

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, 18TH SEPTEMBER 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 3 - 6)

To approve as a correct record the Minutes of the meeting held on 21st August 2023.

**2. MEMBERS' INTERESTS**

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

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

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

**(a) Hail Weston - 21/01621/FUL (Pages 7 - 22)**

Creation of Field Access - Land South of Kym Stables, Kimbolton Road, Hail Weston.

**(b) Abbotsley - 23/01024/FUL (Pages 23 - 48)**

Demolition of existing agricultural barn and erection of 2no dwellings - Land South of Harbins Farm, Harbins Lane, Abbotsley.

**4. APPEAL DECISIONS** (Pages 49 - 50)

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

## **LATE REPRESENTATIONS**

7 day of September 2023

***Oliver Morley***

Head of Paid Service

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

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

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

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

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

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

### **Emergency Procedure**

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

## 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, 21st August 2023

PRESENT: Councillor D L Mickelburgh – Chair.

Councillors R J Brereton, E R Butler, K P Gulson,  
S R McAdam, S Mokbul, J Neish, T D Sanderson,  
R A Slade, C H Tevlin and S Wakeford.

APOLOGIES: Apologies for absence from the meeting were submitted on behalf of Councillors S J Corney, L Davenport-Ray, D B Dew, I D Gardener and P A Jordan.

### 18 MINUTES

The Minutes of the meeting of the Committee held on 17th July 2023 were approved as a correct record and signed by the Chair.

### 19 MEMBERS' INTERESTS

Councillor J Neish declared an Other Registrable Interest in Minute No 21 by virtue of the fact that he had been contacted by a local Member of Parliament about the application, but had not discussed it and had advised the report on it was available on the Council's website.

### 20 AGENDA ITEM 4C - ERECTION OF 5 NO. DWELLING HOUSES AND ASSOCIATED WORKS - LAND WEST OF GROVE COTTAGE, MALTING LANE, ELLINGTON - 23/00228/FUL

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

RESOLVED

that the application be not determined.

### 21 DEVELOPMENT MANAGEMENT - DEFERRED ITEM - ERECTION OF GRAIN STORE, ASSOCIATED HARD STANDING AND NEW VEHICLE ACCESS - AGRICULTURAL BUILDINGS, MANOR FARM, BULL LANE, BROUGHTON - 23/00490/FUL

*(Councillor M O'Donovan, Broughton Parish Council, Councillor C Lowe, Ward Member, A Middleditch, agent, and V Gray, applicant, addressed the Committee on the application).*

See Minute 19 for Members' interests.

Pursuant to Minute No 23/16(a), the Committee considered a report by the Planning Service Manager (Development Management) on an application for the erection of a grain store, associated hard standing and new vehicle access at Manor Farm, Bull Lane, Broughton, which included further information on highways safety, flood risk and drainage. A copy of the report is appended in the Minute Book. Having taken into account relevant local and national planning policies, it was

RESOLVED

that, contrary to the recommendation, the application be approved subject to conditions to be determined by the Planning Service Manager (Development Management).

At 7.48 pm the meeting was adjourned.

At 7.56 pm the meeting resumed.

## **22 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) Application for Full Planning Permission for Retention of Existing Detached Four-Bedroom Dwelling (Including Extensions) - Full House, Toll Bar Lane, Keyston, Huntingdon - 22/00890/FUL**

*(Councillor A Ford, Bythorn and Keyston Parish Council, Councillor J Gray, Ward Member, L Johnston and P Quarmby, objectors, and M Ellis, applicant, addressed the Committee on the application).*

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

At 8.55 pm the meeting was adjourned.

At 9.00 pm the meeting resumed.

### **b) 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 - 22/00891/FUL**

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

RESOLVED

that the application be not determined.

**23 APPEAL DECISIONS**

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

RESOLVED

that the contents of the report be noted.

Chair

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## DEVELOPMENT MANAGEMENT COMMITTEE 18<sup>th</sup> September 2023

**Case No:** 21/01621/FUL

**Proposal:** Creation of field access

**Location:** Land South of Kym Stables, Kimbolton Road, Hail  
Weston

**Applicant:** Mr C Patel

**Grid Ref:** 515369 263450

**Date of Registration:** 14<sup>th</sup> July 2021

**Parish:** Hail Weston

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### RECOMMENDATION - APPROVE

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

#### 1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The application site is situated on Land South of Kym Stables, accessed via Kimbolton Road, Hail Weston. Kimbolton Road is characterised by open fields with sporadic trees along the boundary, though the proposed access point is exposed.
- 1.2 The land is located within flood zone 3 as designated within the Council's Strategic Flood Risk Assessment 2017 and on the Environment Agency Maps for Flooding.
- 1.3 Planning permission is being sought for the creation of a field access. This would be to serve a small independent parcel of agricultural land (0.76ha) which is not currently used and does not currently have vehicle access onto the adjacent public highway. Planning permission for the creation of the exact same field access was approved in 2013 under reference 130134FUL, though this has permission has now lapsed without action.

The application has been accompanied by the following:

- Traffic Speed Survey;

- Arboricultural Impact Assessment, Method Statement and Tree Protection Plan.

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 (20 July 2021) (NPPF 2021) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2021 at paragraph 10 provides as follows: 'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).'

2.2 The NPPF 2021 sets out the Government's planning policies for (amongst other things):

- delivering a sufficient supply of homes;
- building a strong, competitive economy;
- achieving well-designed, beautiful and safe places;
- conserving and enhancing the natural, built and historic environment

Planning Practice Guidance and the National Design Guide 2021 are also relevant and material considerations.

For full details visit the government website: <https://www.gov.uk>

## **3. PLANNING POLICIES**

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

- LP1: Amount of Development
- LP2: Strategy for Development
- LP5: Flood Risk
- LP10: The Countryside
- LP15: Surface Water
- LP17: Parking Provision and Vehicle Movement
- LP30: Biodiversity and Geodiversity
- LP31: Trees, Woodland, Hedges and Hedgerows

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

3.2 Supplementary Planning Documents (SPD) and Guidance:



- Developer Contributions SPD (2011)
- Huntingdonshire Landscape and Townscape SPD (2022)
- Huntingdonshire Strategic Flood Risk Assessment (2017)
- Cambridgeshire Flood and Water SPD (2017)
- Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)

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

1301341FUL - Creation of field access - permission 25.11.2013

#### **5. CONSULTATIONS**

- 5.1 The Lead Local Flood Authority (LLFA) – were consulted and advised that this application type did not require their formal planning consultation. As such they would not provide an indication of support or objection. However, whilst they have not specifically raised any concerns, they do advise that the applicant would require formal watercourse consent in order to culvert the ditch to the front of the site and an informative note shall be added to any permission in this regard. This process is outside of the planning system, and so any decision on this application, has no bearing on this separate application process.
- 5.2 Cambridgeshire County Council (CCC) Highways - no objections to the proposal. Given the passage of time, Officers have consulted Highways again and their most recent response was on the 24<sup>th</sup> of August 2023 confirming that they maintain their position of no objection subject to a condition to relocate two chevron signs (if needed to improve visibility) which are in the approximate location of the proposed access.
- 5.3 Hail Weston Parish Council have been consulted three times and their comments are available to view on HDC's Public Access Site. Given the passage of time they have been consulted recently and provided their most recent comments on the 14<sup>th</sup> of August 2023. They maintain their objection on the grounds of:
- Highway safety concerns
  - Location of the access
  - Surface water flooding
  - The use of the section of land/agricultural heritage

Officer comments, the material considerations raised above are addressed in the proceeding sections of this report. It should be noted that this application is solely to consider the new access and not the use of the land.

- 5.4 Landscape Officer - No objections. The submitted Arboricultural Implications Assessment and Tree Protection Plan are acceptable. Therefore, support the proposed tree works subject to a compliance condition.
- 5.5 HDC Policy Team – No comments received at the time of determination.
- 5.6 Environment Agency – No comments received at the time of determination.

## **6. REPRESENTATIONS**

- 6.1 No objections received at time of determination.

## **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 Hail Weston. 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 in the determination of this application are:

- Planning History
- The Principle of Development
- Highway Safety
- Flood Risk and Surface Water
- Impact on Trees

7.6 Planning History

Planning permission 1301341FUL approved planning permission in November 2013 for the creation of a field access to serve the same land as this current application site and be in the same location/same dimensions etc as that currently proposed. The initial plan submitted under this previous application showed the new access to be positioned further to the north, however after discussions with the highways team the access position was moved approximately 16m southwards in order to allow a forward visibility splay of 120m for vehicles turning into the site. The 215m westwards and 120m eastwards visibility splays were maintained. That permission was never implemented.

7.7 The principle of Development

The host site is not located within, or well related to a nearby designated built-up area therefore it is necessary to assess this scheme against Policy LP10 of Huntingdonshire's Local Plan to 2036 - The Countryside.

Policy 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 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.

The site is located on Grade 2 agricultural land, however the proposed access point leads from the main highway over an existing ditch, to the field. This creation of a hardstanding access point will therefore be located on an area which would not otherwise be able to be used for agricultural purposes and as such the creation of an access point would not lead to the loss of the best and most versatile agricultural land. The proposal therefore complies with criterion a, i. of Policy LP10.

The proposed access point leads from an existing highway whereby small tracked roads and access points leading to surrounding fields are commonly found in the vicinity. The proposed development overall is of a minor scale and does not lead to the loss of a large section of hedgerow. Taking these points into consideration, the proposal would not compromise the intrinsic character and beauty of the countryside and would not give rise to impacts that would adversely affect the enjoyment of the countryside.

The proposed access point is therefore considered to accord with Policy LP10 of Huntingdonshire's Local Plan to 2036 and the NPPF (2021) in this regard and is therefore acceptable in principle subject to compliance with the other relevant policies and considerations.

### **Highway Safety**

- 7.7 Paragraph 111 of the NPPF (2021) sets out "development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe".
- 7.8 The main issue is therefore whether there would be any severe adverse effects on highway safety and traffic flow arising from the proposed access. Hail Weston Parish Council (HWPC) consider the proposed entrance to be dangerous. HWPC undertook data capture on 18/06/22, and taking the average of both directions, has traffic numbers equal to highways estimate for 2025 of 7500 per day. In addition, from this monitoring data, a maximum speed of 91mph was cited in the Parish. Speeding bikes are well known on this road to residents, and the Police. Tragically fatal crashes were reported on 17/09/21, 04/10/2021, 29/11/2021, and 21/03/2016.

HWPC cite planning permission 1401104FUL on adjacent land for use of land for 4 private gypsies and traveller pitches. A new

access was proposed to serve this development approximately 94mm west of the existing access, and which was amended during the course of the application to set the gates back further into the site. A speed survey was also submitted in support of this application. Condition 10 of this consent, required the new access to be implemented prior to the occupation of the first pitch and that this access be used to access the pitches approved. It stated that the existing vehicle access to Kym Stables on site only be used to access the open countryside to the east and north of the pitches. This adjacent access is not within the applicant's ownership or control.

- 7.9 In determining whether the development would have severe residual cumulative impacts, Cambridgeshire County Council (CCC) were consulted. The proposal seeks to create an agricultural field access off Kimbolton Road. CCC Highways have raised no objection to the proposal, highlighting that the traffic speed survey submitted indicates no rise in highway safety concerns. The visibility is in accordance with the speed of the road. As this is an agricultural field access there is considered to be ample turning room within the site to enable manoeuvrability and any cleaning of vehicles when leaving the field as it is an offence under the Highway Act to deposit debris on the Highway.
- 7.10 CCC Highways have recommended conditions for the development including: gate restrictions and movement of gates; access width; construction in accordance with CCC construction specification (i.e., materials); the ditch/watercourse in accordance with a scheme; securing of the visibility splays (including the relocation of chevron signs). These are all in the interests of highway safety and are therefore considered necessary and reasonable to add these to the decision notice.
- 7.11 As such, whilst the concerns of the Parish Council have been considered and are noted, given the advice of CCC as the Local Highway Authority and specialist consultee on this application, the proposal is considered by Officers to be acceptable in terms of its impact on highway safety and therefore accords with Policy LP17 of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD and Section 9 of the National Planning Policy Framework in this regard.

#### **Flood Risk and Surface Water**

- 7.11 Whilst as per the requirements of the NPPF (2021), given the location in Flood Zone 3 a Site Specific Flood Risk Assessment should be provided it is considered that this is not necessary given the nature of the proposed development being an access point to a field and thus minor development which, given the limited amount of hardstanding is unlikely to result in an increased risk of flooding to users of the site or occupiers of

surrounding land and property. The LLFA have commented that the applicant would require formal consent for the works to the watercourse. The Land Drainage Act 1991 is outside of the planning requirements; therefore, the planning permission does not give automatic permission to pipe the watercourse. This would be attached as an informative note to any planning permission.

- 7.12 Again, whilst the concerns of the Parish Council have been considered and are noted, for the reasons given above the proposal is considered to be acceptable with regard to its impact on both flood risk and surface water drainage and therefore accords with Policies LP5 and LP15 of Huntingdonshire's Local Plan to 2036 and Section 14 of the National Planning Policy Framework in this regard.

### **Impact on Trees**

- 7.13 Policy LP31 of the Huntingdonshire Local Plan to 2036 requires proposals to demonstrate that the potential for adverse impacts on trees, woodland, hedges and hedgerows has been investigated and that a proposal would only be supported where it seeks to conserve and enhance any existing tree, woodland, hedge or hedgerow of value that would be affected by the proposed development. The application has been accompanied by an Arboricultural Impact Assessment, Method Statement and Tree Protection Plan. It should be noted that the site is not within a Conservation Area and there are no Tree Preservation Orders in force.
- 7.14 The proposed access is through an area of land which contains three mature Crack Willows and a lapsed hedge comprising Hawthorn and Blackthorn. The Assessment states that the Willow Trees are of mixed condition. The two trees closest to the highway should be pollarded at 5m regardless of any consideration of the proposed access in order to achieve a safety factor for those using the highway. The third Crack Willow would also require pollarding at 5m to install the access. With the access road formed over the existing ground level, there would be minimal disturbance to the rooting environment and the significant reduction in size would mean that the trees requirements for moisture and nutrients are substantially lower. This would allow the trees root systems to repair any collateral damage and adapt to the new setting.
- 7.15 In order to achieve the necessary visibility splays, a small section of hedge (approx. 1.5m) must be removed from the western side of the access. This is considered to be acceptable. Furthermore, conditions would be imposed on any planning permission granted to secure the protection of the existing trees and hedgerow during the construction period in accordance with the

Tree Protection Plan and Arboricultural Method Statement submitted.

- 7.16 HDC's Landscape's Officer has been consulted and raises no objections to the development subject to a compliance condition to secure the recommended tree protection measures to any permission.
- 7.17 Therefore, subject to the imposition of conditions the proposal is therefore considered acceptable in accordance with Policy LP31 of the Local Plan to 2036.

## **Conclusion**

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

- Acceptable in principle

And it:

- Would not have a harmful impact upon highway safety;
- Would not adversely affect flood risk in the locality.
- Is acceptable with regards to the impact on trees;
- There are no other material planning considerations which lead to the conclusion that the proposal is unacceptable.

## **8. RECOMENDATION - APPROVAL subject to conditions to include the following:**

- Time limit
- Approved plans
- Installation of gates
- Access width
- Access construction specification
- Vehicle crossing (watercourse) scheme to be submitted
- Visibility splays (including relocation of signage)
- Compliance with tree protection measures

Informative note to be added in relation to:

- Ordinary Watercourse Consent under the Land Drainage Act (1991) as recommended by the LLFA.

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 (acting on behalf of Jennifer Wallis): [Kevin.Simpson@huntingdonshire.gov.uk](mailto:Kevin.Simpson@huntingdonshire.gov.uk)**





# HAIL WESTON PARISH COUNCIL

**17 August 2021**

**PROPOSAL:** 21/01621/FUL Proposal: Creation of Field Access

**SITE ADDRESS:** Land South of Kym Stables, Kimbolton Road, Hail Weston

**Observations of Hail Weston Council (HWPC)**

1. Recommend **Refusal** *all Hail Weston Parish Council material considerations were considered: Due to Highways concerns and where proposed access is.*

No written observations were received by Hail Weston Parish Council prior to the parish meeting held on 17 August 2021 or at the meeting.

Jennifer Abell  
Clerk to Hail Weston Parish Council



## HAIL WESTON PARISH COUNCIL

21 July 2022

**PROPOSAL:** Creation of Field Access

**REFERENCE:** 21/01621/FUL

**SITE ADDRESS:** Land South of Kym Stables, Kimbolton Road, Hail Weston

### **OBSERVATIONS OF HAIL WESTON COUNCIL (HWPC)**

Recommend **REFUSAL** *Due to Highways concerns and where proposed access is.*

All Hail Weston Parish Council material considerations were considered.

**Refused: Highway safety concerns** Data capture taken by HWPC on 18/6/2022 has traffic numbers, taking the average from both directions, equal to the Highways estimate for 2025 of 7500 per day.

The citing of this proposed entrance is considered by HWPC as dangerous.

Furthermore, data capture taken on 18/06/2022 reported a Max speed of 91 mph on camera cited within the parish. Speeding bikes are well known on this road to residents, Bedfordshire and Cambridgeshire police alike. Indeed, tragically fatal crashes were widely reported on 17/09/2021, 04/10/2021, 29/11/2021 and 21/03/2016.

**Background safety concerns** In 2016 Highways development control (Robin Hobbs Development Management Engineer Cambridgeshire County Council) suggested that the proposed access for 1401104FUL (which is near to the proposed entrance of 21/01621/FUL and arguably more dangerous as nearer to the bend) "was not suitable for any intensification of use" and recommended the closure of this access and cited that access should be moved further away from the bend which was the CCC main concern. AND on 1st February 2016 relating to APPLICATION NUMBER: 1401104FUL, Kym's stables Hail Weston PROPOSAL; Amended access details. The PC supported and approved the submitted plans for access which involve moving the main gateway back onto the site. This was one of several 'Highways' points Hail Weston Parish Council and other residents objected to when this application was first considered. One resident observation (supporting new access) was also made to PC and HDC.

Motorcycle-diaries.com advertise B645 as "This is a beautiful and very popular road, the surface and layout makes it feel more like an A road than a B. Goes through some nice villages. A couple of possible stops are: the Saint Neots market square" It has a 4 out of 5 pleasure rating.

**Refused: Flooding concerns** Surface Water Flood Risk. The field is situated within flood zone 3 as River Kym is on the eastern boundary.

No resident observations were received by Hail Weston Parish Council prior to or at the parish meeting held on 21 July 2022 Jennifer Abell. Clerk to Hail Weston Parish Council



# HAIL WESTON PARISH COUNCIL

10 August 2023

**PROPOSAL:** Creation of Field access

**REFERENCE:** 21/01621/FUL

**SITE ADDRESS:** Land south of Kym Stables, Hail Weston

## **OBSERVATIONS OF HAIL WESTON COUNCIL (HWPC)**

Hail Weston Parish Council Recommend **Refusal**

Unfortunately, the PC is unable to attend the Development Management Committee Meeting on 21 August, The PC is not a full complement of 7 Cllrs.

The PC accepts the opportunity to speak at the DMC is far from ideal but wishes to record their refusal to this proposal.

The PC is aware of the Case Officer recommendations from 2022 of approval and CCC Highway comments and conditions in the interest of 'highway safety' relating to this proposal.

The current Power network works near this location have warning signs of vehicles turning duplicated roadside for ½ mile on either side of the much larger entrance to the site where workmen and overhead works are clearly visible. The B645 at this point has a 60 mph speed limit and is mindful of 3 fatal crashes widely reported in 2021, speeding motorbikes, and vehicle numbers of circa 7,000 use this road per day. A proposed entrance is considered dangerous.

The PC is concerned that this creation of a small independent parcel (0.76ha) which is not currently used nor has vehicle access, on land that floods (zone 3). This application is being considered with no previous heritage or success of farming or livestock and without an agricultural holding.

2 resident objections were received by Hail Weston Parish Council at the Parish Meeting held on 10 August 2023 with 18 residents in attendance. Comments from residents were largely concerning Highways, safety, agricultural heritage, the B645 speed limit and flooding.

Jennifer Abell, Clerk to Hail Weston Parish Council

# Development Management Committee



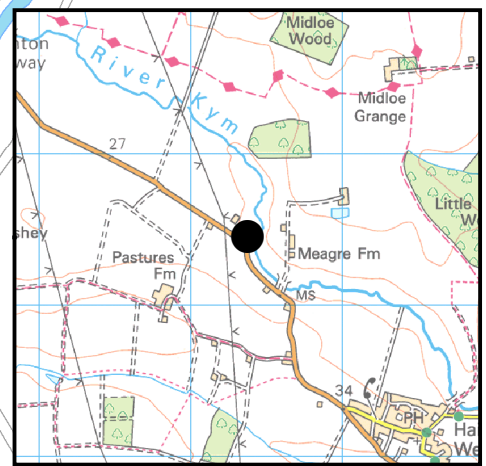
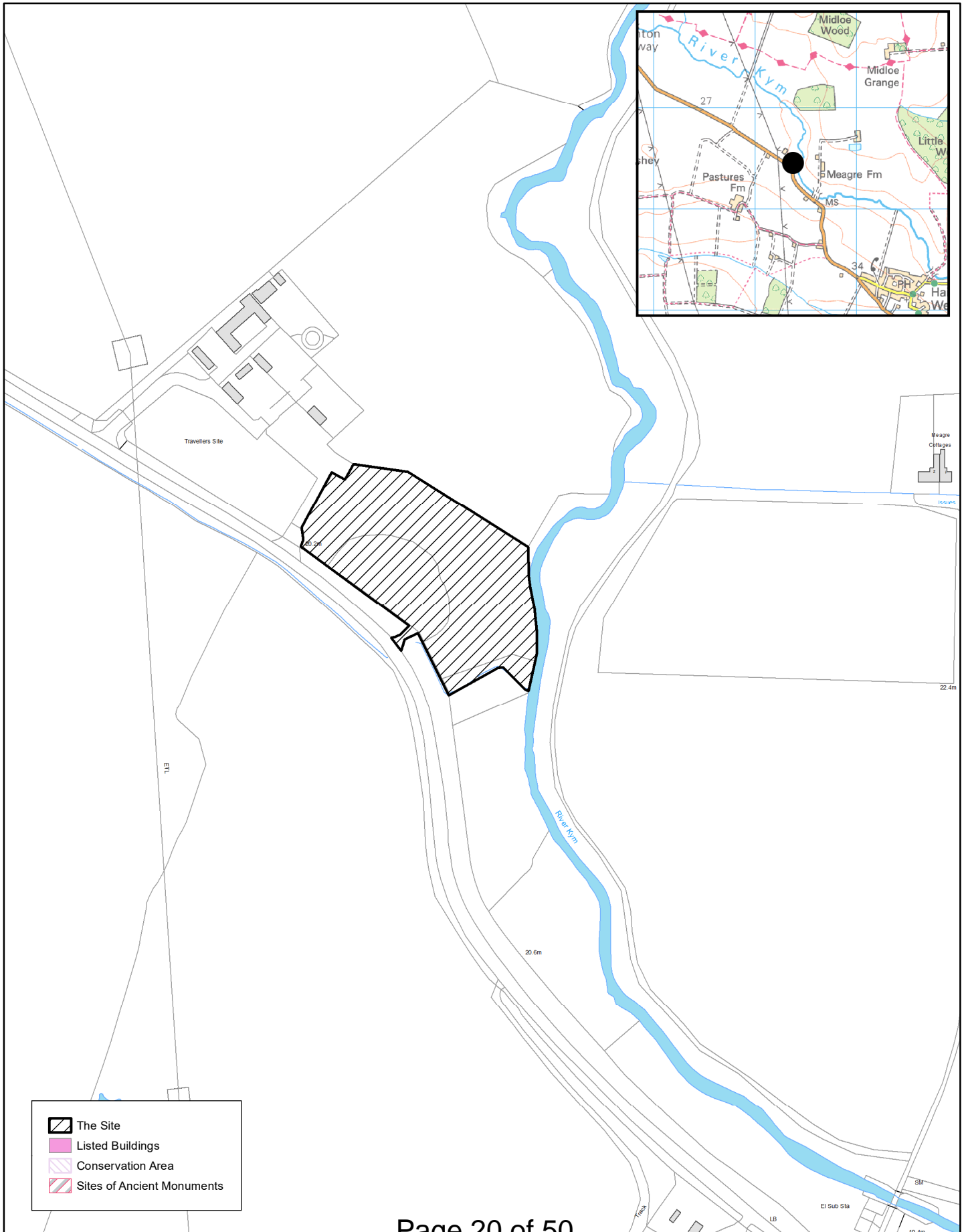
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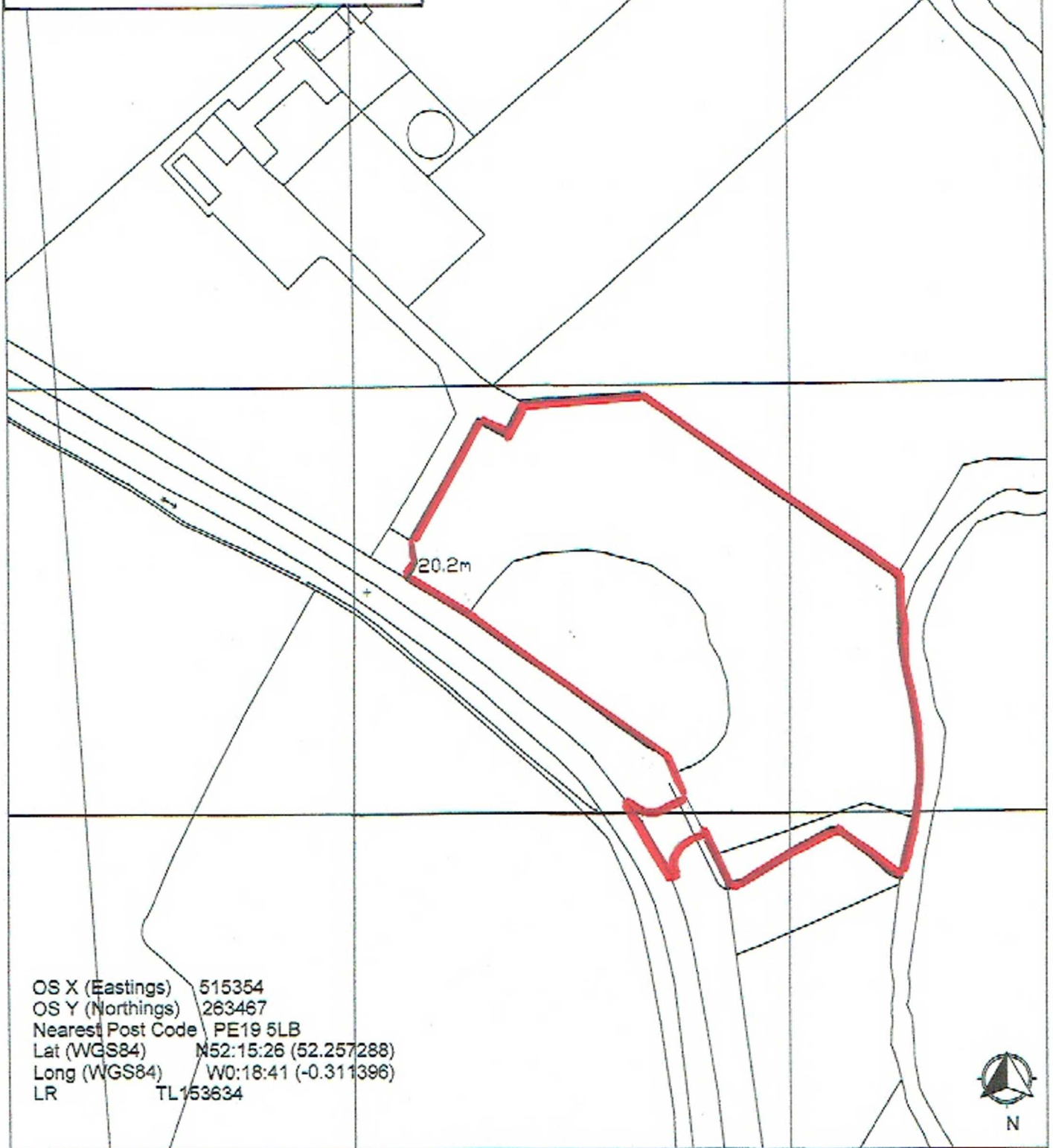
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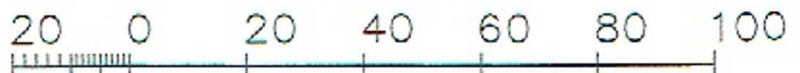
CREATION OF FIELD ACCESS

LAND SOUTH OF KYM STABLES  
KIMBOLTON ROAD  
HAIL WESTON  
PE19 5LB



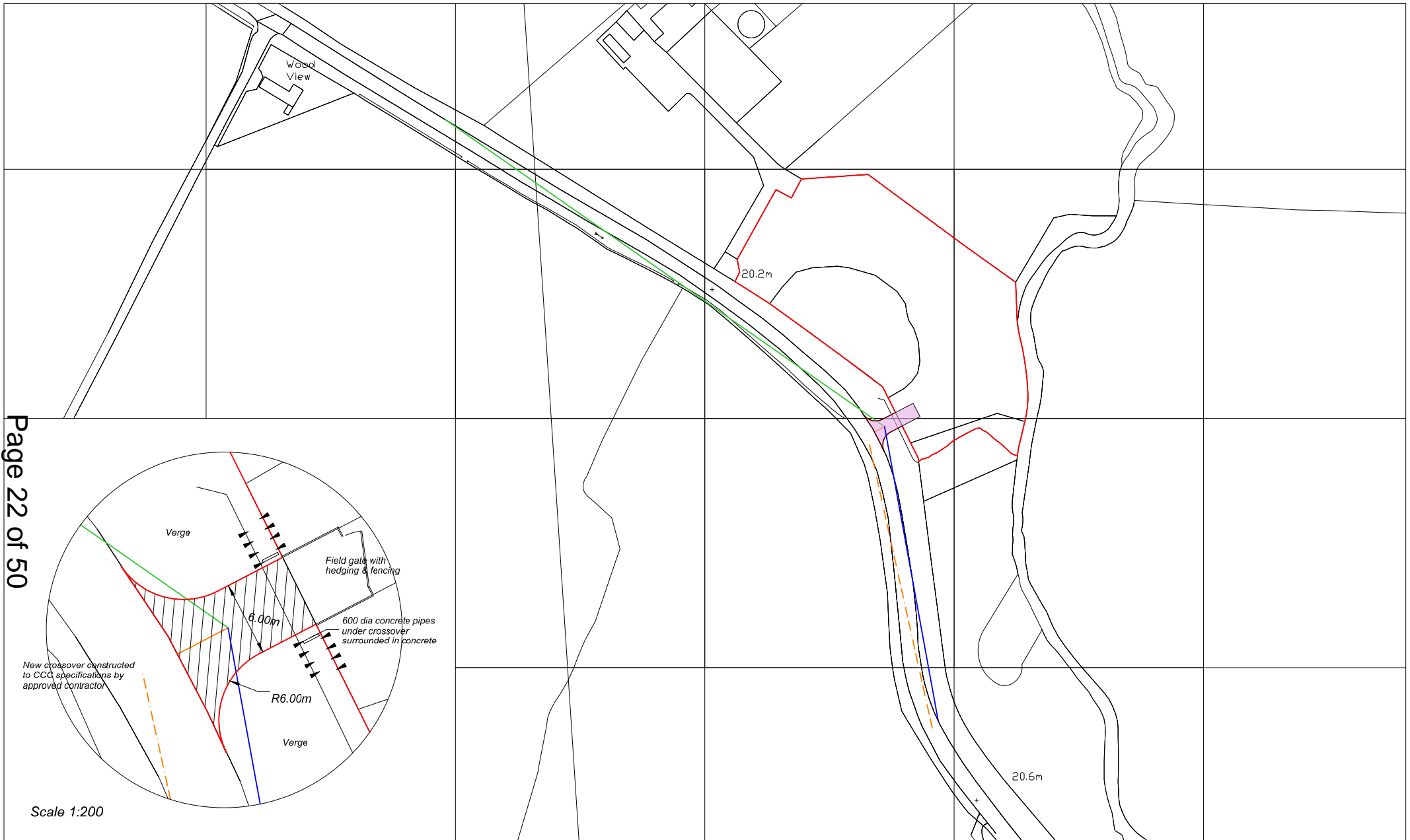
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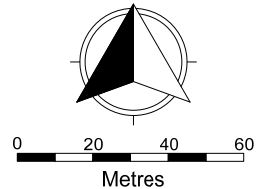
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Notes:

- Visibility Splays:  
 WEST - 4.5 metres x 215 metres —  
 EAST - 4.5 metres x 120 metres —  
 EAST - Forward visibility along centre line 120 metres - - -



Client: Mr Chilesh Patel

Title: Creation of Field Access  
 Land off Kimbolton Road, Hail Weston, PE19 5LB

Date: 22.10.13

Scale: 1:1000 @ A2

Drawing ref. HW-KR-1.1 - Rev B

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## DEVELOPMENT MANAGEMENT COMMITTEE 18<sup>th</sup> SEPTEMBER 2023

**Case No:** 23/01024/FUL

**Proposal:** DEMOLITION OF EXISTING AGRICULTURAL BARN  
AND ERECTION OF 2NO DWELLINGS

**Location:** LAND SOUTH OF HARBINS FARM HARBINS LANE  
ABBOTSLEY

**Applicant:** MR AND MRS WISSON

**Grid Ref:** (E) 523018 (N) 256698

**Date of Registration:** 05.06.2023

**Parish:** ABBOTSLEY

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### RECOMMENDATION - APPROVE

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

#### 1. DESCRIPTION OF SITE AND APPLICATION

##### Site and Surroundings

- 1.1 This planning application seeks approval for the demolition of existing agricultural barn and erection of 2no. dwellings.
- 1.2 The application site is a former poultry farm measuring 0.17 hectares located on the northern edge of the village of Abbotsley.
- 1.3 The site is bounded to the north by Harbins Farm, to the south are residential properties and agricultural land to the east and south. A paddock lies to the west of the site.
- 1.4 The former agricultural building is located to the western (back) end of the site.
- 1.5 The application site forms part of an application for conversion of the agricultural barn to two residential units under ref. 21/00436/FUL approved at Development Management Committee on 29<sup>th</sup> June 2022.
- 1.6 As established in the former 21/00436/FUL application, the site is considered to be in the countryside as it relates more to the countryside than to the built form of the village to the south,

which is identified as a Small Settlement in the HDC Local Plan to 2036.

- 1.7 In terms of other constraints, the site is not within a Conservation Area, there are no Listed Buildings in the immediate vicinity and no protected trees. The site lies within Flood Zone 1, which has a low risk of flooding as identified in the Environment Agency Flood Risk Maps.

#### Proposal

- 1.8 The current application proposes to demolish the agricultural building to the far west of the site and replace the structure with two detached two-bedroom dwellings located to the centre of the site.
- 1.9 Submitted plans show the dwellings to be handed versions of each other comprising of a single storey building broadly rectangular in shape with pitched roofs with an attached garage / cycle shed to the front elevation and a pitched roof side protrusion to serve as utility and kitchen area.
- 1.10 Each dwelling would be 4.607 metres in ridge height with a maximum width of 10.5 metres and a maximum depth of 15.2 metres. Materials are proposed to be stained weather boarding walls with facing brick plinths, slate roof and stained painted timber doors and windows.
- 1.11 Bin storage and covered cycle storage are shown to the front of each dwelling. Air source heat pumps and EV parking points are shown to the side.
- 1.12 Each dwelling would have a private rear amenity area over 21 metres and would be set off from the side boundaries by at least 2.5 metres.
- 1.13 Both dwellings would share a drive and access from Harbins Lane with gardens to the front approximately 15m in depth comprising of a wildflower meadow. A Landscape Strategy Plan has been submitted with the application providing a schedule of existing planting schedule with details of the proposed planting schedule and biodiversity enhancements. Boundary treatments are shown on plans to be a combination of hedging and trees.
- 1.14 The scheme has been amended since initial submission at the request of the case officer and a high-level window has been introduced to the front elevation of the garage to avoid a blank elevation as viewed from the public realm.
- 1.15 The proposal is supported by the following submitted documentation:



- Accessibility Statement
- Analysis of Watercourses
- Arboricultural Impact Assessment
- Biodiversity Method Statement
- Construction Management Plan (DWG 559X03)
- Contamination Statement
- Existing Plans (DWG 550X04)
- Landscape Strategy Plan (DWG 559X02)
- Location and Site Plan (DWG 559X01)
- Preliminary Ecological Appraisal and Bat Survey
- Proposed Plans and Elevations (DWG 559X0100A)
- Traffic Data
- Site Waste Management Plan
- Structural Survey
- Sustainable Construction Statement
- Transport Statement

## 2. NATIONAL GUIDANCE

2.1 The National Planning Policy Framework (20th July 2021) (NPPF 2021) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2021 at paragraph 10 provides as follows: 'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).

2.2 The NPPF 2021 sets out the Government's planning policies for (amongst other things):

- delivering a sufficient supply of homes;
- building a strong, competitive economy;
- achieving well-designed, beautiful and safe places;
- conserving and enhancing the natural, built and historic environment

2.3 Planning Practice Guidance and the National Design Guide 2021 are also relevant and material considerations.

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

## 3. PLANNING POLICIES

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

- LP1: Amount of Development
- LP2: Strategy for Development
- LP5: Flood Risk
- 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
- LP25: Accessible and adaptable homes
- 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

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

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

- 4.1 19/00303/PMBPA for Change of use of an agricultural outbuilding to 2 residential dwellings (Class Q part A and B), PRIOR APPROVAL CHANGE OF USE REFUSED 29.04.2019.
- 4.2 19/01696/PMBPA for Change of use of an agricultural building to two residential dwellings (Class Q Part A and B), PRIOR APPROVAL CHANGE OF USE REFUSED 18.12.2019, Allowed on appeal (Appeal reference 20/00023/REFUSL re:APP/H0520/W/20/3253722)
- 4.3 20/01484/FUL for Conversion of existing agricultural barn to two dwellings and erection of two detached dwellings, WITHDRAWN dated 17.11.2020
- 4.4 21/00436/FUL for Conversion of existing agricultural barn to 2no residential units, PERMITTED 29.06.2022
- 4.5 21/02424/CLPD for Proposed change of use from agricultural building to residential., APPROVAL CHANGE OF USE REFUSED 21.04.2022
- 4.6 22/00444/FUL for Erection of a single detached dwelling, REFUSED 19.12.2022
- 4.7 22/01110/CLPD for Application for a Lawful Development Certificate for change of use of barn at Harbins Lane (from 19/01696/PMBPA), PENDING CONSIDERATION

#### **5. CONSULTATIONS**

- 5.1 Abbotsley Parish Council - OBJECTS to the proposals. Full comments:

The site is outside of established village limits and outside the conservation area. Although less weight may now be attached to

the historic village envelope, the site feels outside of the village limits. The built-up area of the village is terminated by 16 Harbins Lane, Ivy Cottage, and the two-storey dwelling opposite with a further agricultural dwelling set back to the east. It is considered that the area beyond these dwellings, including the application site, forms part of the open countryside to the north of the village.

It is noted that a previous planning application for residential development to the north of Ivy cottage has previously been refused planning permission.

The site analysis indicates that Harbins Lane has historically served only a limited number of dwellings and although this has increased in recent years, the existing character of Harbins Lane would not be enhanced by a long linear dead-end road with dwellings forming the frontage. Approval of the scheme would set a precedent for further development along the lane. The character of the area is defined by the way that dwellings and agricultural buildings link to the more open countryside and a street of new houses is not appropriate.

the proposal is for two new dwellings in the countryside and should be refused.

5.2 Cambridgeshire County Highways Officer - No objections.

Officer note: The case officer contacted the Highways Officer to confirm whether the recommended highways conditions on the previous permission for conversion of agricultural building on the site into two dwellings (21/00436/FUL) would need to be reapplied. The Highways Officer confirmed re-application of conditions were not necessary, noting in an email dated 1.9.23 "as the access is off the unadopted section of Harbins Lane which is surfaced its entire length, the [conditions are] not really necessary".

5.3 HDC Environmental Health Services – No objection subject to a condition regarding contamination.

5.4 HDC Conservation Officer – No objections. Summary comments: The proposed demolition of the existing barn and its replacement with the proposed two dwellings is considered to preserve the character and appearance of the Conservation Area and the setting of the Listed Building at 67 High Street. Therefore, recommendation is to support this proposal.

5.5 Trees Officer – No response. (Comments awaited and will be included within the late representations report).

5.6 Cambridgeshire County Archaeologist – No objections.

5.7 HDC Waste – No response.

- 5.8 Ward Councillor West - supports the Parish's reasons for refusal. Full comments:

I was present during the parish council discussion on this application, sure you will give consideration to comments made. I find myself in agreement with the parish council, realise any decision will be taken after full consideration to policy.

## **6. REPRESENTATIONS**

- 6.1 None received at time of writing 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 (relevant to this application) consists of:
- Huntingdonshire's Local Plan to 2036 (2019)
  - Cambridgeshire & Peterborough Minerals and Waste Local Plan (2021)

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

- 7.5 The main issues to consider as part of this application are:
- Principle of Development
  - Design, Visual Amenity and impact on the surrounding area

- Residential Amenity
- Parking Provision, Access and Highway safety
- Flood Risk and Drainage
- Biodiversity
- Trees
- Other Matters

## Principle of Development

- 7.6 The site is located in Abbotsley which is defined as a Small Settlement in the adopted Huntingdonshire Local Plan to 2036. It has been well-established within the last two applications (21/00436/FUL for Conversion of existing agricultural barn to 2no residential units, permitted in June 2022 at June Development Management Committee and 22/00444/FUL for Erection of a single detached dwelling, refused under delegated powers in December 2022) that the site is within the countryside and not considered within the built-up area of Abbotsley.
- 7.7 It must also be noted that the approved conversion of the existing barn on site into two residential units, approved at June 2022 planning committee remains extant and able to be implemented until June 2025 as per condition 1 of that permission. Therefore, the extant permission is a material consideration and provides the applicant a legal fallback for two dwellings on the site.
- 7.8 Policy LP10 of the of the Huntingdonshire Local Plan to 2036 (Hereon: 'Local Plan') deals with development in the countryside and states:
- All development in the countryside must:*
- seek to use land of lower agricultural value in preference to land of higher agricultural value:*
    - avoiding the irreversible loss of the best and most versatile agricultural land (Grade 1 to 3a) where possible, and*
    - avoiding Grade 1 agricultural land unless there are exceptional circumstances where the benefits of the proposal significantly outweigh the loss of land;*
  - recognise the intrinsic character and beauty of the countryside; and*
  - not give rise to noise, odour, obtrusive light or other impacts that would adversely affect the use and enjoyment of the countryside by others.*
- 7.9 The Parish Council has raised that the site is outside the historic village envelope and would set a precedent of houses along Harbins Lane. The distinction between what is considered as within the 'built up area' or outside the built-up area is no longer assessed against a 'village envelope' or can officers consider potential development that may / may not come forward. Each

site is assessed individually in relation to the policies in the Local Plan to 2036. The 'built up area' is defined within the Local Plan to 2036 as: a distinct group of buildings that includes 30 or more homes. Land which relates more to the group of buildings rather than to the surrounding countryside is also considered to form part of the 'built-up area'.

7.10 The site does not meet the criteria for a 'built up area' as defined in the Local Plan to 2036 and instead relates more to the countryside.

7.11 The land is classified as Grade 2 agricultural land. This agricultural land and the existing agricultural building, has been disused for a considerable time. The land is not linked physically to a larger agricultural holding and the loss of this piece of agricultural land would not be significantly harmful. In the event of an approval decision being given to the proposal, it is recommended that Permitted Development Rights are removed to control further development on the site and assessment given to both recognise the intrinsic character and beauty of the countryside and not give rise to noise, odour, obtrusive light or other impacts that would adversely affect the use and enjoyment of the countryside by others.

7.12 Taking the above into consideration the development is considered to accord with Policy LP10 as it has potential to comply with parts a), b) and c).

7.13 Paragraph 119 of the 2021 National Planning Policy Framework 2021 ('NPPF') states planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

7.14 Support for development in the countryside is provided within Policy LP33 of the Huntingdonshire Local Plan to 2036 and requires proposals that would not be dealt with through 'Prior Approval/ Notification' to demonstrate that:

*a. the building is:*

*i. redundant or disused;*

*ii. of permanent and substantial construction;*

*iii. not in such a state of dereliction or disrepair that significant reconstruction would be required; and*

*iv. structurally capable of being converted for the proposed use; and*

*b. the proposal:*

*i. would lead to an enhancement of the immediate setting;*

*and*

*ii. any extension or alteration would not adversely affect the form, scale, massing or proportion of the building.*

*A proposal for the replacement of a building in the countryside will be supported where criteria a, i to iii above are fulfilled and the proposal would lead to a clear and substantial enhancement of the immediate setting. A modest increase in floorspace will be supported.*

*The position of the replacement buildings within the site should be considered comprehensively so that it is located where it would have the least possible adverse impact on the immediate surroundings, the wider landscape and the amenity of the users of existing buildings nearby.*

- 7.15 The proposal is for a replacement building and therefore criteria a, i to iii of Policy LP33 above are relevant alongside a requirement that the proposal would lead to a clear and substantial enhancement of the immediate setting, with a modest increase in floorspace supported.
- 7.16 As confirmed in planning approval 21/00436/FUL for Conversion of existing agricultural barn to 2no residential units, the existing barn on site is disused and has been verified by the case officer on a site visit conducted in July 2023. A submitted construction survey confirms that the existing building is of permanent and substantial construction and not in such a state of dereliction or disrepair that significant reconstruction would be required. The proposal is therefore considered to meet Local Plan Policy LP33 criteria a.
- 7.17 The current site is overgrown with a disused agricultural barn to the rear. Therefore, it can be considered that the introduction of two dwellings with associated landscaping would lead to a clear and substantial enhancement of the immediate setting. There is not a strict linear pattern of development on Harbins Lane. The dwellings would be sited toward the centre of the site with good-sized private amenity areas whereas the approved scheme sited the dwellings to the rear of the site not providing any private amenity areas and would be more in-line with the current building pattern. The existing footprint of the barn is approximately 183 sqm, while the proposed is 194 sqm, which is considered to be a modest increase in floorspace. These would comply with criteria b (i) and (ii).
- 7.18 Overall, therefore, it is considered that the proposal meets Local Plan Policies LP10 and LP33 and the NPPF (2021) and is acceptable in principle.

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

- 7.19 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.

- 7.20 Policy LP12 of the Local Plan states that proposals will be supported where they contribute positively to the area's character and identity and where they successfully integrate with adjoining buildings, topography and landscape.
- 7.21 The proposed dwellings are located centrally within the site with equal plot widths, setbacks and rear enclosed gardens. There are differing layouts on Harbins Lane, with a mixture of detached and terraced dwellings prevalent around the site with a mixture of building lines and shapes of buildings. However, the revised siting of the dwellings (as compared to the siting on the extant permission for two dwellings) is, in terms of layout, considered an improvement on that approved as well as providing ample space around the buildings for rhythm and amenity. With no established layout or pattern of development, the proposed dwellings, in a broad rectangular shape with a modest 194 sqm footprint are considered to be appropriate and acceptable in this instance.
- 7.22 It is acknowledged that Abbotsley Parish Council has raised concerns regarding design. The proposals would replace a single storey agricultural structure on the site which currently has a ridge height of approximately 4.5 metres with a gable roof. While the proposal would retain a pitched-roof form, the proposed ridge height at approximately 4.7 metres would result in an increase of approximately 0.2m in height. It is considered that this increase would not look out of place given that there is a mixture of single storey and two storey gabled buildings in the vicinity of the site and the proposal would, in terms of form, massing and materials (stained weather boarding, doors windows and slate roof) would retain its barn-like agricultural appearance. It is recommended to append a materials condition to any consent given to the application to ensure the proposals appearance and another condition to confirm levels of the site to ensure the proposal would not dominate surrounding buildings. With these conditions in place, it is considered that the form and massing of the proposal would appropriate to its location and be acceptable in this instance.
- 7.23 Hard and soft landscaping includes a shared Indian stone paving drive to the front of the dwellings, with hedging round the site to separate the houses and enclose front gardens. A number of trees are proposed to be planted to the front, rear and sides of the site and each dwelling would feature a wildflower meadow to the front. It is considered that the greening of the site is a welcome improvement to the overgrown hardstanding that is presently on site and would soften and screen the development from public view.



- 7.24 It is noted that the site boundary of the proposal is approximately 41 metres north of Abbotsley Conservation Area and 100 metres north of Home Farm, High Street, Abbotsley which is a domestic Grade II Listed Building.
- 7.25 The Council's Conservation Officer was formally consulted on the proposals and after careful review raised no objections to the proposal, noting that the character of the Conservation Area in Harbins Lane comes mainly from the Listed Building 67 High Street (a timber framed, thatched cottage dating from the 17th century or earlier with a hall and cross wing). Apart from the late 19th century building at 16 Harbins Lane, which is unlisted and outside the Conservation Area, the other buildings in Harbins Lane are modern.
- 7.26 The Conservation Officer regards the contribution of the proposal site to the setting of the Conservation Area is limited. The existing barn is not a historic building nor of architectural merit or interest and the rest of the site is overgrown and partly of concrete hardstanding. The proposal uses the existing access to the site and the proposed dwellinghouses are of a similar scale and height to the existing barn and of a traditional style and materials. In this location they relate to the existing modern houses and bungalows along Harbins Lane. The proposal site lies outside the Conservation Area and because of the distance and intervening buildings the proposal is not considered harmful to the setting of the Conservation Area. The proposed dwellinghouses are also distant from the Listed Building with intervening buildings and so are not considered to fall within its setting. Officers therefore conclude that the proposed demolition of the existing barn and its replacement with the proposed two dwellings are considered to preserve the character and appearance of the Conservation Area and the setting of the Listed Building at 67 High Street and subsequently would not cause any significant detriment to designated heritage assets, in line with Local Plan Policy LP34.
- 7.27 Although the site is considered to relate more to the open countryside and is therefore not considered to be in the built up area of the settlement, the change of use to residential is overall considered to be acceptable in terms of visual amenity. It is important to retain the rural character of the area via suitable landscaping of the proposed curtilage and the retention of existing hedgerows. This will serve to soften the transition from the built form of the settlement that surrounds the existing agricultural building, to the open countryside to the north to ensure the development will have minimal impact on the rural character of the area. Specific details of the proposed hard and soft landscaping can be secured by suitable landscaping conditions and the removal of Permitted Development Rights associated with the proposed dwellings.

7.28 On balance, the proposal is considered to respond positively to its context within the countryside setting and contributes positively to the areas character and identity. The proposal is therefore considered to accord with Policies LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036, the Huntingdonshire Design Guide (2017), the National Design Guide and the NPPF (2021) in this regard.

### **Residential Amenity**

7.29 Policy LP14 of the Local Plan to 2036 states a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings. A site visit was carried out by the case officer during the consultation period of the application.

7.30 The proposed dwellings would face east toward Harbins Lane and are single storey. Harbins Farm sits approximately 25 metres from the side elevation of Plot 2 to the north, approximately 49 metres from No.11 Harbins Lane opposite the site to the east and approximately 22 metres from No.3 Harbins Lane to the south. The rear of the site is open land.

7.31 Page 143 of the Huntingdon District Design Guide states: '*A general rule of thumb of 21m distance between properties ensures privacy for residential use.*' It is noted that the proposals exceed this distance requirement to ensure no loss of privacy for users of the site or nearby properties.

7.32 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.

7.33 The proposed dwellings would each be two bedroom, 4 person and would have a gross internal floor area of approximately 192 sqm and 207.6 sqm and so exceed and accord with national space standards of 70sqm for a 2 bedroom, four person single storey dwelling. 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. It is also regarded that situating the dwellings to the middle of the site would allow for better amenity to the extant conversion of the agricultural building which provided no rear amenity area for residents.

- 7.34 The proposal has been reviewed by the Council's Environmental Health team, who have not raised any significant concerns regarding the impact of the change of use from agricultural buildings and land to residential subject to a condition requiring a contamination investigation to be carried out and submitted to the Local Planning Authority which would ensure that risks from land contamination to the future users of the land and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with Local Plan Policy LP14 and the National Planning Policy Framework. It is recommended that this condition be appended to any consent given in the event of an approval decision being made on the application to safeguard residential amenity.
- 7.35 Overall, subject to condition, it is considered that the proposal would provide a high standard of amenity for future users and occupiers of the site and would retain and improve a high standard of amenity for users and occupiers of neighbouring land and buildings in accordance with Policy LP14 of the Local Plan and Paragraph 130(f) of the NPPF 2021.

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

- 7.36 Policy LP17 of the Local Plan to 2036 seeks to ensure that new development incorporates appropriate space for vehicle movements, facilitates access for emergency vehicles and service vehicles and incorporates adequate parking for vehicles and cycles.
- 7.37 A Highways Traffic and Transport Statement has been included with the application alongside speed data.
- 7.38 The proposal includes at least one off-road parking space to the front of each dwelling with a shared access off Harbins Lane and additional space for vehicles to turn and exit the site in forward gear. Each dwelling would provide for the required 2 cycle spaces (one per bedroom) via secure covered cycle spaces in the attached garages.
- 7.39 Cambridgeshire County Council as the Local Highways Authority have reviewed the proposals and has noted that following a careful review of the documents provided to the Highway Authority as part of the above planning application, it was noted that application no. 21/00436/FUL for the conversion of the existing barn to 2 no. dwellings was granted permission. The access with and visibility is adequate for the traffic volumes and speeds previously recorded in Harbins Lane, therefore, no significant adverse effect upon the Public Highway should result from this proposal should it gain benefit of Planning Permission.

Consequently, it is considered that the proposal is acceptable in highway safety terms.

- 7.40 It is considered that the shared driveway is of an adequate width (approximately 6.3 metres) and the required vehicular and pedestrian visibility are acceptable and shows suitable pedestrian visibility. Furthermore, the additional traffic arising from two, two-bedroom dwellings is not anticipated to cause significant detriment to pedestrians or drivers which would cause the proposal to be refused on parking provision, access or Highway safety grounds.
- 7.41 The application therefore complies with Policy LP16 and LP17 of the Huntingdonshire Local Plan to 2036 as the access roads would provide appropriate space for vehicular movements within the site, provide for sufficient parking and would take into account highway safety when entering or leaving the site and within the site.

### **Flood Risk and Drainage**

- 7.42 National guidance and Policy LP5 of the Local Plan to 2036 seek to steer new developments to areas at lowest risk of flooding and advises this should be done through application of the Sequential Test, and if appropriate the Exceptions Test (as set out in paragraphs 159-169 of the NPPF (2021)).
- 7.43 The application site is situated in Flood Zone 1 based on the Environment Agency Flood Maps and the Strategic Flood Risk Assessment (2017). The site therefore is at low risk of flooding and does not require a flood risk assessment. In this regard, the proposed development is considered to accord with Policy LP5 of the Local Plan to 2036.
- 7.44 The applicant has proposed that surface water be dealt with by soakaway. It should be noted that the existing building footprint roof area is not proposed to be significantly increased such that the development would lead to an unacceptable increase in the level of surface water discharge.
- 7.45 The proposal does not commit to the method of foul water disposal. However, given the low flood risk and minor scale of development, officers are satisfied that full details of the surface and foul water drainage can be secured as part of building regulations and other relevant legislative requirements in this instance.
- 7.46 The proposal is therefore considered acceptable with regard to Policies LP5, LP6 and LP15 of the Huntingdonshire Local Plan to 2036 and the NPPF 2021 in this regard.

## **Biodiversity**

- 7.47 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.
- 7.48 In terms of siting, the proposal is considered to be open countryside and given the agricultural nature of the site, the building and its surrounds hold the potential for habitat species to be found.
- 7.49 The application is accompanied by a Landscape Strategy Plan alongside a Method Statement and Biodiversity Enhancement Plan (MSBEP). A cover letter explains that given the 2022 proposals are extant, the MSBEP serves to update listed documents where necessary and notes that the Ecologist visited the site on 9<sup>th</sup> April 2023.
- 7.50 The MSBEP notes that no significant change has taken place since the last visit and ecology report dated 26th December 2021 and recommends a suite of biodiversity mitigation and enhancement measures including (but not limited to) working hours and prior to commencement preparatory works. Mitigation measures relating to the construction phase and post-construction monitoring. These recommended protection measures which can be secured by condition.
- 7.51 In terms of biodiversity enhancements, the MSBEP proposes bat boxes, insect boxes, bird boxes, hedgehog boxes, trees, hedgerows and wildflower meadow. A landscape strategy plan has been submitted listing all proposed location of biodiversity enhancements, timings of implementation and maintenance. It is recommended that the proposals can be approved subject to all the recommendations and mitigation measures set out in the report being implemented. A suitably worded condition will ensure that these measures are carried out.
- 7.52 Overall, subject to condition, it is considered the proposed development accords with Policy LP30 of the Local Plan and paragraph 174 d) of the NPPF 2021 and that a net gain in biodiversity will be achieved. The proposal is therefore considered to be acceptable and in accordance with the aims and objectives of Policy LP30 of the Local Plan to 2036 and the NPPF 2021.

## **Trees**

- 7.53 Policy LP31 of the Huntingdonshire Local Plan to 2036 requires proposals to demonstrate that the potential for adverse impacts

on trees, woodland, hedges and hedgerows has been investigated and that a proposal will only be supported where it seeks to conserve and enhance any existing tree, woodland, hedge or hedgerow of value that would be affected by the proposed development.

- 7.54 An Arboricultural Impact Assessment has been submitted with the application, and further tree information has been provided within the Landscaping Strategy Plan and MSBEP. No trees are proposed to be removed as part of the proposals.
- 7.55 At the time of writing this report, the Council's Trees Officer has not reviewed the submitted information and provided comments. It is anticipated that these comments will be provided as a late representation.
- 7.56 Nevertheless, subject to the imposition of compliance conditions to ensure the proposal is carried out in accordance with the submitted arboricultural details, the proposal is considered to be in accordance with Policy LP31 of the Huntingdonshire Local Plan to 2036 and paragraph 174 b) of the NPPF (2021) in this regard.

## **Other Matters**

### Other applications on Harbins Lane

- 7.57 Abbotsley Parish Council have made reference to a recent refusal of residential development at land north of Ivy Cottage (16 Harbins Lane). Although no reference was provided, the most recent application refused on this land relates to a proposed two-storey extension to the side / rear and was refused on the basis of 'its prominence, location, scale, bulk and design would be harmful to the significance of the Abbotsley Conservation Area.' The proposal was refused on heritage grounds on a householder extension which bears no relation to this current application for consideration. Notwithstanding this, The Council's Conservation Officer was formally consulted on the current application and raised no objections to the proposals impacts to nearby heritage assets. While the Parish Council's comments are acknowledged, the case officer respectfully points out that the proposal is not for householder development, nor is it in Abbotsley Conservation Area and is therefore considered acceptable in this instance.

### Archaeology

- 7.58 Cambridgeshire County Council's Archaeology Team were formally consulted on the application. The Archaeology Officer notes that their records indicate that the development sits to the north of the historic core of Abbotsley, in an area likely utilised for agriculture in the medieval to post-medieval periods, with

earthwork remains of ridge and furrow cultivation being known to the west and north of the development area (Cambridgeshire Historic Environment Record reference. MCB18961). To the north-west lie a series of enclosure known from cropmarks of an unknown date (CHER ref. MCB18962). However, due to archaeological potential and the scale of the development, the Archaeology team do not consider archaeological intervention to be proportionate. Therefore officers do not regard that the proposal would cause significant detriment to any archaeological potential in Line with the National Planning Policy Framework and Local Plan Policy LP34 (Heritage Assets and their Settings).

#### Accessible and Adaptable Homes

- 7.59 Policy LP25 of the Local Plan to 2036 requires proposals that include housing to meet the optional Building Regulation requirement M4(2) "Accessible and adaptable dwellings" unless it can be demonstrated that site specific factors make this unachievable.
- 7.60 The agent has confirmed within paragraph 6.12 of the submitted Planning, Design and Access Statement that the proposed development would be designed in accordance with the M4(2) standards and will be built in accordance with these. A condition will be imposed upon any consent to ensure that the development is built in accordance with these standards and that they are maintained for the life of the development.

#### Water Efficiency

- 7.61 Policy LP12 of the Local Plan to 2036 requires proposals that include housing to comply with the optional building regulation for water efficiency, as set out in Approved Document G.
- 7.62 The agent has confirmed in an email dated that the proposed development is designed in accordance with the standards and will be built in accordance with these. A condition will be imposed upon any consent to ensure that the development is built in accordance with these standards and that they are maintained for the life of the development.

#### Community Infrastructure Levy (CIL):

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

#### Unilateral Undertaking for Wheeled Bins:

- 7.64 A Unilateral Undertaking to secure the provision of wheeled bins has been submitted as part of the application. On this basis, the

proposal would provide a satisfactory contribution to meet the tests within the CIL Regulations. The proposal would therefore accord with Policy LP4 of the Huntingdonshire Local Plan to 2036 and the Developer Contributions Supplementary Planning Document (2011).

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

**Conclusion:**

- 7.66 The proposed development is considered to be compliant with relevant national and local planning policy as:
- The principle of the development of this site for the demolition of existing agricultural barn and erection of 2no dwellings is acceptable.
  - The proposed development would have no significant adverse impact on the overall character of the area due to its scale, bulk and massing.
  - The proposed development would have a neutral impact on heritage assets.
  - The proposal would satisfactorily safeguard the amenities of neighbouring dwellings and the future occupants of the proposed dwellings.
  - There are no overriding highway safety issues and the proposal is acceptable with regards to parking provision.
  - The proposal is acceptable with regards to biodiversity.
  - The proposal is acceptable with regards to the impact on trees and landscaping.
  - The proposal is acceptable in terms of flood risk and drainage.
  - The proposal is acceptable with regards to meeting requirements for accessible and adaptable homes.
  - The proposal is acceptable with regards to meeting requirements for water efficiency.
- 7.67 There are no other material planning considerations which have a significant bearing on the determination of this application.
- 7.68 Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is therefore recommended that planning permission should be granted.

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

- Time Limit
- Approved Plans
- Details of external materials
- Details of Hard and Soft Landscaping
- Details of Biodiversity Method Statement
- Removal of PD Rights



- Contamination
- Levels
- Compliance with Arboricultural Impact Assessment
- Compliance with LP12j (water efficiency standards) and
- LP25 (accessible and adaptable homes)

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

**CONTACT OFFICER:**

Enquiries about this report to **Marie Roseaman Senior Development Management Officer** – [marie.roseaman@huntingdonshire.gov.uk](mailto:marie.roseaman@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: 23/01024/FUL Case Officer Marie Roseaman  
**Proposal: Demolition of existing agricultural barn and erection of 2no dwellings**  
**Location: Land South Of Harbins Farm Harbins Lane Abbotsley**  
**Observations of Abbotsley 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)

*Please see letter attached.*

No observations either in favour or against the proposal

Abbotsley Parish Council Clerk to Abbotsley Town/Parish Council. (For GDPR purposes please do not sign)

Date: *15th July 2023*

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

Please send response to email address below:-

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

**(Development Management)**

# ABBOTSLEY PARISH COUNCIL

Clerk to the Council: Katie Bates, Bridge House, 27 Church Street, Buckden, St Neots, Cambridgeshire PE19 5TP  
Telephone: 07588 267140 Email: [clerk@abbotsleyparishcouncil.gov.uk](mailto:clerk@abbotsleyparishcouncil.gov.uk) [www.abbotsleyparishcouncil.gov.uk](http://www.abbotsleyparishcouncil.gov.uk)

Marie Roseaman  
Development Control  
Huntingdonshire District Council

14<sup>th</sup> July 2023

Dear Marie

**23/01024/FUL - Demolition of existing agricultural barn and erection of 2no dwellings  
Land south of Harbins Farm, Harbins Lane, Abbotsley**

Abbotsley Parish Council considered this application at its meeting held 13<sup>th</sup> July 2023. Members of the Parish Council voted unanimously to recommend **refusal**.

The site is outside of the established village limits and outside the conservation area. Although less weight may now be attached to the historic village envelope, the site feels outside of the village limits. The built-up area of the village is terminated by 16 Harbins Lane, Ivy Cottage, and the two-storey dwelling opposite with a further agricultural dwelling set back to the east. It is considered that the area beyond these dwellings, including the application site, forms part of the open countryside area to the north of the village.

It is noted that a previous planning application for residential development to the north of Ivy Cottage has previously been refused planning permission.

The site analysis indicates that Harbins Lane has historically served only a limited number of dwellings and although this has increased in recent years, the existing character of Harbins Lane would not be enhanced by a long linear dead-end road with dwellings forming the frontage. Approval of the scheme would set a precedent for further development along the lane. The character of the area is defined by the way the dwellings and agricultural buildings link to the more open countryside and a street of new houses is not appropriate.

The proposal is for two new dwellings in the countryside and should be refused.

Yours sincerely

*Katie Bates*

Katie Bates  
Clerk to Abbotsley Parish Council

# Development Management Committee



Scale = 1:2,248

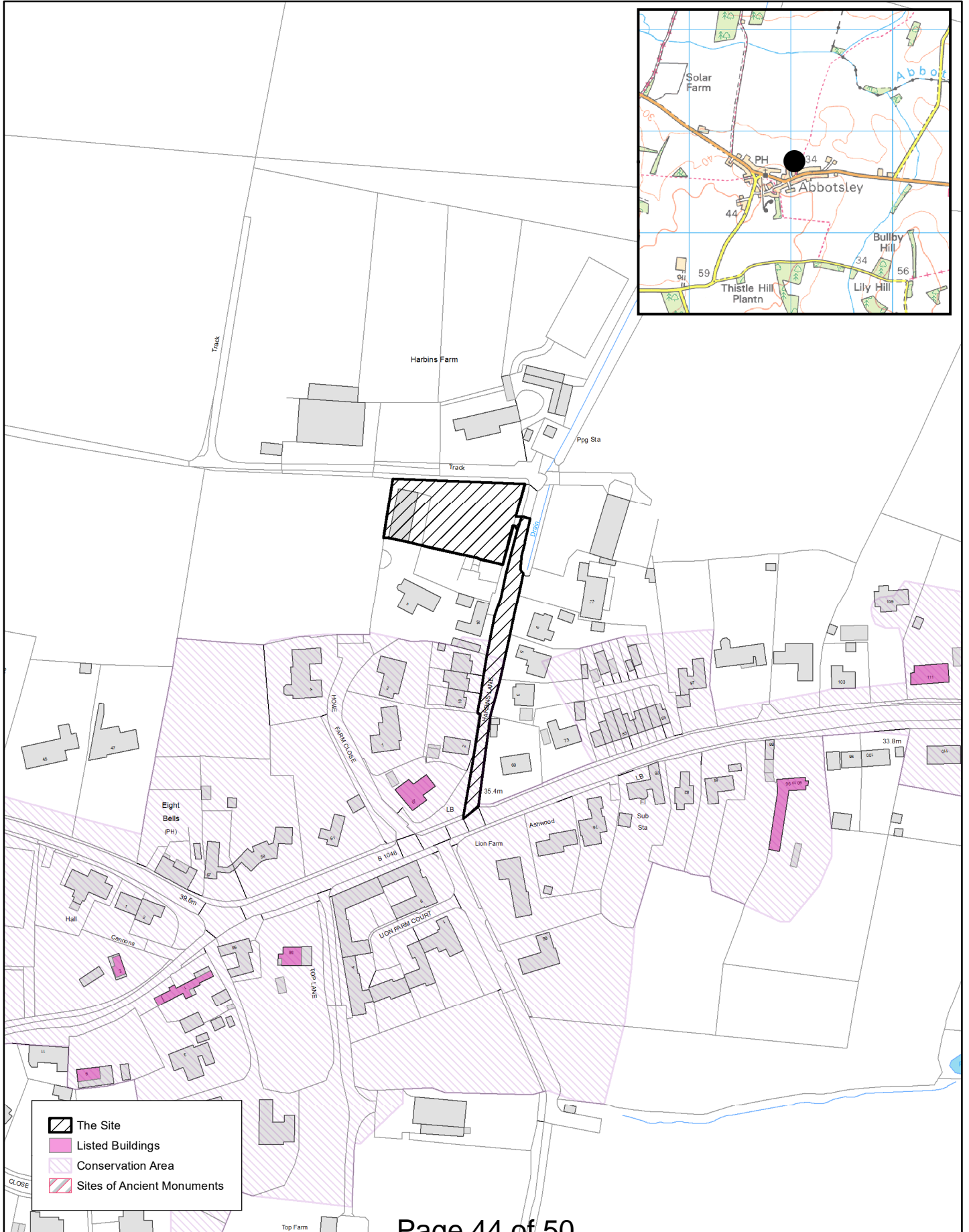
Date Created: 30/08/2023

Application Ref:23/01024/FUL

Location:Abbotsley



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Ordnance Survey HDC 100022322



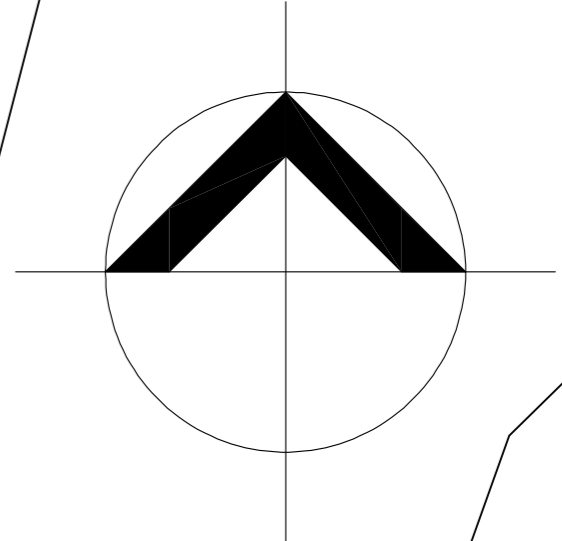
- The Site
- Listed Buildings
- Conservation Area
- Sites of Ancient Monuments

Track

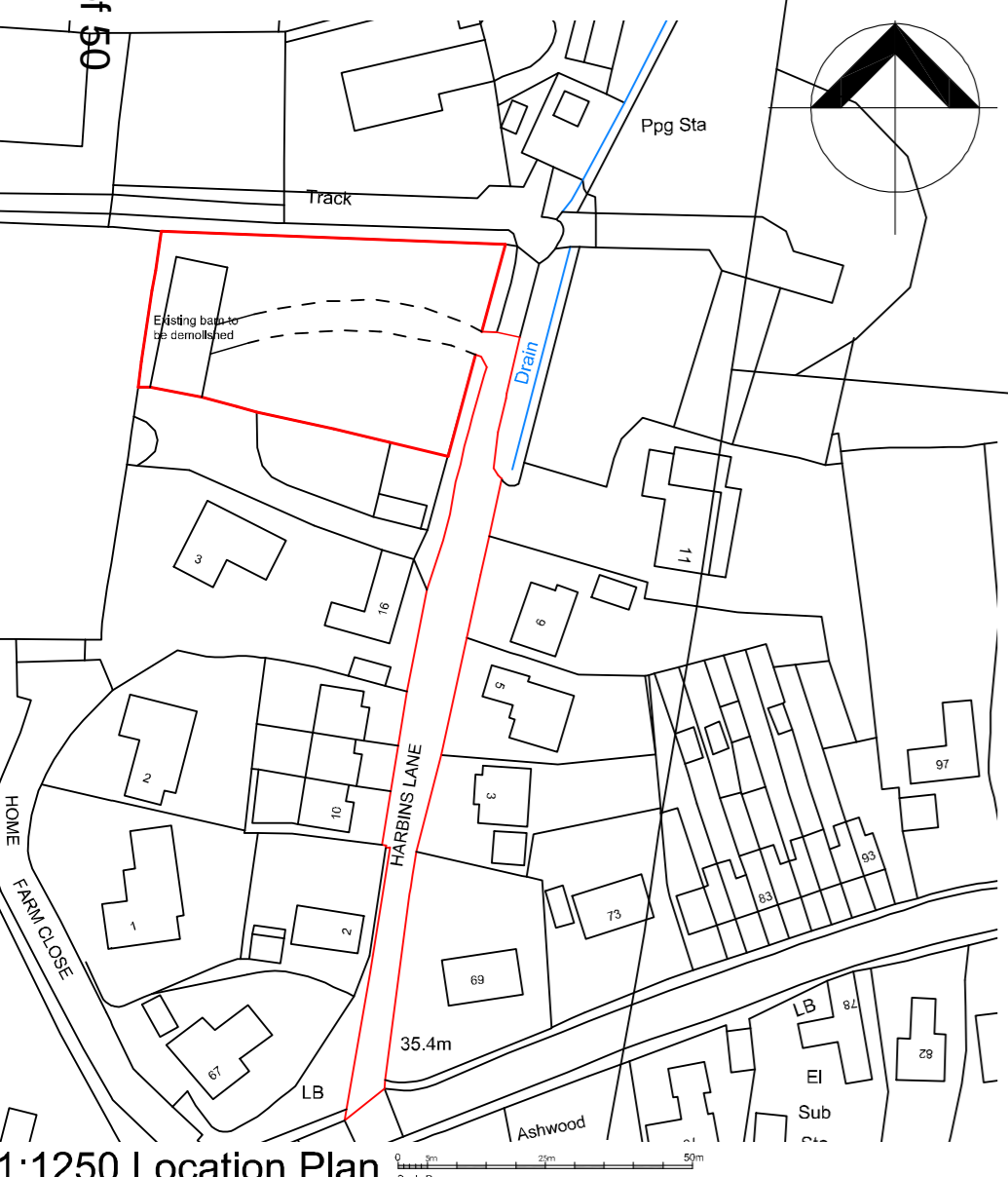


Drain

EV Charging Point



Page 45 of 50



1:1250 Location Plan

3

ISSUE	DESCRIPTION	DATE	BY



Project name:		559 - Land at Harbins Lane, Abbotsley	
Drawing title:		Location and Site Plan	
Scale:	1:1250, 1:200	Date:	March 2023
Paper:	A2	Drawn:	HLW
Drawing no:		559x01	
Dimensions are in millimeters unless otherwise stated. Do not scale from this drawing. If in doubt, ask.			

Location and Site Plan  
Harbins Lane, Abbotsley



### Planting Schedule

Tree Species	Form	Root Condition	Girth	Height
<b>Hedge Species</b>				
Hornbeam to Southern Boundary				
Hawthorn to Western Boundary				
Internal hedges to be a mix of native species staggered with 4 plants per metre: Common Hawthorn, Hornbeam, Wild Privet, Holly, Hazel and Common Dog Rose where appropriate.				
T 1 Betula pendula, Birch	Light Standard	Bare Rooted Shrub	6-8 cm	250-300 cm
T 2 Malus domestica, Domestic Apple	Light Standard	Bagged	6-8 cm	250-300 cm
T 3 Malus sylvestris, Crab Apple	Light Standard	Bagged	6-8 cm	250-300 cm
T 4 Sorbus aucuparia, Rowan	Light Standard	Bagged	6-8 cm	250-300 cm
T 5 Malus sylvestris, Crab Apple	Light Standard	Bagged	6-8 cm	250-300 cm
T 6 Malus domestica, Domestic Apple	Light Standard	Bagged	6-8 cm	250-300 cm
T 7 Sorbus aucuparia, Rowan	Light Standard	Bagged	6-8 cm	250-300 cm
T 8 Malus sylvestris, Crab Apple	Light Standard	Bagged	6-8 cm	250-300 cm
T 9 Betula pendula, Birch	Light Standard	Bagged	6-8 cm	250-300 cm
T 10 Betula pendula, Birch	Light Standard	Bare Rooted Shrub	6-8 cm	250-300 cm
T 11 Sorbus aucuparia, Rowan	Light Standard	Bagged	6-8 cm	250-300 cm
T 12 Salix alba, White Willow	Light Standard	Bagged	6-8 cm	250-300 cm
T 13 Tilia x europaea, Common Lime	Light Standard	Bagged	6-8 cm	250-300 cm
T 14 Quercus robur, Oak	Light Standard	Bagged	6-8 cm	250-300 cm
T 15 Betula pendula, Birch	Light Standard	Bare Rooted Shrub	6-8 cm	250-300 cm
T 16 Betula pendula, Birch	Light Standard	Bare Rooted Shrub	6-8 cm	250-300 cm
T 17 Betula pendula, Birch	Light Standard	Bare Rooted Shrub	6-8 cm	250-300 cm
T 18 Malus domestica, Domestic Apple	Light Standard	Bagged	6-8 cm	250-300 cm
T 19 Sorbus aucuparia, Rowan	Light Standard	Bagged	6-8 cm	250-300 cm

### Existing Planting

Tree Species	Height	Stem Diameter	RPA	Condition
T A Fraxinus excelsior, Ash	10000	320	3840	B1 Rot at base, Ivy, previous surgery
T B Crataegus monogyna, Common Hawthorn	6500	570	3970	B1 Rot at base, Ivy, previous surgery
T C Alnus glutinosa, Common Alder	6000	280	2400	B1 Twin stem from base
T D Crataegus monogyna, Common Hawthorn	6000	490	4265	C1 Rot in some lbs, Ivy
T E Fraxinus excelsior, Ash	8500	960	6655	C1 Dying, Inonotis hispidus, limb death
T F Salix fragilis, Crack Willow	11000	550	6600	A1 Pollarded historically but good
T G Picea abies, Norway Spruce	4500	130	1560	C1 Immature
T H Prunus domestica ssp domestica, Cultivated Plum	5500	130	1560	C1 Immature
T I Betula pendula, Silver Birch	9500	210	2520	B1 Previous bad surgery
T J Betula pendula, Silver Birch	9500	240	2040	B1 Twin stem from base
T K Betula pendula, Silver Birch	9500	300	3600	B1 Previous bad surgery
T L Crataegus monogyna, Common Hawthorn	6500	230#	2760	B1 Growth confined
T M Crataegus monogyna, Common Hawthorn	5000	130#	1560	U

**Key:**

- Terrestrial Habitat
- Bat Box (X)
- Insect Box (O)
- Bird Box (square)
- Existing Trees to be retained (circle with green border)
- Proposed Trees (circle with green border)
- Existing Hedge (thick green line)
- Proposed Double Row Hedge (double green line)
- Proposed Single Row Hedge (single green line)
- Wildflower Meadow (teal area)
- Hedgehog Box (orange square)
- EV Charging Point (blue circle)

**Tree Legend:**

- A condition (green circle)
- B Condition (blue circle)
- C Condition (grey circle)
- U Condition (red circle)

**External Materials:**

- Bonded Gravel (brown square)
- Indian Stone Paving (tan square)
- Lawn (green square)

### Landscaping Specification

**GENERAL**

Soil conditions - cultivate and plant into moist friable soil that is not waterlogged. Do not plant into frozen or snow covered soil.

Climate conditions - carry out the work while soil and weather conditions are suitable for the relevant operations. Do not plant during periods of frost or strong winds.

Plant during the following periods:  
Bare root deciduous trees and shrubs; late October to late March.  
Container grown plants; at any time if ground and weather conditions are favourable.  
Ensure that adequate watering and weed control is provided.

Machines and tools - use only machinery and tools suitable for the site conditions and the work to be carried out. Use hand tools around trees, plants and in confined spaces.

Underground services - Contractor is responsible for knowing the ascertaining the position of any underground services and shall take precautions to prevent any damage occurring to them.  
Immediately inform the appropriate body if damage occurs. The contractor shall be responsible for any claims resulting from such damage.

**PLANT MATERIAL**

Plant quality in general - to comply with the relevant part of BS 3936 and BS 5236 for any advanced nursery stock where applicable. Materially undamaged, sturdy, healthy, vigorous, of good shape and without elongated shoots. Grown in a suitable environment and hardened off. Free from pests, diseases, discoloration, weeds and physiological disorders. With balanced root and branch systems. True to the names and sizes indicated within the plant schedule.

Bare root plants - all bare root plants shall have vigorous fibrous root systems which are reasonably equally developed in all directions and of adequate extent to support the growth of the plants root system.

Container grown plants - supplied in a growing medium with adequate nutrients for the plant to thrive until permanently planted. Centred in the container, firmly and well watered.  
With root growth substantially filling the container, but not root bound, and in a condition conducive to successful transplanting.  
Grown in the open for at least two months before being supplied.  
Grown in containers with holes adequate for drainage when placed on any substrate commonly used under irrigation systems.

Planting trees - spread a minimum of 75mm thick layer of well-rotted manure in the bottom of each pit and fork over.  
Lay 50mm min. mixture of peat substitute/leaf mould/sharp sand 6:3:1 by volume, the peat being well moistened.  
All manure is to be covered so that none comes in direct contact with the tree roots. Soak the roots of bare-rooted trees in water for at least an hour before planting. Continue backfilling with top soil into which 170gm of bonemeal has been mixed (per tree). Firm down well by heeling as filling proceeds.  
The tree must be planted to the same depth as in the nursery and to the same orientation.  
Before unloading, the depth and diameter of the rootball shall be measured to facilitate the digging of the pit to the correct size.  
Back filling shall be done in layers of 150-225mm depth with each stage firmly consolidated to eliminate air pockets.

Staking - to be requisite length, pressure impregnated (with preservative non injurious to plants) de barked softwood 75mm diameter.

Tree ties - to be plastic ties 'Toms' pattern, nailed to stake with large head galvanised nails.

Watering - at the time of planting, each tree shall be well watered in. If there is a risk of frost within the 24 hours the watering shall be delayed until such risk has passed.

Mulch - apply 50mm mulch around trees immediately after watering in. Mulch to consist of pulverised natural pine bark such as 'Cambark' ornamental grade from Camland Products Ltd, 36 Regent Street, Cambridge or equivalent. Graded particles 8mm-25mm with all fines removed, free from pests, disease, weeds and additives.

Rootballed plants - root balls shall be well filled with fibrous roots and consist of reasonably cohesive natural soil which has been carefully lifted at the nursery so that it remains fully attached to the roots of the tree. Plants which have had bear roots bagged with soil or containerised are not acceptable.

Transplanted at least twice in the nursery. Single, straight leader. Substantial and evenly developed side shoots to within 0.5m of ground level. Main stem to be substantial enough to be supported by short stake and single tie.

Labelling - when supplied to site trees to be labelled in accordance with the relevant part of the latest BS 3936 in order that they can be readily identified.

Substitutes - if specified trees are unavailable or known to be likely to be unavailable at the time of ordering, submit alternatives and obtain approval from LPA before making any substitution.

**PREPARATION OF PLANTING**

Site clearance - Prior to cultivation all rubbish including stones, bricks, concrete, mortar, building materials, bottles, cans, litter, wood, plastic etc to be removed to tip.  
Remove all weed from planting areas either by hand pulling or using a herbicide containing glyphosate as the active ingredient which should be applied in accordance with the manufacturer's instructions allowing sufficient time prior to cultivation for the chemical to be effective.

Cultivation - do not dig or cultivate within the root spread of trees and shrubs to be retained. Break up compacted topsoil to its full depth.

Tree pits - shall be of a diameter 600mm greater than the root ball. The depth of the pit shall be 225mm deeper than the root ball and not less than 600mm deep. The base of the tree pit shall be forked over to a depth of 225mm.

**MAINTENANCE AND MAKING GOOD DEFECTS**

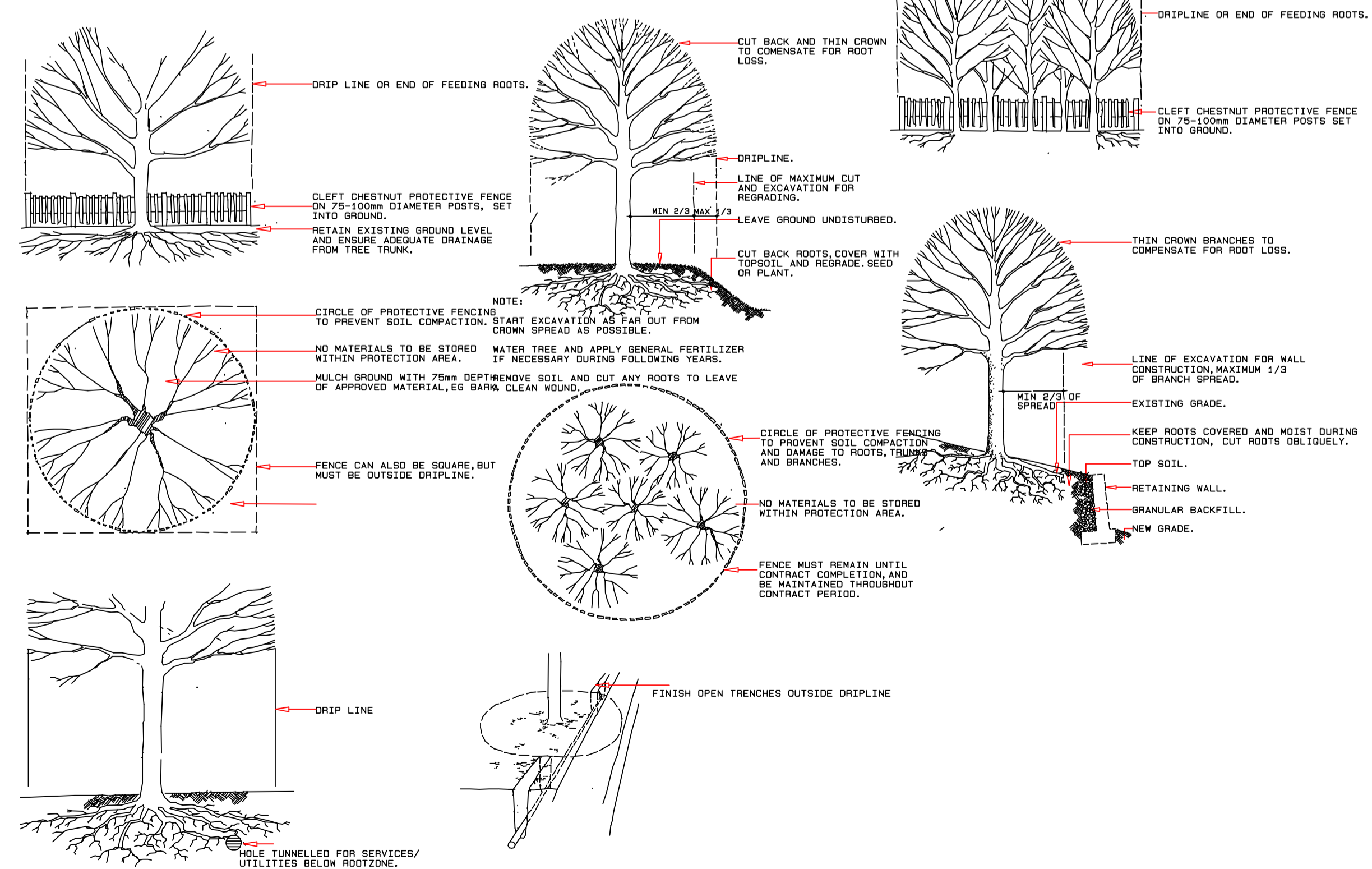
Maintenance prior to practical completion - at all times maintain planted areas in a clean, tidy and largely litter weed free state.

Maintenance and defects liability period - the maintenance and defects liability run concurrently for thirty months (three years) after practical completion.

Maintenance - Make visits at approximately monthly intervals during the growing season and as necessary to fulfil the requirements of this specification. After each visit remove soil and other debris from surrounding hard surfaces and leave the site in a clean and tidy condition. Fork over beds as necessary to keep soil loose.  
Ensure that the trees are not damaged by the use of mowers, nylon filament rotary cutters and similar powered tools.  
Every two months check condition of stakes and ties and replace if missing or broken. Adjust as necessary to allow for growth and prevent the rubbing of bark. Prune at appropriate times to remove dead, dying, diseased or damaged wood and suckers, to promote healthy growth and natural shape.

Failures of Planting - Excepting theft or malicious damage after practical completion, any of the trees that have failed to thrive, during the defects liability period, will be regarded as defects due to materials or workmanship not in accordance with this specification. Unless otherwise instructed they must be replaced by approved equivalent trees.  
Replacements must match the original specification. Replacement planting is to be carried out during the planting season within which the defects are discovered.

### Standard Tree Protection Details



# Landscape Strategy Plan Land at Harbins Lane, Abbotsley

**ISSUE DESCRIPTION DATE BY**

**Belham Structures LIMITED**  
Unit 3, Bices Yard, Butts Green, Clavering, Essex CB11 4RT.  
Tel: 01799 551241, Fax: 01799 551294, Email: info@belhamstructures.co.uk

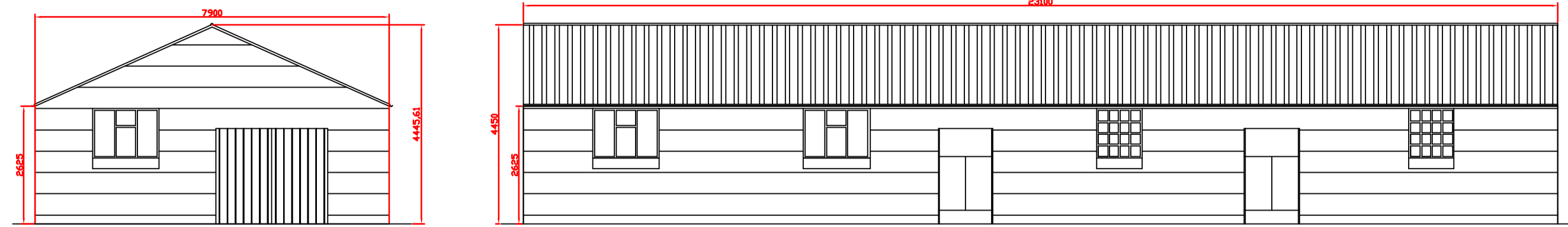
Project name: 559 - Land at Harbins Lane, Abbotsley

Drawing title: Landscape Strategy Plan

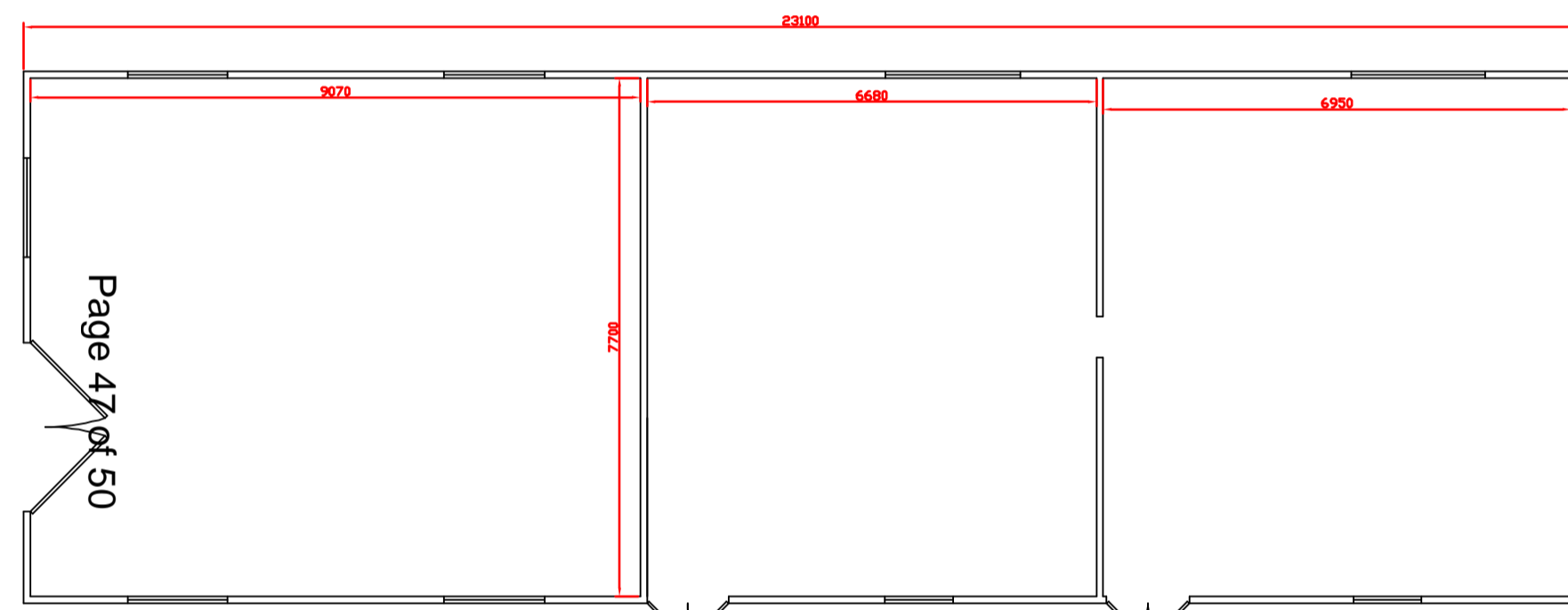
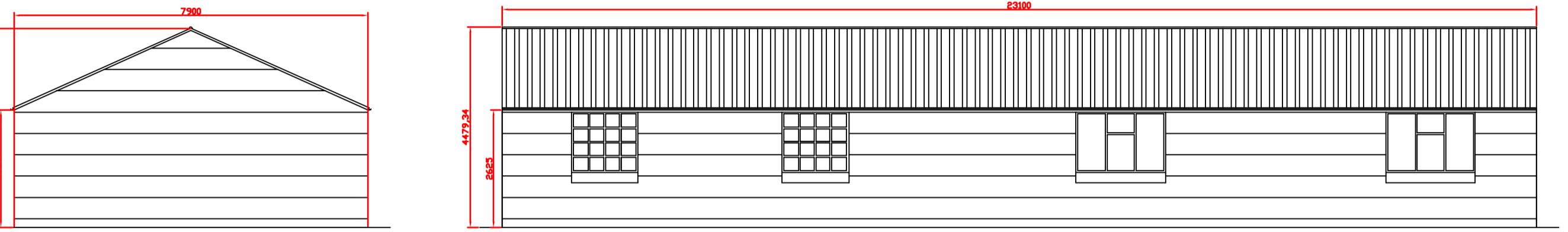
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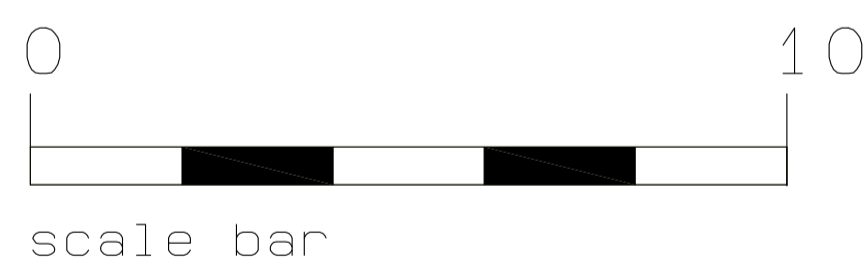
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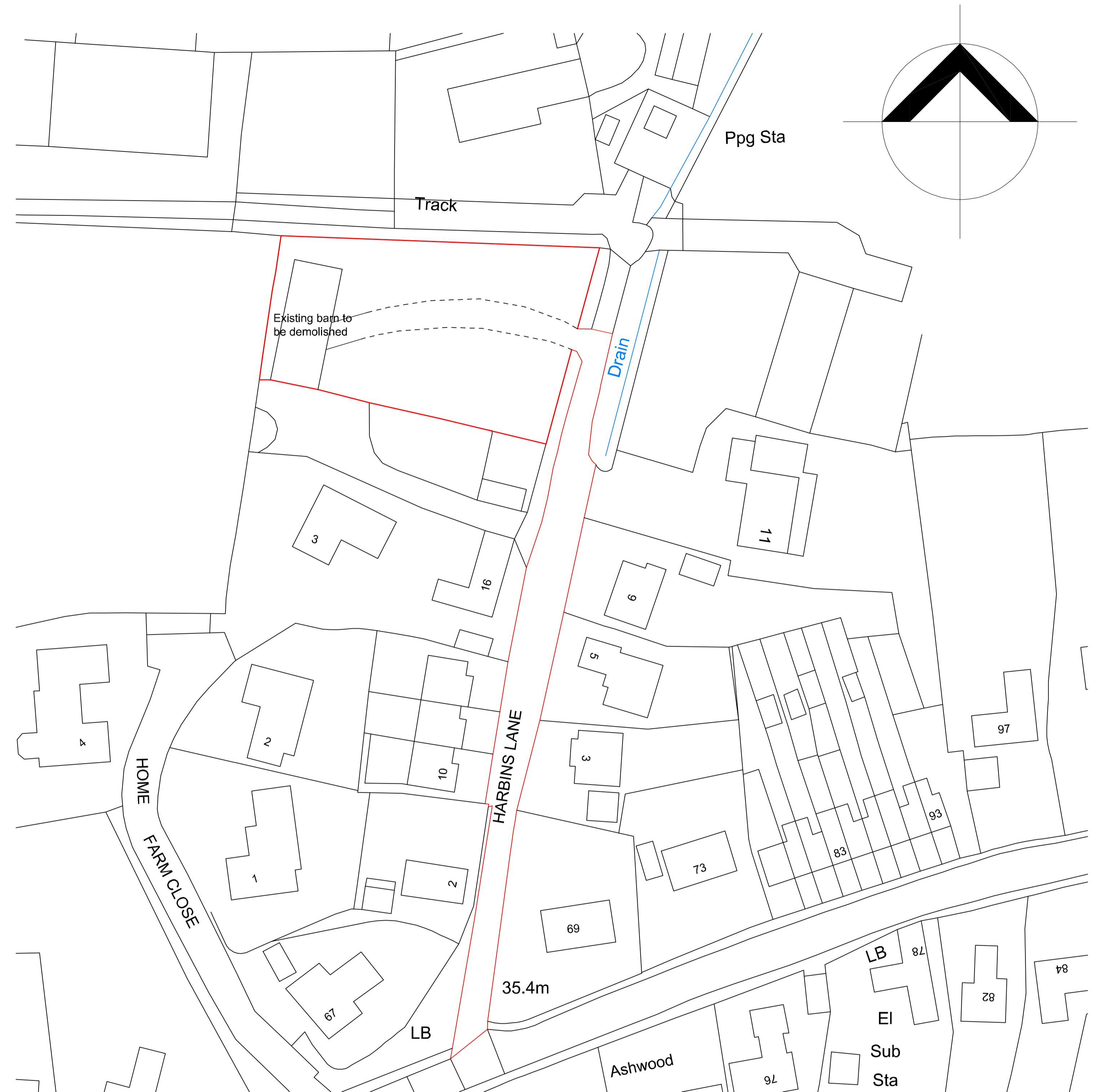
1:100 Elevations



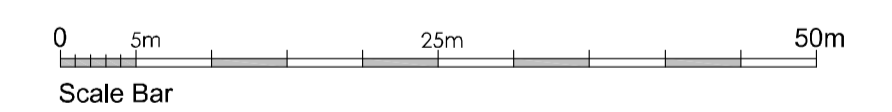
1:100 Existing Ground Floor Plans



scale bar



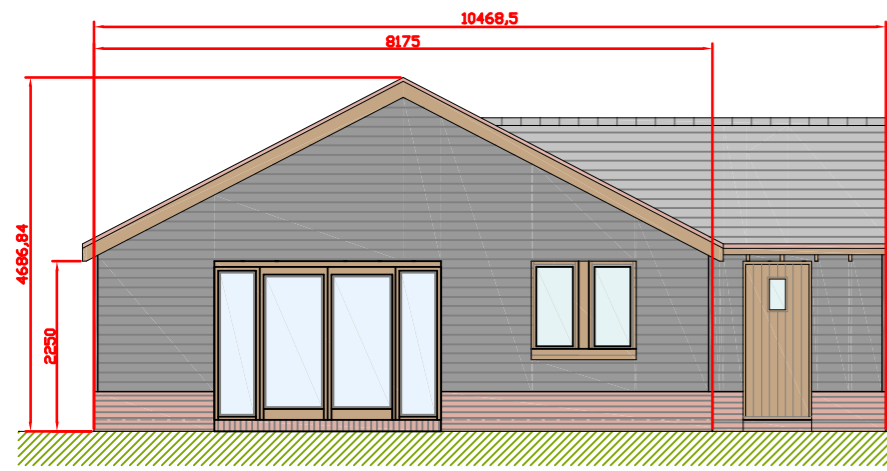
1:500 Existing Site Plan



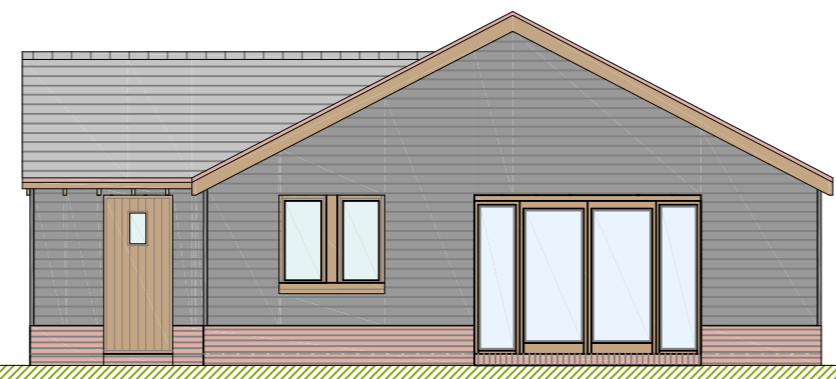
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ISSUE	DESCRIPTION	DATE	BY
 Unit 3, Bixes Yard, Butts Green, Clavering, Essex CB11 4RT. Tel: 01799 551241, Fax: 01799 551294, Email: info@pelhamstructures.co.uk			
Project name:		559 - Land at Harbins Lane, Abbotsley	
Drawing title:		Existing Plans	
Scale:	1:100, 1:500	Date:	June 2023
Paper:	A1	Drawn:	HLW
		Drawing no:	559x04
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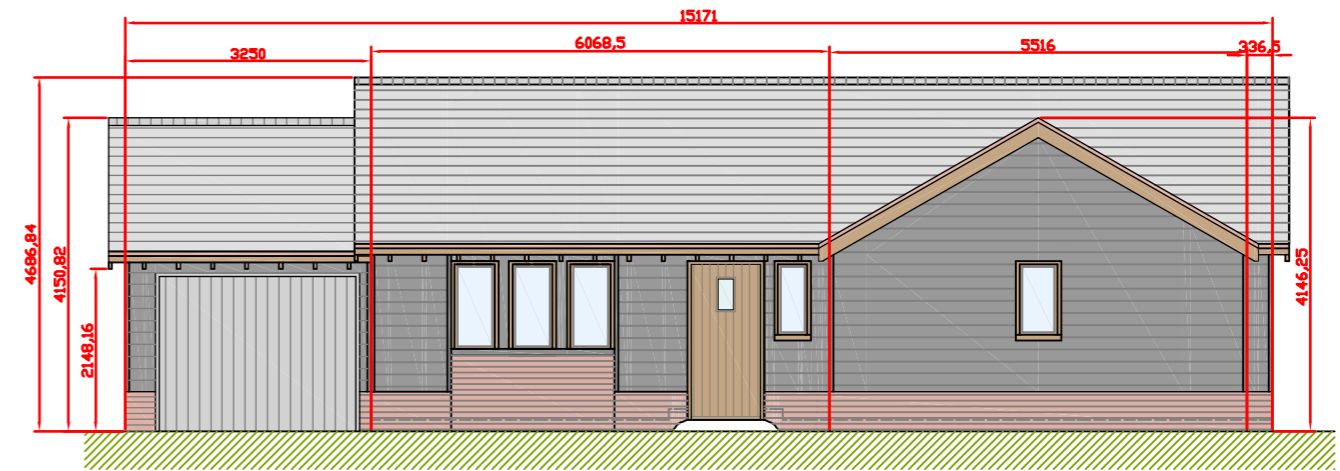
# Existing Plans Land at Harbins Lane, Abbotsley



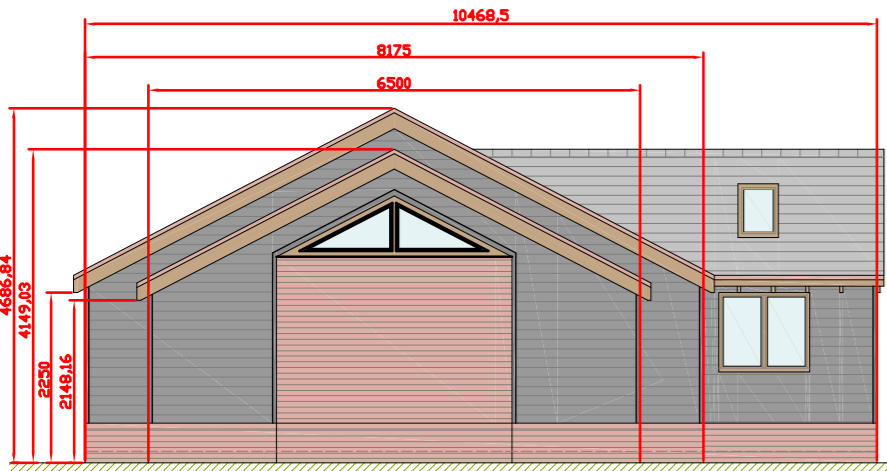
Rear Elevation - Plot 2



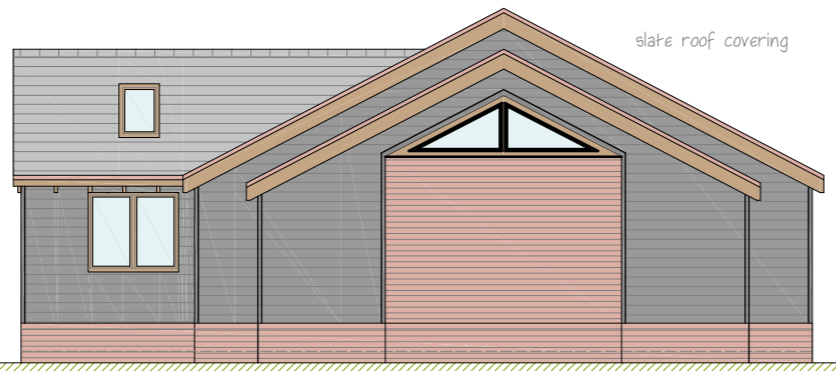
Plot 1



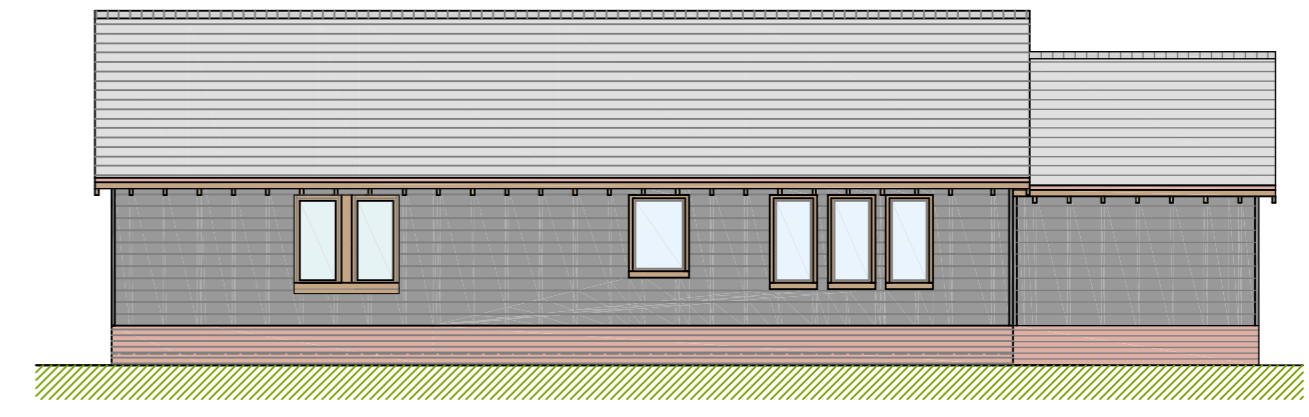
Entrance Elevation - Plot 1 (Plot 2 handed)



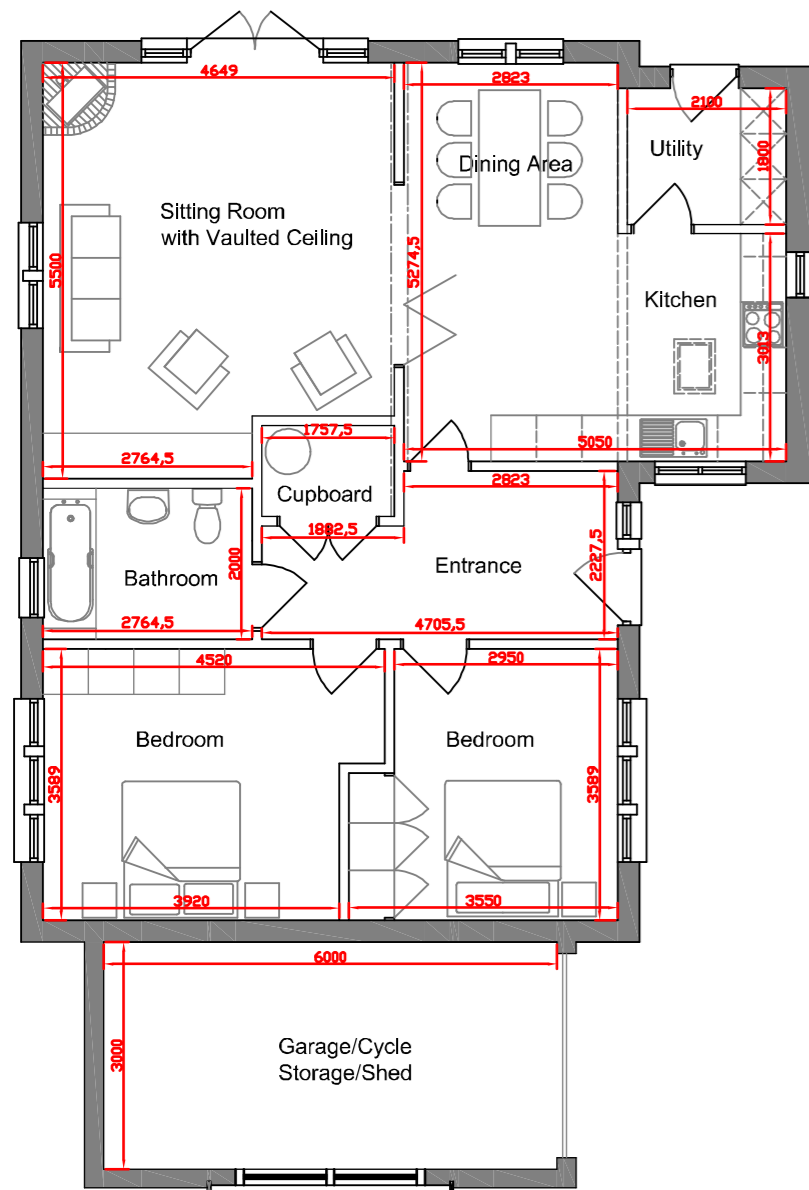
1:100 Front Elevation - Plot 1



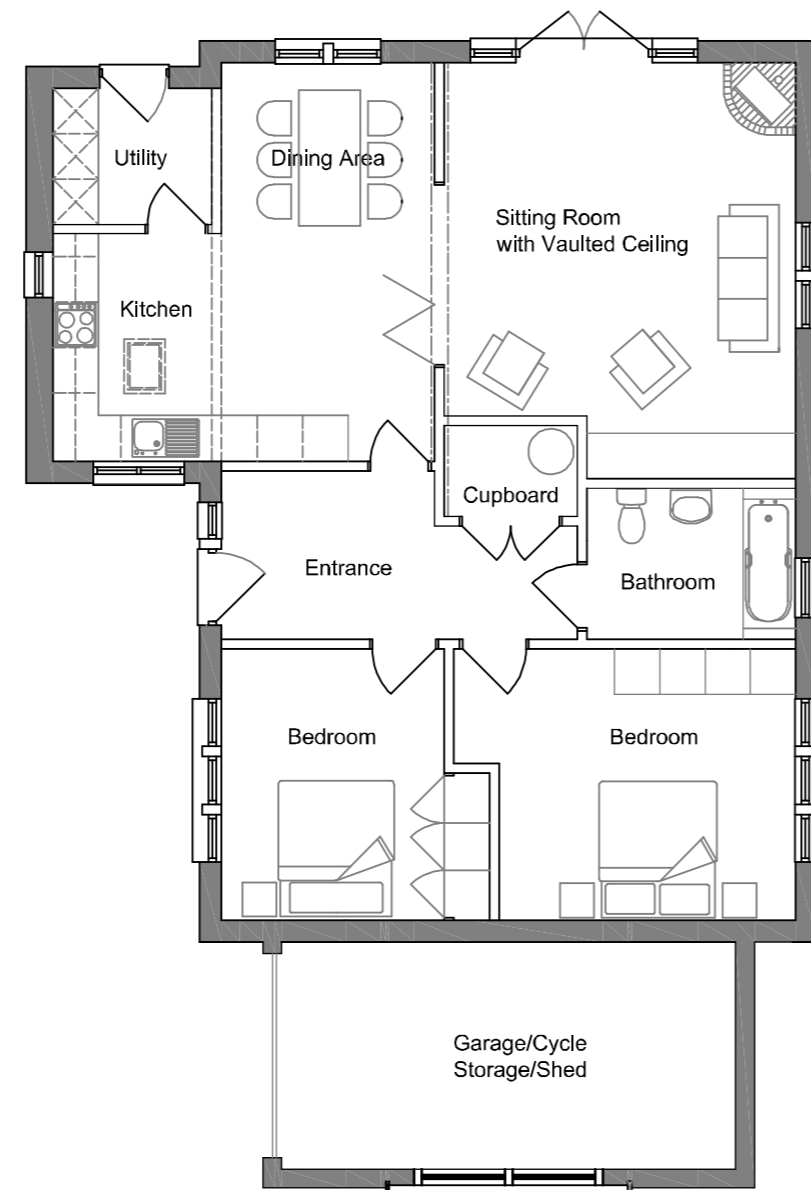
Plot 2



Flank Elevation - Plot 1 (Plot 2 handed)



1:100 Ground Floor Plans  
Plot 1



Plot 2

ISSUE	DESCRIPTION	DATE	BY
A	Window added to garage	23.08.2023	HLW



Project name: 559 - Land at Harbins Lane, Abbotsley		
Drawing title: Plot 1+2 Plans		
Scale: 1:100	Date: March 2023	Drawing no: 559x0100A
Paper: A2	Drawn: HLW	

Dimensions are in millimeters unless otherwise stated. Do not scale from this drawing. If in doubt, ask.



**Planning Appeal Decisions Since August 2023 Committee**

<b>Ref No</b>	<b>Appellant</b>	<b>Parish</b>	<b>Proposal</b>	<b>Site</b>	<b>Original Decision</b>	<b>Delegated or DMC</b>	<b>Appeal Determination</b>	<b>Costs</b>
21/015 76/HH FUL	Jenny Bullen	Grafham	Removal of Existing Outbuilding, construction of new Garage and Biomass boiler room with storage. Creation of new vehicle parking area and extension of storage shed for Cycle parking. Creation of new outbuilding office and leisure building.	Model Farm Buckden Road Grafham Huntingdon PE28 0BH	Non-Determination	Delegated	Dismissed	N/A
21/015 77/LB C	Jenny Bullen	Grafham	Removal of Existing Outbuilding, construction of new Garage and Biomass boiler room with storage. Creation of new vehicle parking area and extension of storage shed for Cycle parking. Creation of new outbuilding office and leisure building.	Model Farm Buckden Road Grafham Huntingdon PE28 0BH	Non-Determination	Delegated	Withdrawn	N/A

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