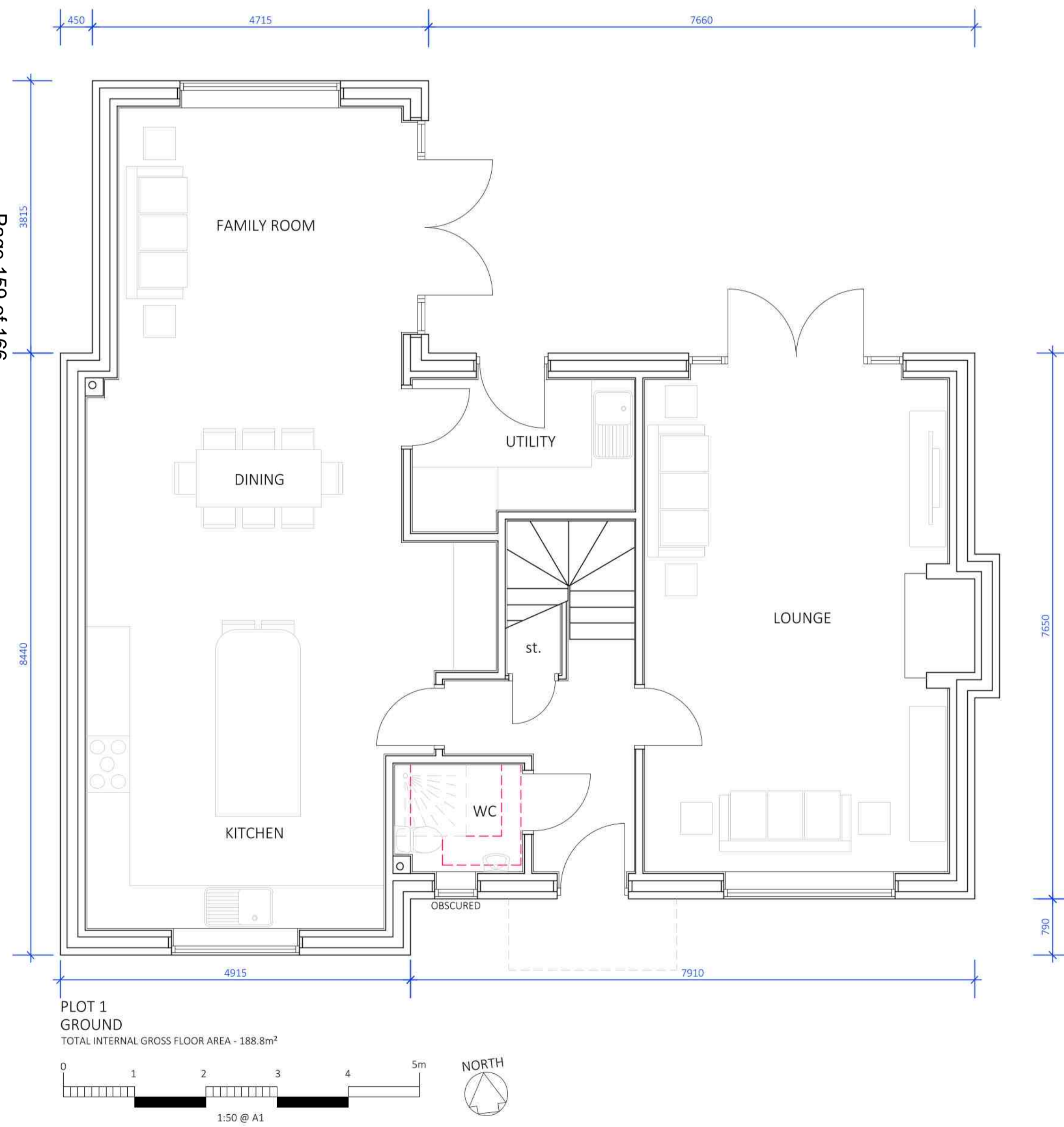
REVISION A

 ADDED ANNOTATION TO H1, ADDED OVERHEAD ELECTRIC LINE
DWELLINGS off THRAPSTON ROAD, ELLINGTON
 For ROSE HOMES (EA) LTD
 SITE: EXISTING LAYOUT (BLOCK PLAN)
 Scale: 1:200 @ A1 Date: 05/09/2022
 Drawn: DC Dwg No: 21050/L(90.1)02A

DC 02/12/2022
PDG ARCHITECTS LTD
 1 Eaglethorpe Barns
 Eaglethorpe, Warrington,
 Peterborough, PE8 6TJ
 T: 01733 371000
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 W: www.pdgarchitects.co.uk



NOTES:
- SEE SEPERATE SCHEDULE OF MATERIALS.

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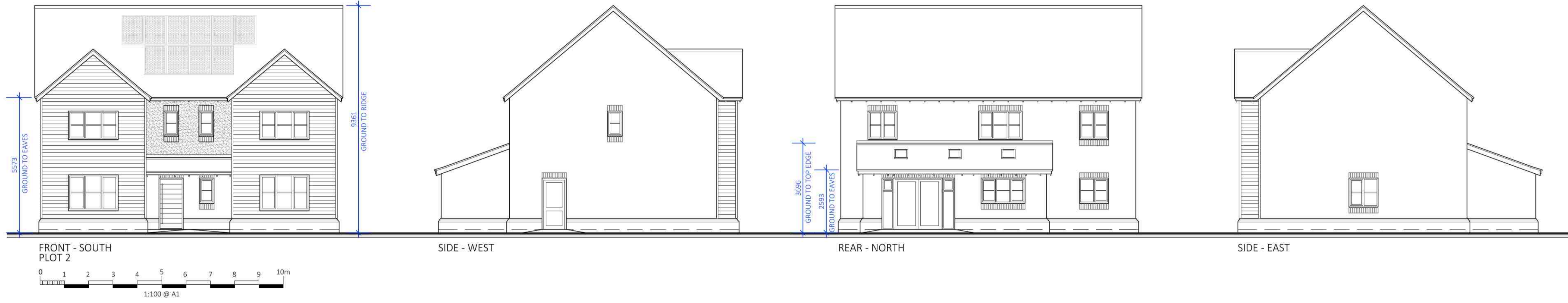
REVISION E ALTERED TO VERTICAL CLADDING AT FIRST FLOOR LEVEL
 REVISION D ALTERED ELEVATIONS, ADDED CHIMNEY
 REVISION C ALTERED UTILITY LAYOUT
 REVISION B ADDED STONE QUINS & CILLS TO FRONT ELEVATION, ADDED DIMS, ADDED ANNOTATION & ROOF PLAN
 REVISION A REMOVED SOLDIER COURSE TO OPENINGS

DC 23/05/2023
 DC 19/05/2023
 DC 01/12/2022
 DC 24/10/2022
 DC 24/08/2022

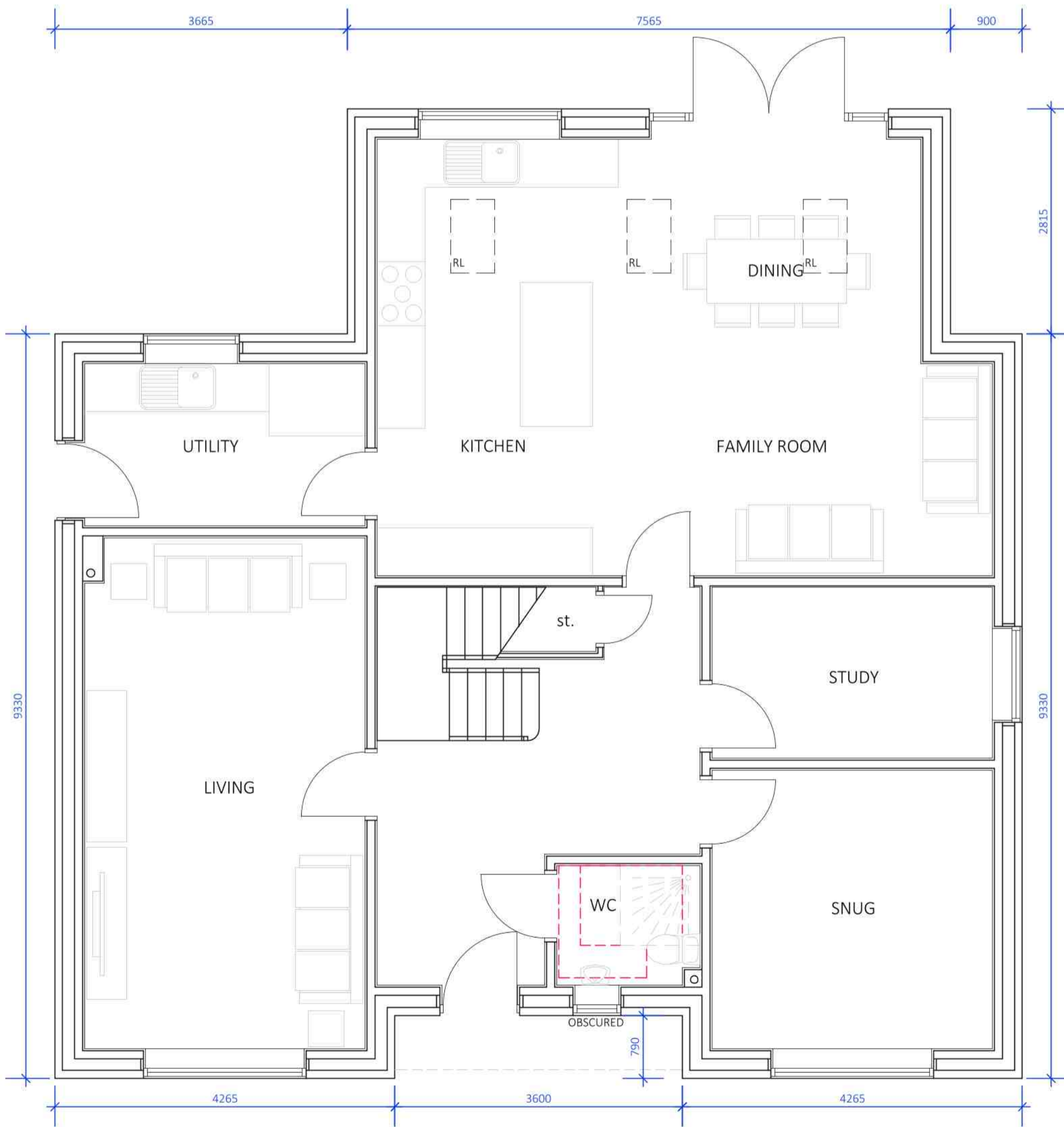
DWELLINGS off THRAPSTON ROAD, ELLINGTON
 For ROSE HOMES (EA) LTD
 PROPOSED: PLOT 1 - PLANS & ELEVATIONS
 Scale: 1:50/1:100 @ A1 Date: 01/08/2022
 Drawn: DC Dwg No: 21050/PL02E

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 1 Eaglethorpe Bams
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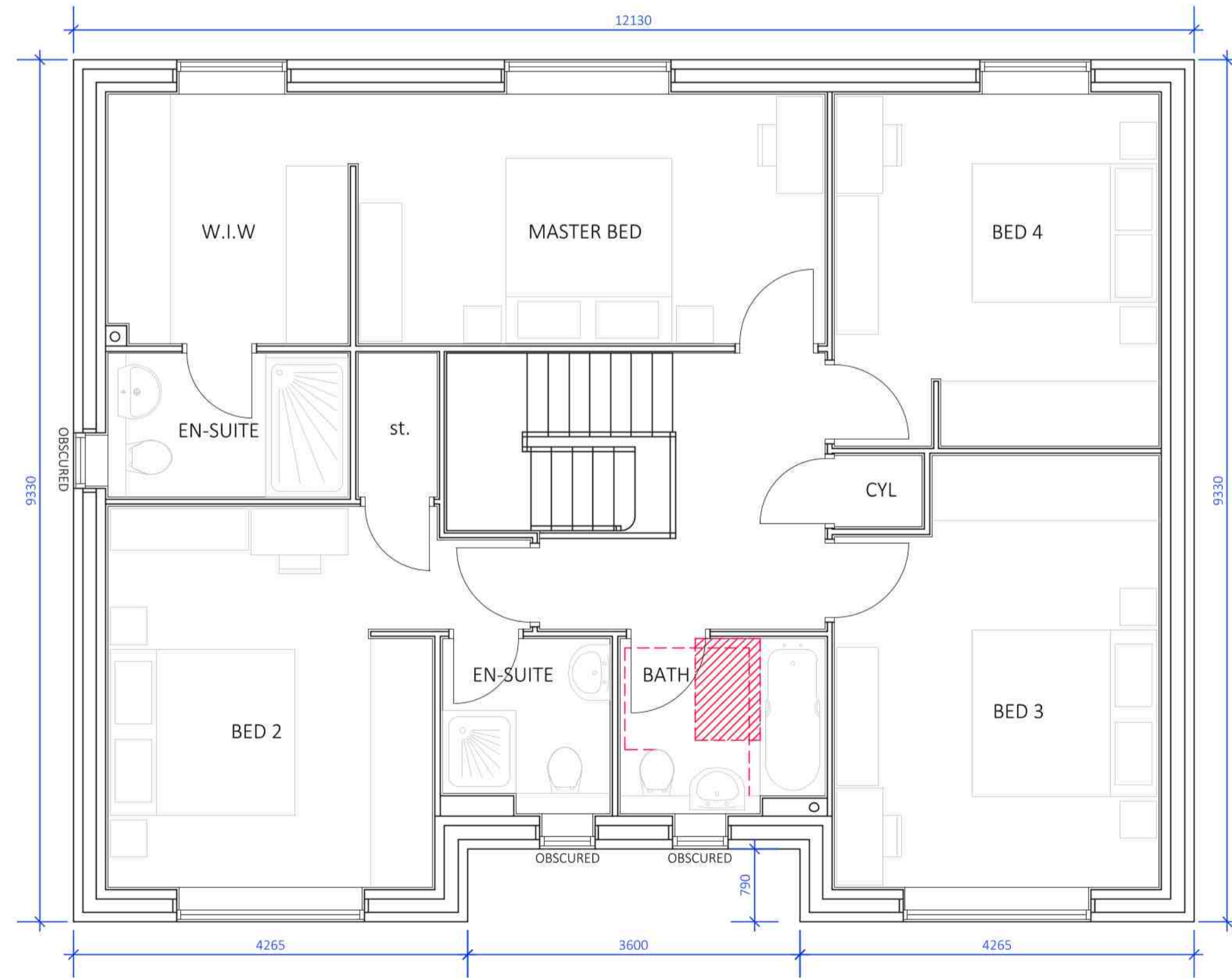
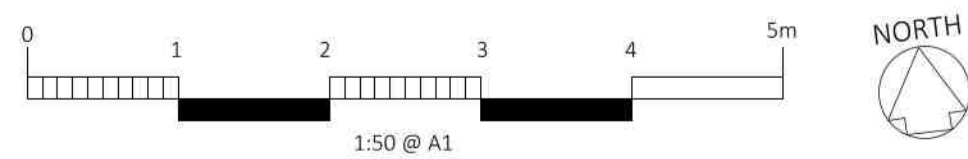
NOTES:
- SEE SEPERATE SCHEDULE OF MATERIALS.



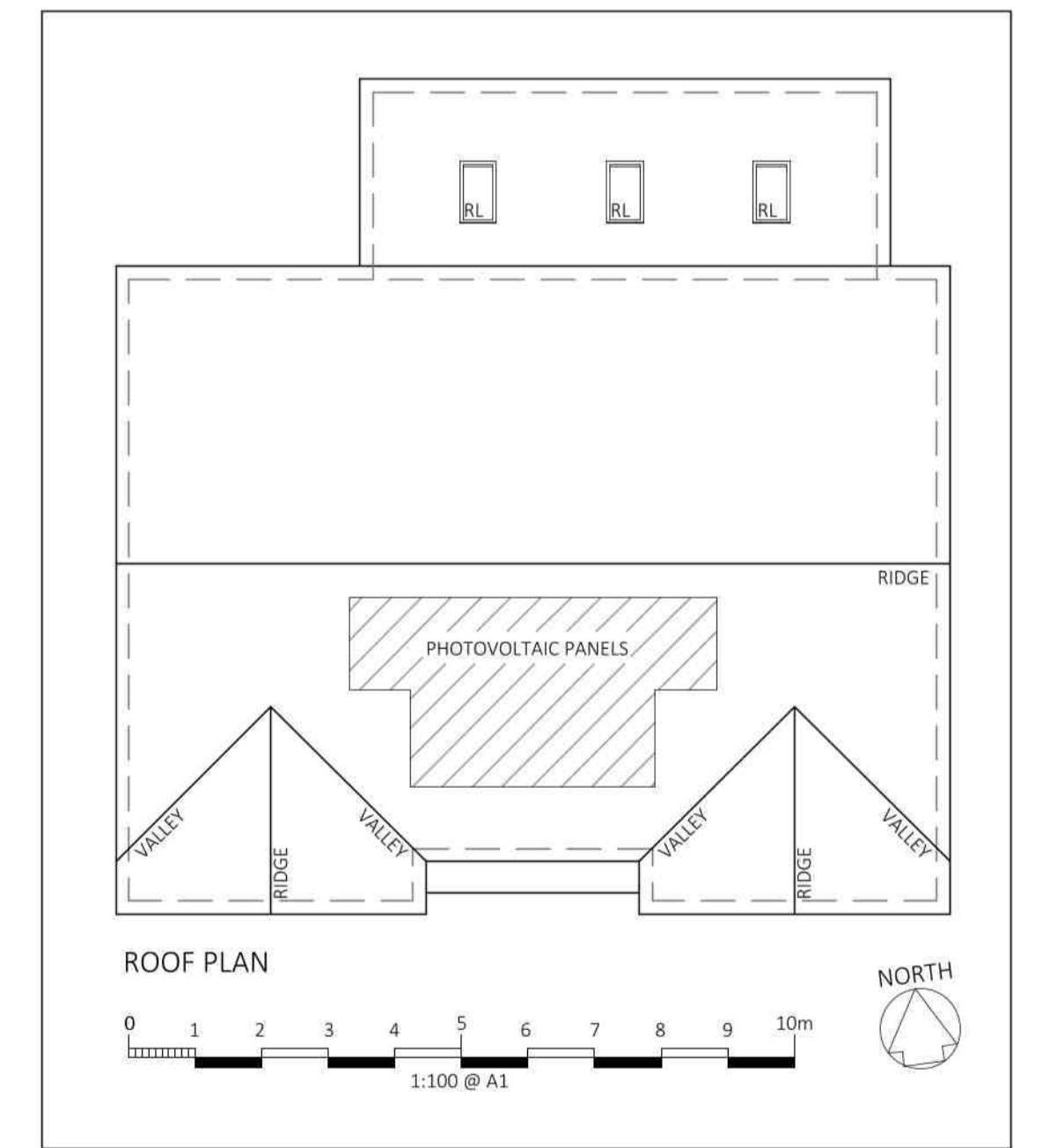
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PLOT 2
GROUND
TOTAL INTERNAL GROSS FLOOR AREA - 207.6m²

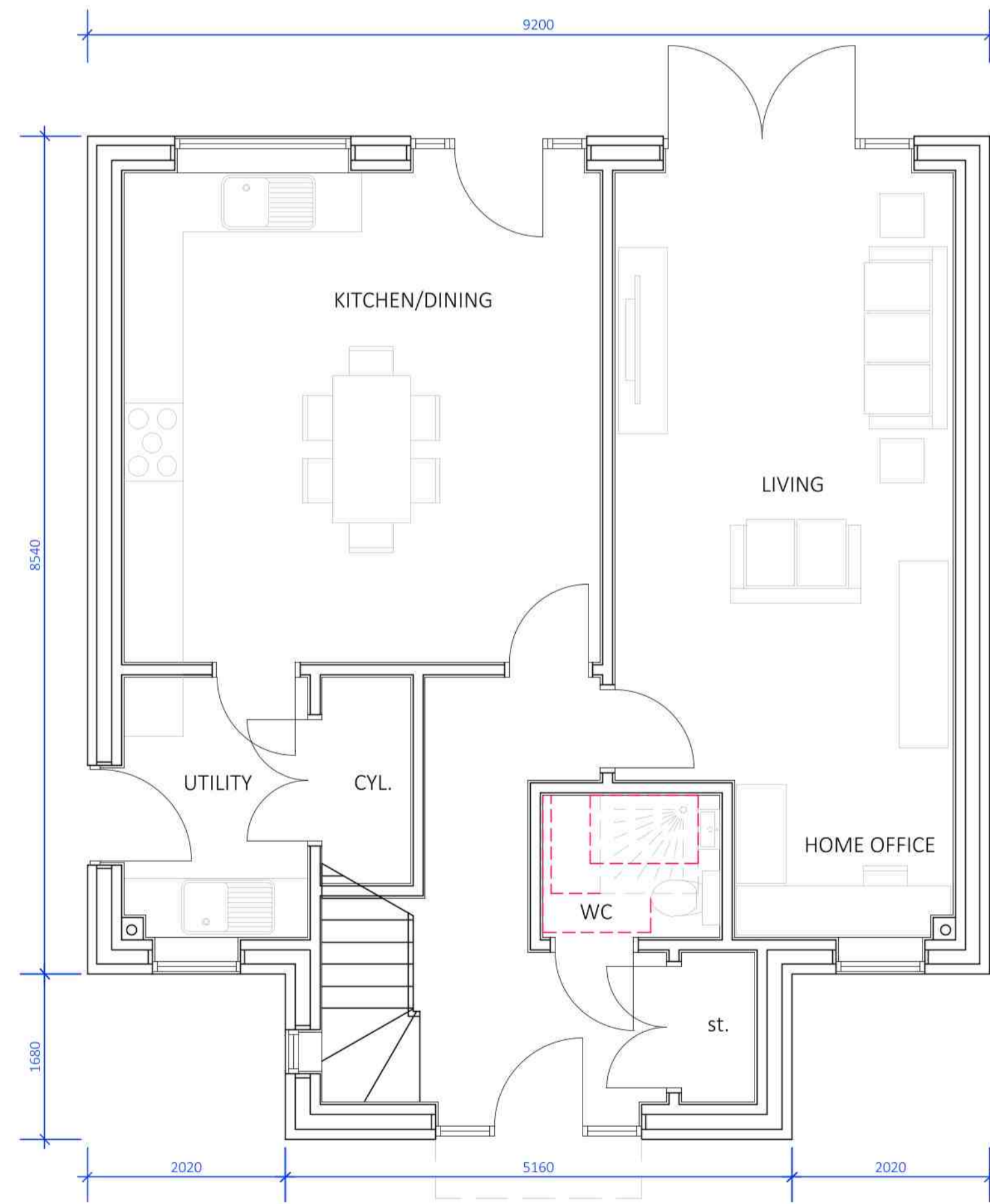


FIRST



ROOF PLAN

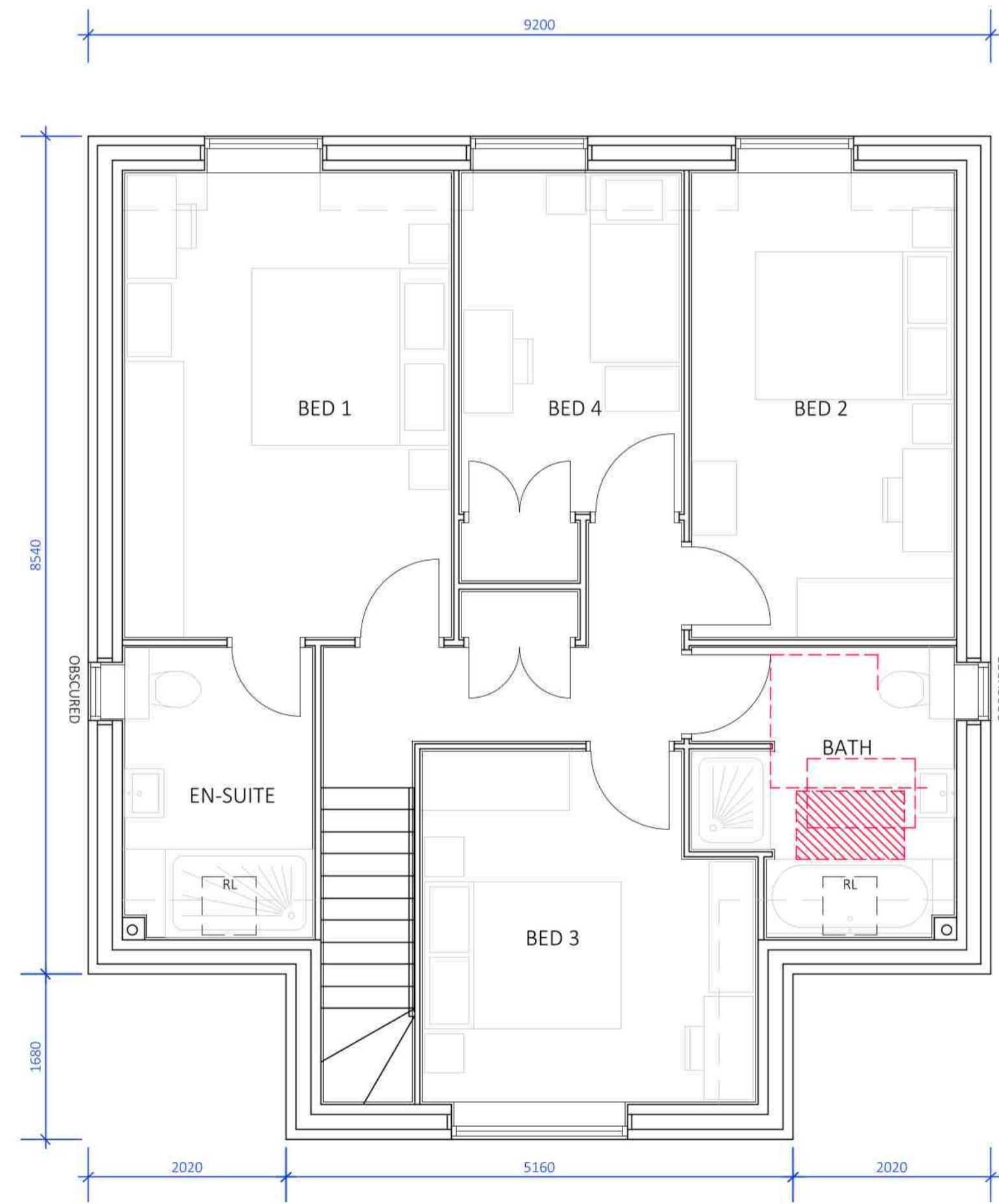
NOTES:
- SEE SEPERATE SCHEDULE OF MATERIALS.



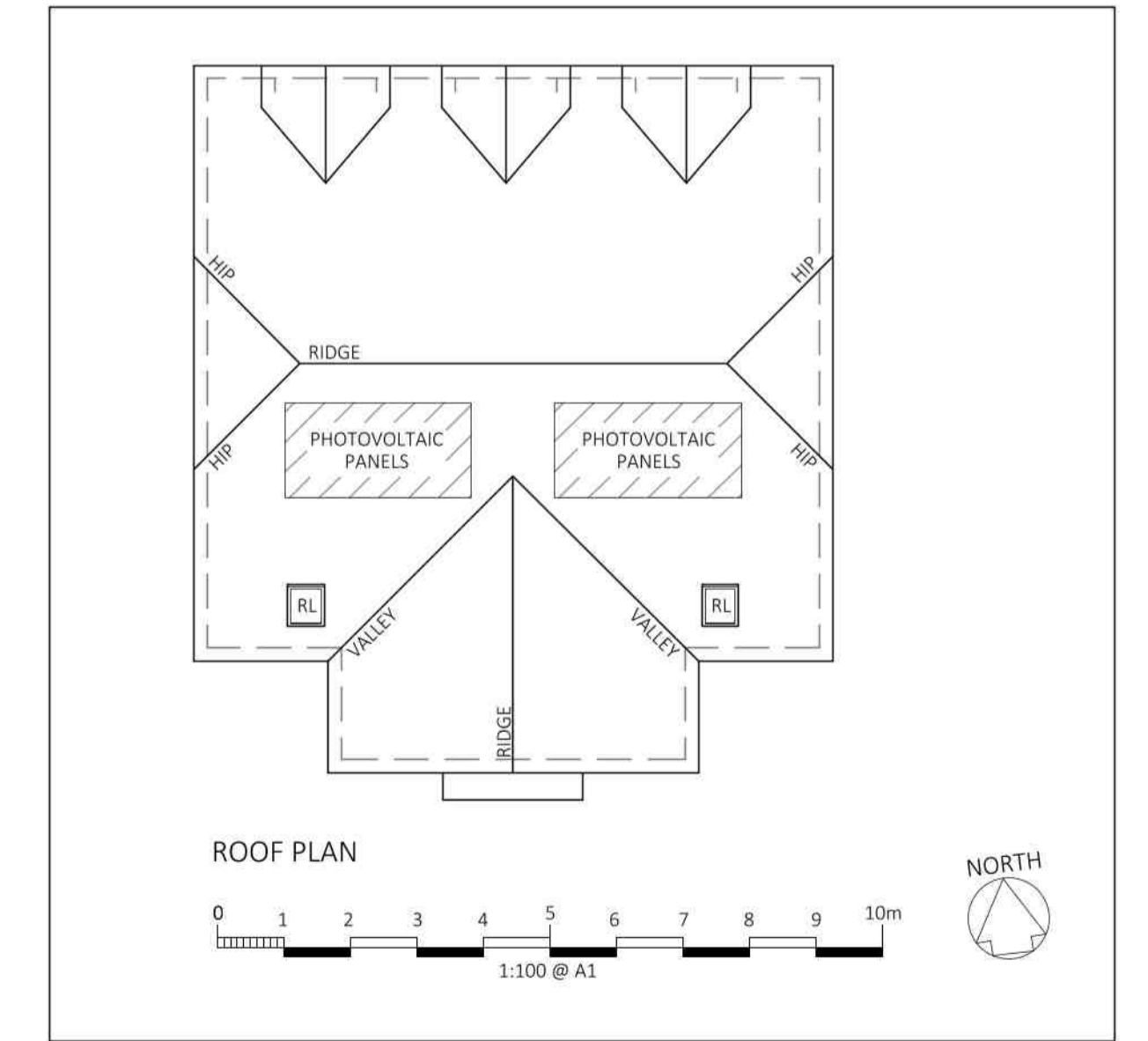
PLOT 3
GROUND
TOTAL INTERNAL GROSS FLOOR AREA - 146.4m²

0 1 2 3 4 5m
1:50 @ A1

NORTH



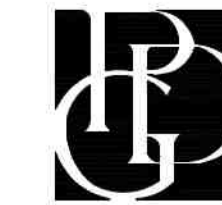
FIRST
- DENOTES LINE OF 2.0m HEADROOM



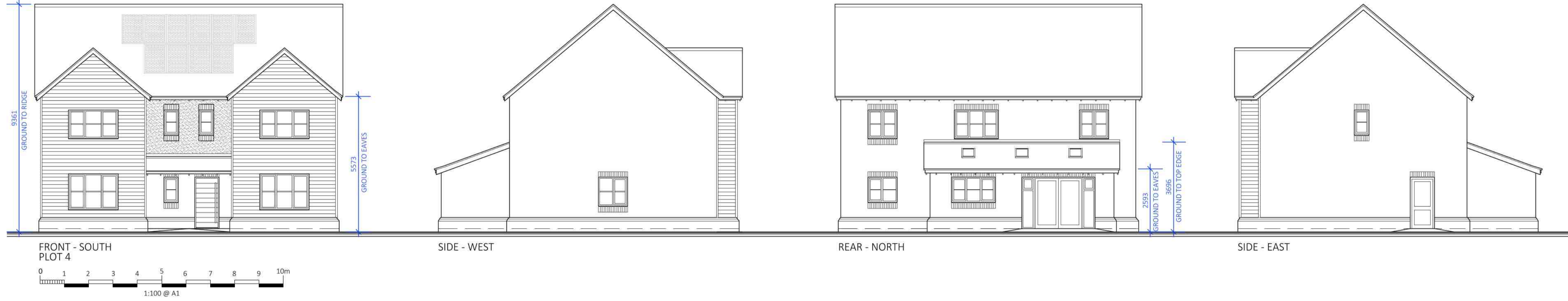
ROOF PLAN

0 1 2 3 4 5 6 7 8 9 10m
1:100 @ A1

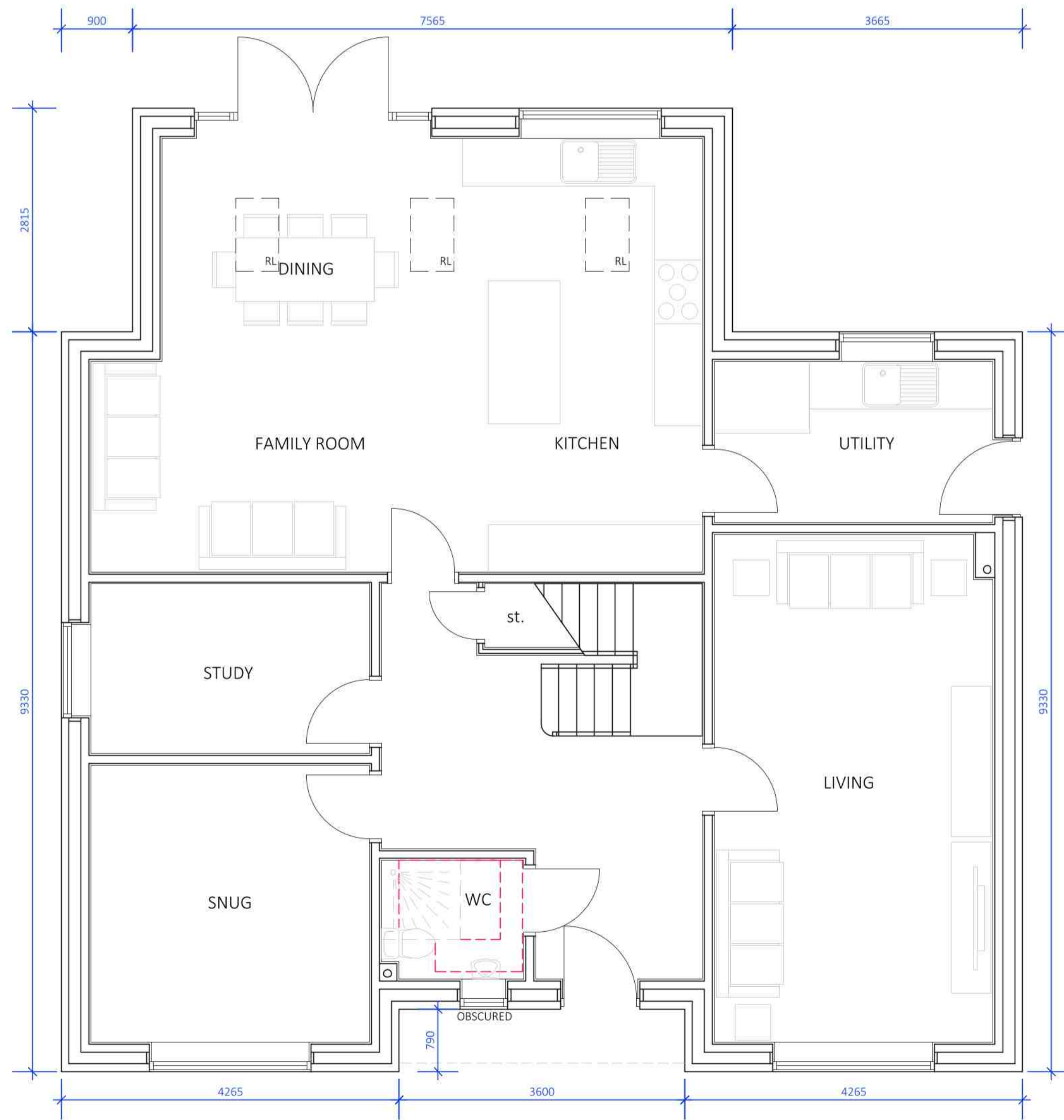
NORTH



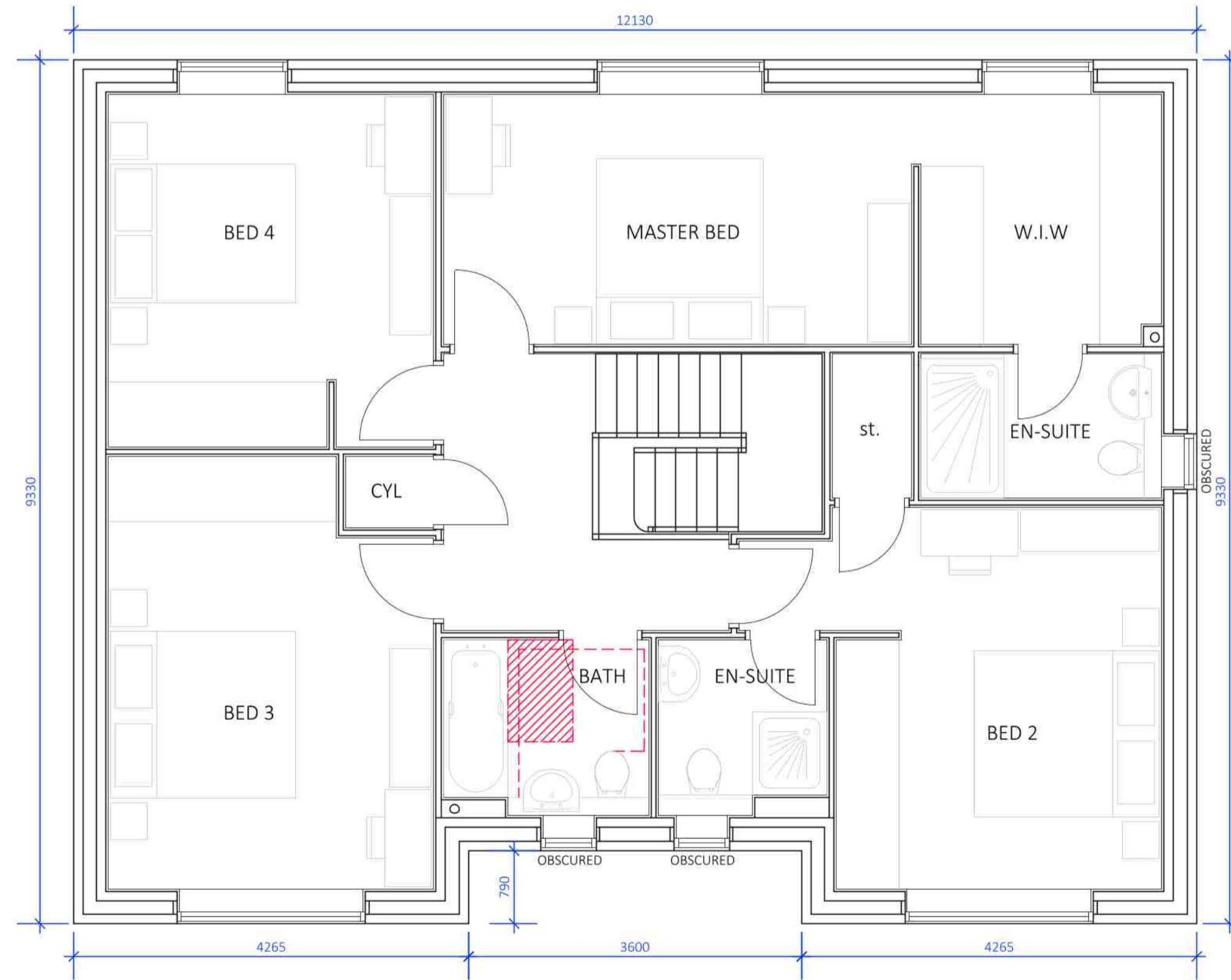
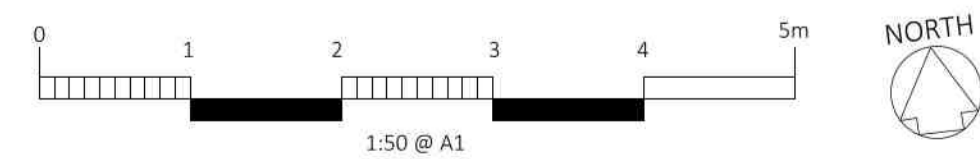
NOTES:
- SEE SEPERATE SCHEDULE OF MATERIALS.



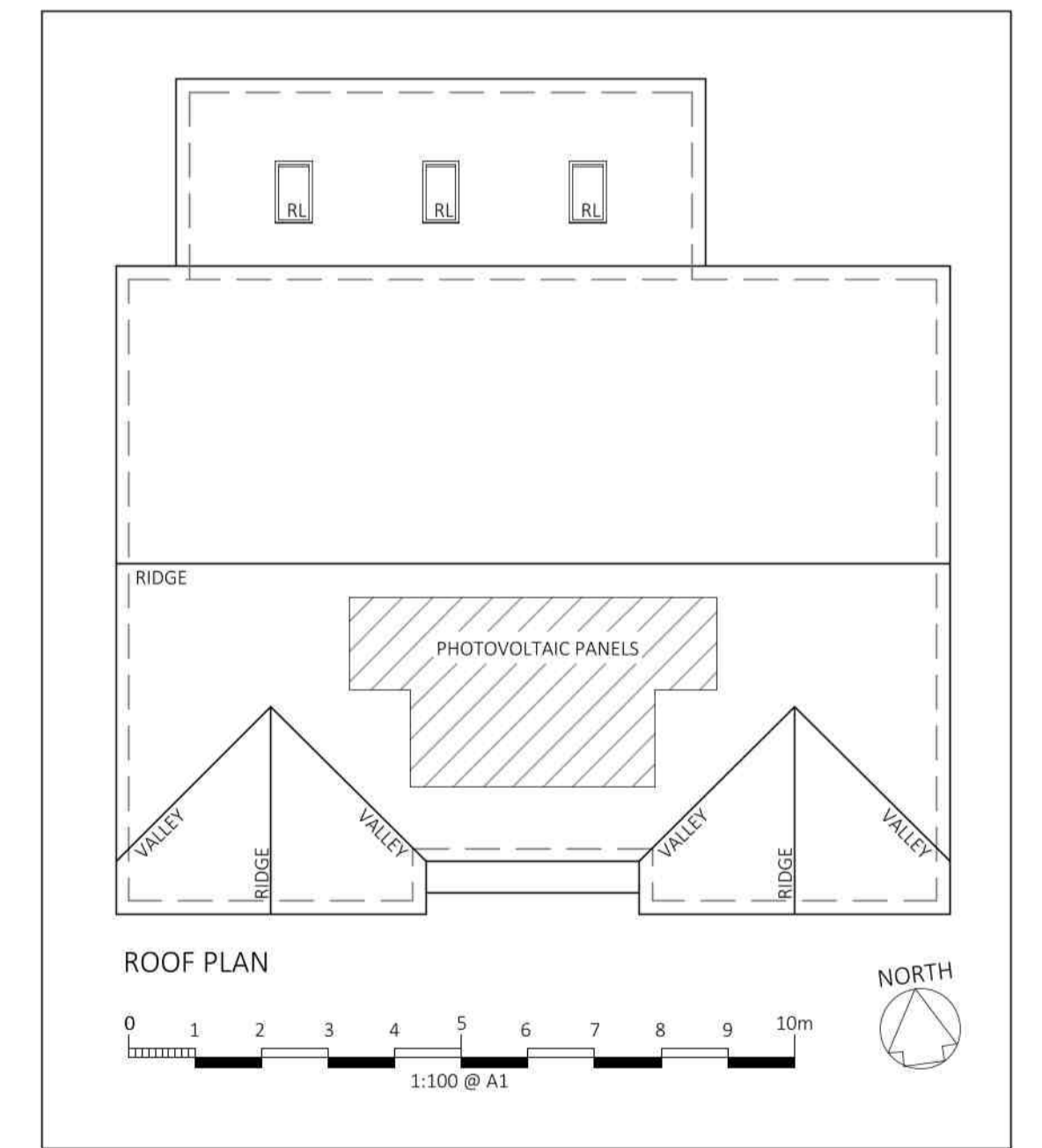
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PLOT 4
GROUND
TOTAL INTERNAL GROSS FLOOR AREA - 207.6m²



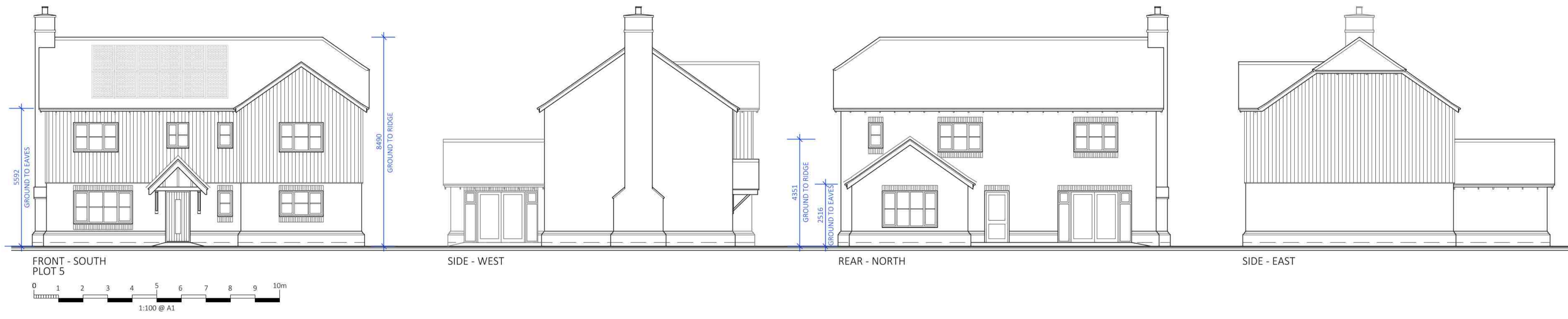
FIRST



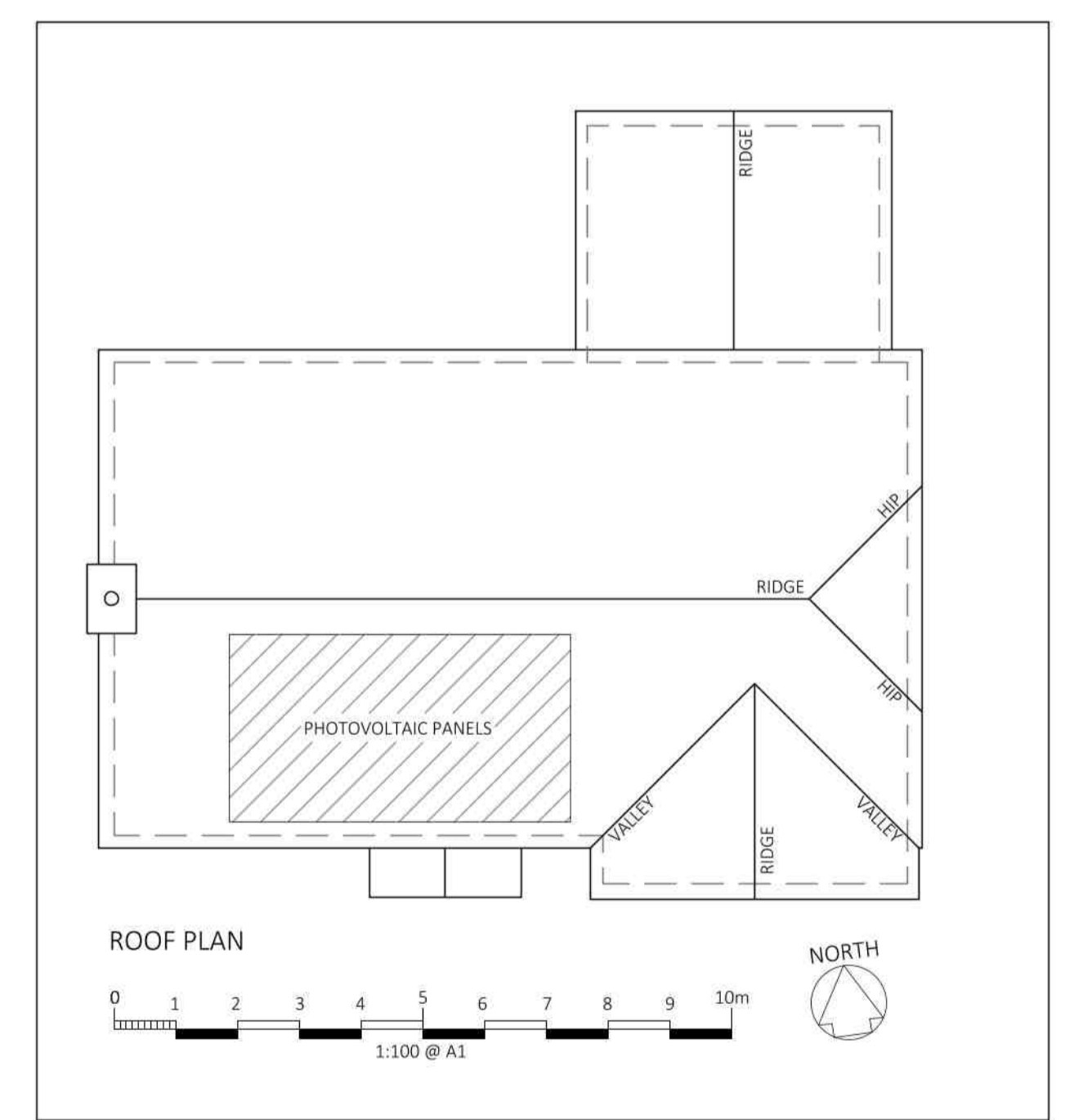
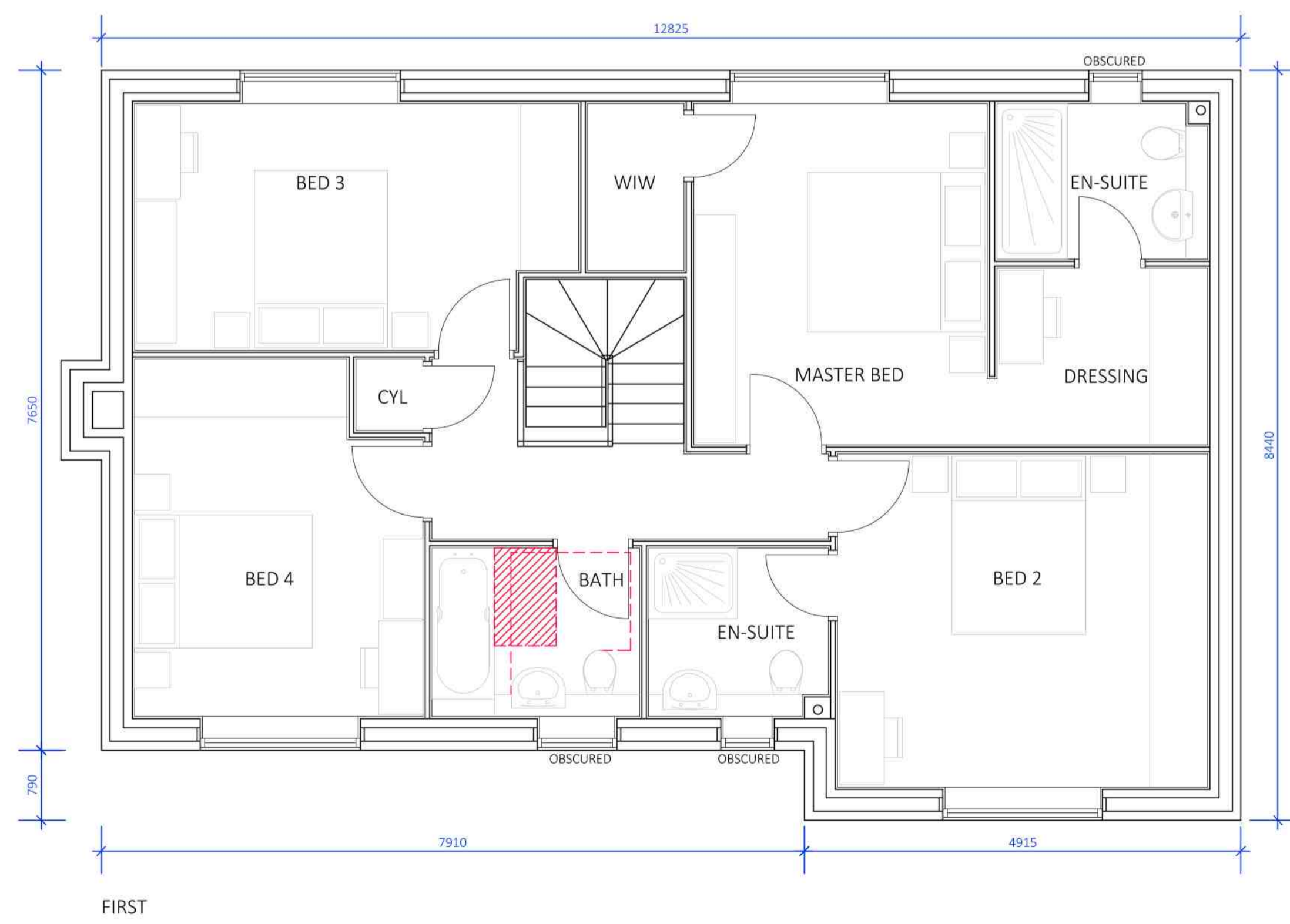
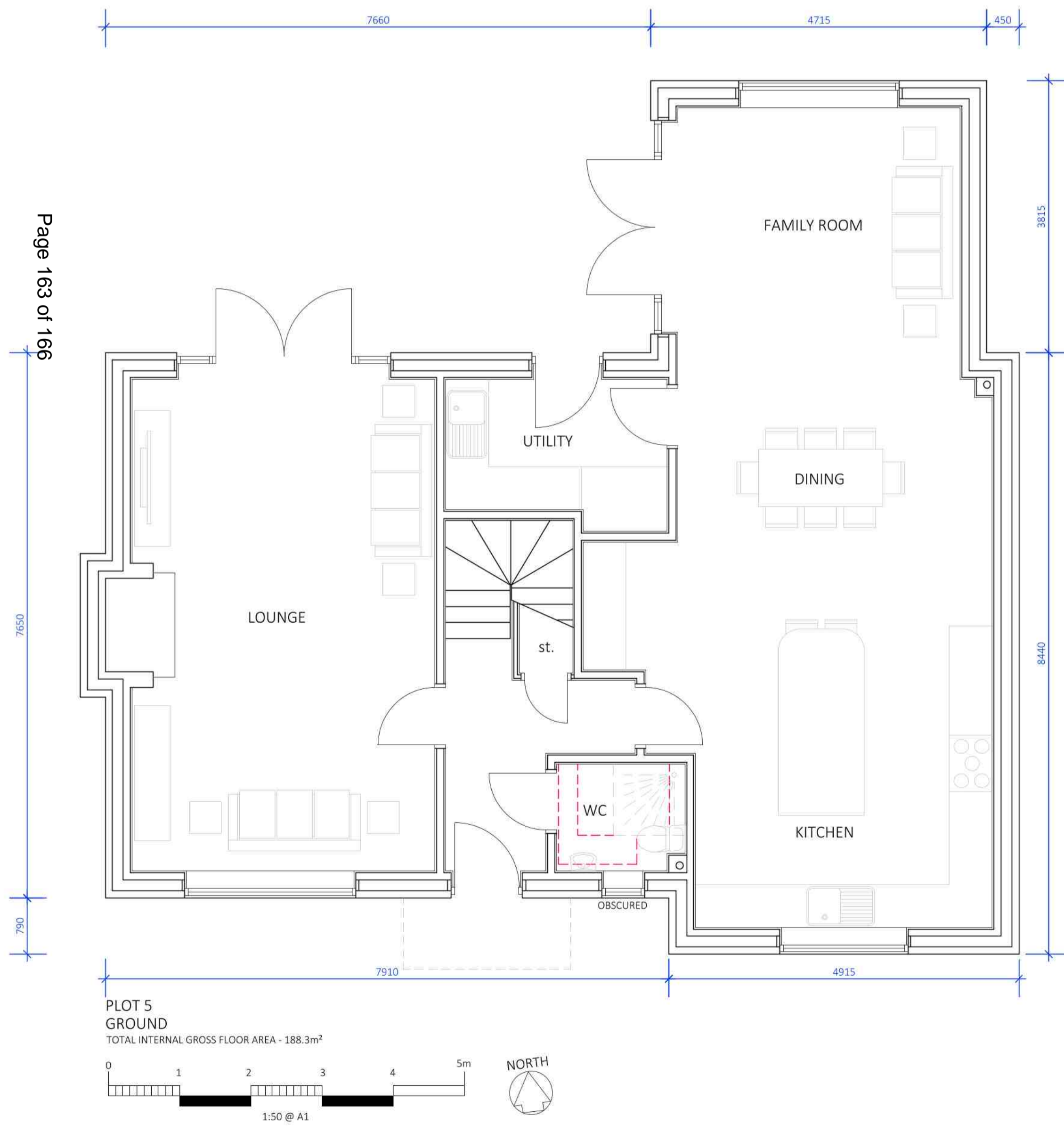
REVISION D	ALTERED CLADDING	DC	23/05/2023
REVISION E	ALTERED ELEVATIONS	DC	15/05/2023
REVISION B	ALTERED UTILITY LAYOUT	DC	01/12/2022
REVISION A	ADDED DIMS, ANNOTATION & ROOF PLAN	DC	02/09/2022

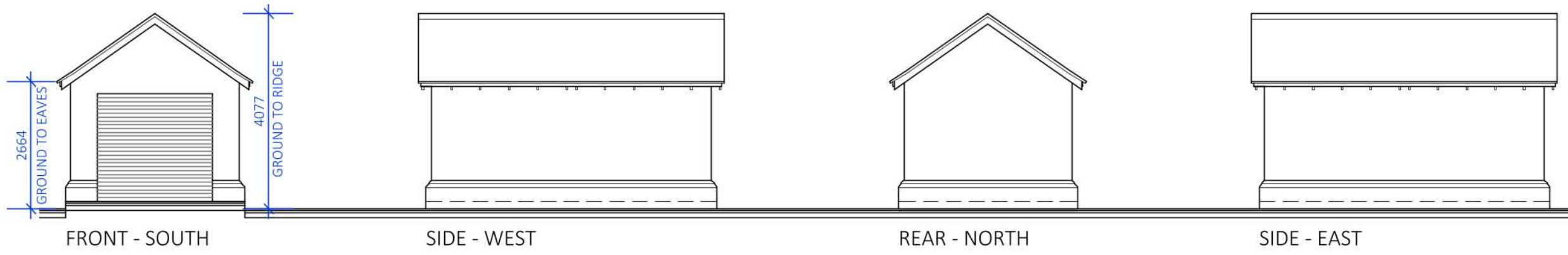
PDG ARCHITECTS LTD
1 Eaglethorpe Barns
Eaglethorpe, Warrington,
Peterborough, PE8 6TJ
T: 01733 371000
E: design@pdgarchitects.co.uk
W: www.pdgarchitects.co.uk

DWELLINGS off THRAPSTON ROAD, ELLINGTON
For ROSE HOMES (EA) LTD
PROPOSED: PLOT 4 - PLANS & ELEVATIONS
Scale: 1:50/1:100 @ A1 Date: 01/08/2022
Drawn: DC Dwg No: 21050/PL03D

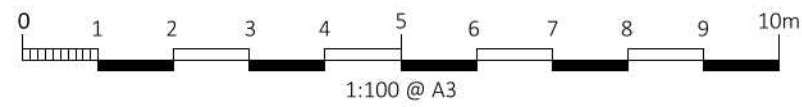


NOTES:
- SEE SEPERATE SCHEDULE OF MATERIALS.

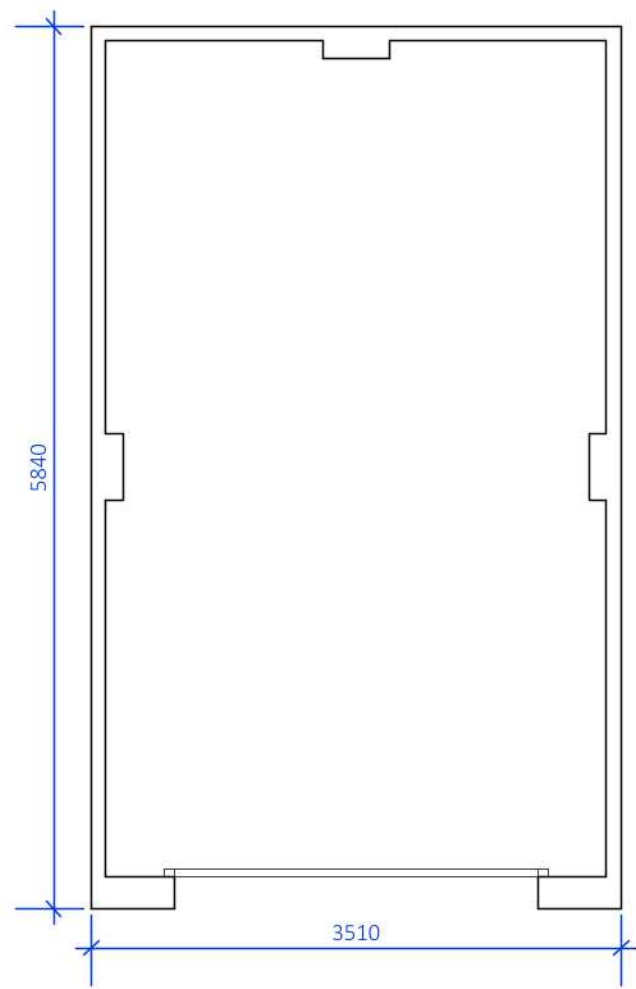




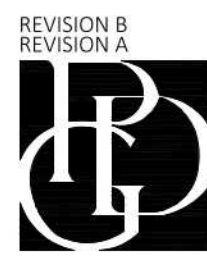
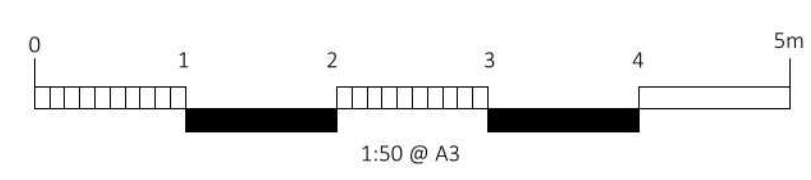
NOTES:
- SEE SEPERATE SCHEDULE OF MATERIALS.



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GROUND
TOTAL INTERNAL GROSS FLOOR AREA - 18.1m²



REVISION B
REVISION A
OMITTED PLOTS 1,3 & 5 GARAGES, CHANGED PLOTS 2&4 TO SINGLE GARAGE
ADDED SIDE DOOR
DWELLINGS off THRAPSTON ROAD, ELLINGTON
For ROSE HOMES (EA) LTD
PROPOSED: PLOTS 2&4 GARAGES - PLAN & ELE'S
Scale: 1:50/1:100 @ A3 Date: 31/08/2022
Drawn: DC Dwg No: 21050/PL04B

DC 24/05/2023
DC 05/09/2022
PDG ARCHITECTS LTD
1 Eaglethorpe Barns,
Eaglethorpe, Warmington,
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Planning Appeal Decisions Since July 2023 Committee

Ref No	Appellant	Parish	Proposal	Site	Original Decision	Delegated or DMC	Appeal Determination	Costs
22/00 883/ PMB PA	The Strangwar d Charitable Trust	Catworth	Application for prior approval for the change of use and conversion of an agricultural building and its curtilage to two small dwellings	Grange Farm Brook End Catworth Huntingdon PE28 0PH	Refused	Delegated	Allowed	Refused
20/00 443/ FUL	Innerspace Homes Ltd (Mr Tony Dicarlo)	Holywell- cum- Needingwor th	Erection of 14 dwellings with associated landscaping, parking, cycle and refuse storage, sustainable drainage system (SUDs) and vehicular	Land North Of Sunryl Church Street Needingwor th	Refused	DMC	Dismissed	N/A

			access point off Mill Way					
22/00 730/H HFUL	Mr And Mrs Dixon	Great Staughton	Proposed single storey flat roof extension to the rear	1 The Green Great Staughton St Neots PE19 5DG	Refused	Delegated	Dismissed	N/A
22/00 725/L BC	Mr and Mrs Dixon	Great Staughton	Proposed single storey flat roof extension to the rear	1 The Green Great Staughton St Neots PE19 5DG	Refused	Delegated	Dismissed	N/A