

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, 16TH OCTOBER 2023** at **7:00 PM** and you are requested to attend for the transaction of the following business:-

## **AGENDA**

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

### **APOLOGIES**

**1. MINUTES (Pages 5 - 6)**

To approve as a correct record the Minutes of the meeting held on 18th September 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) Huntingdon - 23/00216/FUL (Pages 7 - 30)**

The construction of eleven new Use Class E single storey business units and the associated access road, parking and landscaping - Land North of 11 Latham Road, Huntingdon.

**(b) Glatton - 21/02045/FUL (Pages 31 - 54)**

Erection of stables, formation of menage and retrospective approval for existing stables - Land East of High Haden Farm, High Haden Road, Glatton.

**(c) Huntingdon - 23/00270/OUT (Pages 55 - 74)**

Proposed new dwelling - 41 West Street, Huntingdon, PE29 1WT.

**(d) Hail Weston - 23/01243/REM (Pages 75 - 102)**

Application for Reserved Matters (Appearance, Landscaping, and Scale) of 20/01909/OUT - erection of three dwellings and garages - Land South of 11 Bird Lane, Hail Weston.

**(e) Ramsey - 19/01847/FUL (Pages 103 - 122)**

Undertake landscaping and building works to an existing site to create equestrian facilities and grazing land. The proposals will include a hard standing at the front of the site, stables, and fenced off areas to create grazing land - Land on South Side of Middle Drove, Ramsey Heights.

**4. APPEAL DECISIONS (Pages 123 - 124)**

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

**LATE REPRESENTATIONS**

5th day of October 2023

***Michelle Sacks***

Chief Executive

**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](#)

**Filming, Photography and Recording at Council Meetings**

This meeting will be filmed for live and/or subsequent broadcast on the Council's YouTube site. The whole of the meeting will be filmed, except where there are confidential or exempt items. If you make a representation to the meeting you will be deemed to have consented to being filmed. By entering the meeting you are also consenting to being filmed and to the possible use of those images and sound recordings for webcasting and/or training purposes. If you have any queries regarding the streaming of Council meetings, please contact Democratic Services on 01480 388169.

The District Council also permits filming, recording and the taking of photographs at its meetings that are open to the public. Arrangements for these activities should operate in accordance with [guidelines](#) agreed by the Council.

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

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

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

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

### **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.

This page is intentionally left blank



## 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, 18 September 2023

PRESENT: Councillor D L Mickelburgh – Chair.

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

APOLOGIES: Apologies for absence from the meeting were submitted on behalf of Councillors D B Dew, I D Gardener, S R McAdam and J Neish.

### 24 MINUTES

The Minutes of the meeting of the Committee held on 21st August 2023 were approved as a correct record and signed by the Chair.

### 25 MEMBERS' INTERESTS

No declarations of interests were received.

### 26 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) **Creation of Field Access - Land South of Kym Stables, Kimbolton Road, Hail Weston - 21/01621/FUL**

*(Councillor N Farnden, Hail Weston Parish Council, 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.

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

*(B Bampton, agent, 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 together with the additional condition in the Late Representations relating to a Tree Protection Plan and conditions for the demolition of the existing agricultural barn and for the provision of wheeled bins.

## **27 APPEAL DECISIONS**

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

RESOLVED

that the contents of the report be noted.

Chair

## DEVELOPMENT MANAGEMENT COMMITTEE 16<sup>th</sup> OCTOBER 2023

**Case No:** 23/00216/FUL

**Proposal:** THE CONSTRUCTION OF ELEVEN NEW USE CLASS E SINGLE STOREY BUSINESS UNITS AND THE ASSOCIATED ACCESS ROAD, PARKING AND LANDSCAPING.

**Location:** LAND NORTH OF 11 LATHAM ROAD HUNTINGDON

**Applicant:** MR MARTIN COULSON

**Grid Ref:** 523499 274269

**Date of Registration:** 13<sup>th</sup> February 2023

**Parish:** HUNTINGDON

---

### RECOMMENDATION – REFUSE

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

#### 1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The site forms a triangular 0.67 hectare parcel of land at the far northern end of the Stukeley Meadows Industrial Estate. The site is bounded by the A141 to the west, the ECML railway cutting and woodland to the east, and a footpath/cycle way/bridleway (ref 133/21) connecting Great Stukeley with Huntingdon to the south. The site has previously been used for overflow car parking for Meridian Audio Ltd, located directly to the south.
- 1.2 The wider site to the south forms part of an Established Employment Area of Stukeley Meadows Industrial Estate within Huntingdonshire's Local Plan to 2036 and is also adjacent to the Great Stukeley Railway Cutting (Site of Special Scientific Interest). The site is located within Flood Zone 1 on the Environment Agency's Flood Map for Planning and Huntingdonshire's Strategic Flood Risk Assessment 2017.
- 1.3 This application seeks planning permission for the erection of 11 single storey Use Class E units and associated internal access road, 45 parking spaces and landscaping works on land north of 11 Latham Road, Huntingdon.

- 1.4 The application has been accompanied by the following:
- Planning Statement
  - Transport Statement
  - Framework Travel Plan
  - Arboricultural Impact Assessment and Method Statement
  - Preliminary Ecological Appraisal
  - Calculation of Biodiversity Net Gain using Defra Metric 3.1

## 2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (5<sup>th</sup> September 2023) (NPPF 2023) 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 2023 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
  - LP4: Contributing to Infrastructure Delivery
  - LP5: Flood Risk
  - LP6: Waste Water Management
  - LP7: Spatial Planning Areas
  - LP11: Design Context
  - LP12: Design Implementation
  - LP14: Amenity
  - LP15: Surface Water
  - LP16: Sustainable Travel
  - LP17: Parking Provision and Vehicle Movement
  - LP18: Established Employment Areas
  - LP30: Biodiversity and Geodiversity
  - LP31: Trees, Woodland, Hedges and Hedgerows

Huntingdon Neighbourhood Plan 2018-2026 (Adopted September 2019):

- Policy E1 - Opportunities for Employment
- Policy E2 - Business Investment
- Policy NE2 - Open Space and Green Infrastructure
- Policy NE3 - Setting of Huntingdon
- Policy BE1 - Design and Landscaping
- Policy BE2 - Local Distinctiveness and Aesthetics
- Policy TT1 - Sustainable Transport

Supplementary Planning Documents (SPD) and Guidance:

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

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

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

- 4.1 21/00222/FUL – Construction of new access to overflow car park – Approved

#### **5. CONSULTATIONS**

- 5.1 Huntingdon Town Council – Recommend Approval – this is already a pre-existing industrial area and the proposed development is providing additional business units. Parking has been allocated in the development.
- 5.2 Wildlife Trust for Bedfordshire, Cambridgeshire and Northamptonshire – No objections to the proposed development. However, request an updated Biodiversity Net Gain report to reflect comments.  
A Defra Biodiversity Metric has subsequently been submitted and although a number of changes are suggested these do not materially affect the amount of net gain predicted which is still around 8%. The application therefore accords with current HDC adopted planning policies on biodiversity and can be approved, though I would prefer for an updated BNG report to be submitted to reflect my comments above.
- 5.3 Cambridgeshire County Council's Highway Authority – No objections to the proposed development. The access to the site, from the adjacent site (Meridian Autos) and across the public right of way, was approved under application 21/00222/FUL.

The access to the Meridian Autos site from the public highway is adequate for the intensification of use. The Transport Statement states that the increase in trips would be 24 in the AM peak and 25 in the PM peak. This is an insignificant increase in the number of vehicles that would be exiting Latham Road onto the A141 Spittals Way roundabout. Therefore, no significant adverse effect upon the Public Highway should result from this proposal should it gain benefit of Planning Permission.

- 5.4 Cambridgeshire County Council's Lead Local Flood Authority – Object to the proposed development due to incorrect drainage calculations and sewage undertaker consent is required.
- 5.5 Cadent Gas – Holding objection on the proposal whilst the engineering team reviewed the available information.

*Officer Note: No further comments received from Cadent Gas following their holding objection. A gas main runs north to south through the eastern part of the site. The gas utility requires a three metre exclusion zone on either side of the pipe which is shown on the proposed site plan. Officers have sought further comments from Cadent Gas and these remain outstanding.*

- 5.6 Health and Safety Executive – HSE does not advise, on safety grounds, against the granting of planning permission in this case.
- 5.7 Huntingdonshire District Council's Urban Design Team – Object to the proposed development. The current application as a result of the layout and quantum of development is considered to create a poor quality cramped form of overdevelopment that fails to accord with Local Plan Policy LP11, LP12 (parts a, b, c), LP17 and the place making principles set out in Chapter 3 of the HDC Design Guide.
- 5.8 Cambridgeshire County Council's Public Rights of Way – No response received to date.

*Officer note: Officers have sought comments and these remain outstanding.*

## **6. REPRESENTATIONS**

- 6.1 No third party representations were received during the course of the application.

## **7. ASSESSMENT**

- 7.1 The main issues to consider in the determination of this application are:
- Principle of development
  - Design and Visual Amenity
  - Residential amenity

- Highway safety
- Flood risk
- Biodiversity and Trees

### **Principle of development**

- 7.2 The site is located within the built-up area of the Huntingdon Spatial Planning Area as defined by the adopted Huntingdonshire Local Plan to 2036 and therefore, Policy LP7 (Spatial Planning Area) is relevant. It should be noted that the site is located outside of the Established Employment Area boundary (Policy LP18) of Stukeley Meadows Industrial Estate.
- 7.3 This application seeks approval for the erection of 11 Use Class E business units and associated works. Policy LP7 of the adopted Local Plan states that a proposal for business development will be supported where it is appropriately located within a built-up area of an identified Spatial Planning Area settlement. Given the site is located within a built-up area of Huntingdon, the proposal is considered to be acceptable in regard to Policy LP7.
- 7.4 Furthermore, Policy E1 of the Huntingdon Neighbourhood Plan states that proposals for economic development throughout Huntingdon will be favourable considered subject to compliance with other relevant planning policies.
- 7.5 As previously mentioned, the site is not located within the Established Employment Area (EEA) of Stukeley Meadows Industrial Estate, however it is located directly adjacent and has been used as overflow car parking for an existing building that is located within the EEA. Whilst Policy LP18 is not relevant to the proposal, it is considered that the proposed development would be compatible with and complement the surrounding employment uses.
- 7.6 As such, the principle of development is considered to be acceptable in accordance with Policies LP2 and LP7 of the Local Plan and Policy E1 of the Huntingdon Neighbourhood Plan, subject to all other planning matters being addressed.

### **Design and Visual Amenity**

- 7.7 Policy LP11 of the Local Plan states that a proposal will be supported where it is demonstrated that it responds positively to its context. Policy LP12 states that new development will be expected to be well designed and that a proposal will be

supported where it can be demonstrated that it contributes positively to the area's character and identity and successfully integrates with adjoining buildings and landscape. This is also reflected in the policies NE3, BE1 and BE2 of the Huntingdon Neighbourhood Plan, guidance within the Huntingdonshire Design Guide SPD and Section 12 of the NPPF 2023.

- 7.8 The proposed site layout comprises two blocks orientated E-W and backing onto the northern and southern site boundaries. Block A would contain 7 units and Block B would contain 4 units. Both buildings would be constructed of a lean-to design with an eaves height of approximately 6 metres, a ridge height of 7.7 metres and would be constructed using facing brickwork, composite metal cladding and PV panels on a composite metal roof. Block A would measure 63.4m by 18.7m and Block B would measure a total length of 46.4m and a total depth of 18.8m – a total Gross Internal Area (GIA) of 1,785sqm, together with the small landlord's building adjacent to Block B.
- 7.9 The larger Block A (accommodating Units 1-7) is arranged parallel with the southern site boundary and is setback 4.5 metres from the public right of way behind an access path and groups of tree planting and landscaping. Block B (accommodating Units 8-11 and the Landlord's building) is positioned to the northern end of the site and is shaped to accommodate the existing trees adjacent to the northwest site boundary and the high-pressure gas pipeline and access along the eastern boundary. A parking court containing 40 spaces is proposed between the two buildings with a further 5 spaces proposed to the north of Block B.
- 7.10 Block A would have a 63.4 metre long south facing elevation which is largely blank except for the high-level windows (noting that no mezzanine/first floor level is proposed on the submitted floor plans). The building is setback just 4.5 metres from the footpath/cycle way/bridleway and HDC's Urban Design Officer considers that the four semi-circular areas of ecological planting and tree planting in front of the south elevation would do little to break up the massing of the south elevation. There is also concern that this would result in poor surveillance and supervision over the footpath and that the length of this elevation would appear visually prominent and incongruous from the pathway.
- 7.11 The arrangement of the two blocks, with 18.7 metre separation between the buildings and 7.7 metre ridge heights would impact



the open appearance of the site. The proposed blocks are inward facing, and the front elevations would be concealed from the approach road reducing the legibility of individual units. The Huntingdonshire Design Guide SPD states that 'Big box' uses (office, industrial, retail, warehouse or cinema multiplexes) in urban areas should provide for active frontages overlooking public spaces and routes. The side gable elevations are entirely blank facing the access road and as such fail to 'turn the corner' and overlook the approach into the site. The proposed site layout would fail to accord with the above and would therefore be contrary to the Huntingdonshire Design Guide SPD in this regard. While the Local Planning Authority recognise that the introduction of south elevation windows on Block A would create security concerns, it is noted that active frontages could be achieved with a revised site layout.

- 7.12 The proposed development would utilise existing tree planting and landscaping along the boundaries of the site and would include the provision of two trees at the east end of the parking area. Apart from this, there would be limited soft landscaping within the site itself resulting in a landscape that is dominated by buildings and hard surfacing – in particular the proposed parking area, which includes long unbroken rows of 18 and 22 parking spaces. The Urban Design Officer has objected to the proposal on this basis, as the proposal would be contrary to the Huntingdonshire Design Guide SPD which requires "generous areas of soft landscaping and tree planting both within the car park and around its external edge... to enhance the appearance of the car park".
- 7.13 It should be noted that the Local Planning Authority does not have any objections to the finishing materials palette for the proposed units or the use of PV panels.
- 7.14 Overall, by virtue of the design, layout and separation distances of the two blocks, along with the dominance of car parking and hardstanding with limited soft landscaping, the proposal is considered to represent a cramped form of development that is of poor design and would result in visual harm to the site and would be uncharacteristic of the surrounding area. As such, the proposal is deemed to be contrary to Policies BE1 and BE2 of the Huntingdon Neighbourhood Plan, Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework.

## **Residential amenity**

- 7.15 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.
- 7.16 Given the location of the site with no residential properties in close proximity, the proposal is considered to be acceptable with regard to its impact on residential amenity. Furthermore, it is not considered that the proposal would adversely impact the occupants and/or users of the adjacent employment use. The proposal accords with Policy LP14 of Huntingdonshire's Local Plan to 2036 in this regard.

## **Highway Safety**

- 7.17 Policy LP17 of the Local Plan to 2036 seeks to ensure that new development incorporates appropriate space for vehicle movements and adequate parking for vehicles and cycles. Policy LP16 of the Local Plan and Policy TT1 of the Huntingdon Neighbourhood Plan require proposals to demonstrate how opportunities for the use of sustainable modes of transport are maximised.
- 7.18 The site would be accessed via an existing access point off Latham Road, an unclassified road subject to a 30mph speed limit. This access from the southeast corner was subject to a separate approved application 21/00222/FUL, which included measures designed to assist cyclists on the public footpath/cycleway which crosses the access. The application has been accompanied by a Transport Statement and a Framework Travel Plan.
- 7.19 The Transport Statement states that the increase in trips would be 24 in the AM peak and 25 in the PM peak. Cambridgeshire County Council as the Highway Authority have concluded that this would not represent a significant increase in the number of vehicles that would be exiting Latham Road onto the A141 Spittals Way roundabout. Furthermore, the Highway Authority consider that the access is adequate for the proposed use.
- 7.20 The proposal includes the provision of 45 designated car parking spaces – three of which are disabled bays, two EV charging spaces, an area of motorcycle parking and space within each

unit for cycle storage. Whilst the proposed floor plans show secure internal storage for 4 bikes, these are likely to be used by staff members and details of the location and arrangement of visitor cycle parking should be confirmed by way of condition. The proposed parking provision for the development is considered to be adequate and a condition would be imposed on any planning permission to secure its provision as well as ensuring the implementation of the Framework Travel Plan. It is also worth noting that the site is in close proximity to public transport links with a number of public footpaths in the immediate vicinity.

- 7.21 Therefore, subject to appropriate conditions the proposal is considered acceptable in terms of its impact on highway safety and accords with Policy TT1 of the Huntingdon Neighbourhood Plan, Policy LP17 of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD and Section 9 of the NPPF 2023 in this regard.

### **Flood Risk**

- 7.22 Policy LP5 of the Local Plan sets out that a proposal will only be supported where all forms of flood risk have been addressed. Furthermore, Policies LP6 and LP15 set out the Council's approach to waste water and surface water management.
- 7.23 The site is at the lowest risk of flooding according to the Huntingdonshire Strategic Flood Risk Assessment 2017 and Environment Agency Flood Map for Planning (Flood Zone 1). However, the site is identified as being at risk of flooding from surface water and ground water flooding. Given the proposal seeks permission for the erection of 11 Use Class E business units which is classified as 'Less Vulnerable' development that is compatible with Flood Zone 1, the sequential and exception tests are not required in this instance. Furthermore, as the site is less than one hectare in size and flood risk vulnerability classification is the same for the former use (car park) and the proposed use (business development), no Flood Risk Assessment is required to be submitted as part of the application. Notwithstanding this, the application has been accompanied by a Drainage Strategy Plan and Storm Calculations to address surface water and foul drainage.
- 7.24 The proposal seeks to connect to the existing main foul and surface water drainage infrastructure that serves the Meridian Audio site to the south. The drainage calculations included within

the Drainage Strategy Plan do not fully model all flood events and use incorrect rainfall data. Calculations for the 1 in 1, 1 in 30 + 35% and 1 in 100-year AEP +40% climate change allowances are required in order to determine whether the system will flood in certain events. Furthermore, an 'in-principle' agreement from the sewer undertaker is required to discharge into their system at an agreed rate. The Local Lead Flood Authority has raised an objection on this basis and therefore the Local Planning Authority is not able to satisfy itself that the proposal would be acceptable with regard to its impact on both flood risk and surface water. The proposal is deemed to be contrary to Policies LP5, LP6 and LP15 of Huntingdonshire's Local Plan to 2036 and Section 14 of the NPPF 2023 in this regard.

### **Biodiversity and Trees**

- 7.25 Paragraph 174 of the NPPF (2023) states planning decisions should contribute to and enhance the natural and local environment. Policy LP30 of the Local Plan to 2036 requires proposals to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated and ensure no net loss in biodiversity and provide a net gain where possible, through the planned retention, enhancement and creation of habitats and wildlife features, appropriate to the scale, type, and location of development.
- 7.26 The application has been accompanied by a Preliminary Ecological Appraisal (PEA) and a Calculation of Biodiversity Net Gain using Defra Metric 3.1. The site currently comprises an area of hardstanding for off-street car parking, a grassed area and tree planting. The submitted Preliminary Ecological Appraisal concludes the site currently represents lower/negligible biodiversity value and the proposal would result in minor adverse impacts that would be mitigated by measures detailed within the report. Furthermore, the proposal involves biodiversity enhancement measures that would represent a biodiversity net gain of approximately 8%. Subject to the imposition of conditions to ensure the development is carried out in accordance with the PEA and the 8% net gain is achieved, the proposal accords with Policy LP30 of Huntingdonshire's Local Plan to 2036 and Section 15 of the NPPF 2023.
- 7.27 The application is supported by an Arboricultural Impact Assessment and Method Statement. In terms of the tree population on site, along the western and northern boundaries there is an amenity landscape buffer and to the east is an

existing off-site woodland. There also occasional self-sown trees within the site along the eastern edges. The trees within the application site are not legally protected. The submitted AIA and Method Statement advises that no trees require pruning or removal to facilitate the proposed development and provided recommended tree protection measures are followed, existing trees can be safeguarded during proposed site works. The proposal therefore looks to retain all trees within and adjacent to the site and will therefore have no adverse arboricultural impact. Subject to a condition ensuring development is carried out in accordance with the AIA and Method Statement, the proposal complies with Policy LP31 of Huntingdonshire's Local Plan to 2036.

### **Conclusion and Planning Balance**

- 7.28 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 7.29 By virtue of the design, scale and separation distances of the two blocks, the dominance of car parking and hardstanding with limited soft landscaping, the proposal is considered to represent a cramped form of development and of poor design that would result in visual harm to the site and would be uncharacteristic of the surrounding area. Furthermore, the drainage calculations included within the Drainage Strategy Plan do not fully model all flood events, use incorrect rainfall data and the application is not accompanied by an 'in-principle' agreement from the sewer undertaker, the Local Planning Authority is not able to satisfy itself that the proposal would not result in unacceptable flooding impacts. As such, the proposal is deemed to be contrary to Policies BE1 and BE2 of the Huntingdon Neighbourhood Plan, Policies LP5, LP6, LP11, LP12 and LP15 of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD and Sections 12 and 14 of the National Planning Policy Framework 2023.
- 7.30 Taking national and local planning policies into account, and having regard for all relevant material considerations, the proposed development is considered to be in conflict with the Development Plan when taken as a whole and is not acceptable. There are no overriding material considerations that indicate that permission should be granted in this instance. Therefore, it is recommended that the application be refused.

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

- By virtue of the design, layout and separation distances of the two blocks, along with the dominance of car parking and hardstanding with limited soft landscaping, the proposal is considered to represent a cramped form of development that is of poor design and would result in visual harm to the site and would be uncharacteristic of the surrounding area. As such, the proposal is contrary to Policies BE1 and BE2 of the Huntingdon Neighbourhood Plan, Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework 2023.
- The drainage calculations included within the Drainage Strategy Plan do not fully model all flood events and uses incorrect rainfall data. Furthermore, an 'in-principle' agreement from the sewer undertaker is required to discharge into their system at an agreed rate. As such, the Local Planning Authority is not able to satisfy itself that the proposal would be acceptable with regard to its impact on both flood risk and surface water. Therefore, the proposal is contrary to Policies LP5, LP6 and LP15 of Huntingdonshire's Local Plan to 2036 and Section 14 of the National Planning Policy Framework 2023.

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: Lucy Pateman (acting on behalf of Jennifer Wallis) [lucy.pateman@huntingdonshire.gov.uk](mailto:lucy.pateman@huntingdonshire.gov.uk)**

**HUNTINGDON TOWN COUNCIL****PLANNING COMMENTS : 10<sup>th</sup> March 2023**

22/00216/FUL

Mr M Couson, Marman Ltd, Bencroft Dassels, Braughting, Herts SG11 2RS

Construction of eleven new use class E single storey business units and the associated access road, parking and landscaping. Lane North of 11 Latham Road Huntingdon

**Recommend Approve - this is already a pre-existing industrial area and the proposed development is providing additional business units. Parking has been allocated in the development.**

23/00234/S73

Mr Goss, High Street Homes Castle Hill House 20 High Street Huntingdon PE29 3TE

Variation of conditions 1 (Development in accordance with plans), 3 (Development in accordance with plans) and 9 (Vis. splays as per site plan) of 22/01576/S73 to improve

boundary site entrance

Land At And Including British Gas Plc Mill Common Huntingdon

**Recommend Approve: No objections to proposed change to boundary wall**

23/00355/HHFUL

Mr Barry Greer, 50 Sapley Park, Huntingdon. PE29 1PT

Proposed detached ancillary residential accommodation.

50 Sapley Park Huntingdon PE29 1PT

**Recommend Approve: No objections**

23/00351/TREE

Mr &amp; Mrs J Georgious, 17 Tawny Crescent, Hartford PE29 1LG

Field Maple TPO 25/87 - Fell as tree is unsafe

17 Tawny Crescent Hartford Huntingdon PE29 1LG

**Recommend Approve. Members do not wish to see trees removed, but note this work is required due to a safety issue. Members would like to see additional trees planted to replace the felled tree.**

**HUNTINGDON TOWN COUNCIL**

**PLANNING COMMENTS : 10<sup>th</sup> March 2023**

23/00386/HHFUL

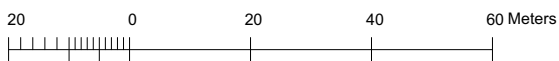
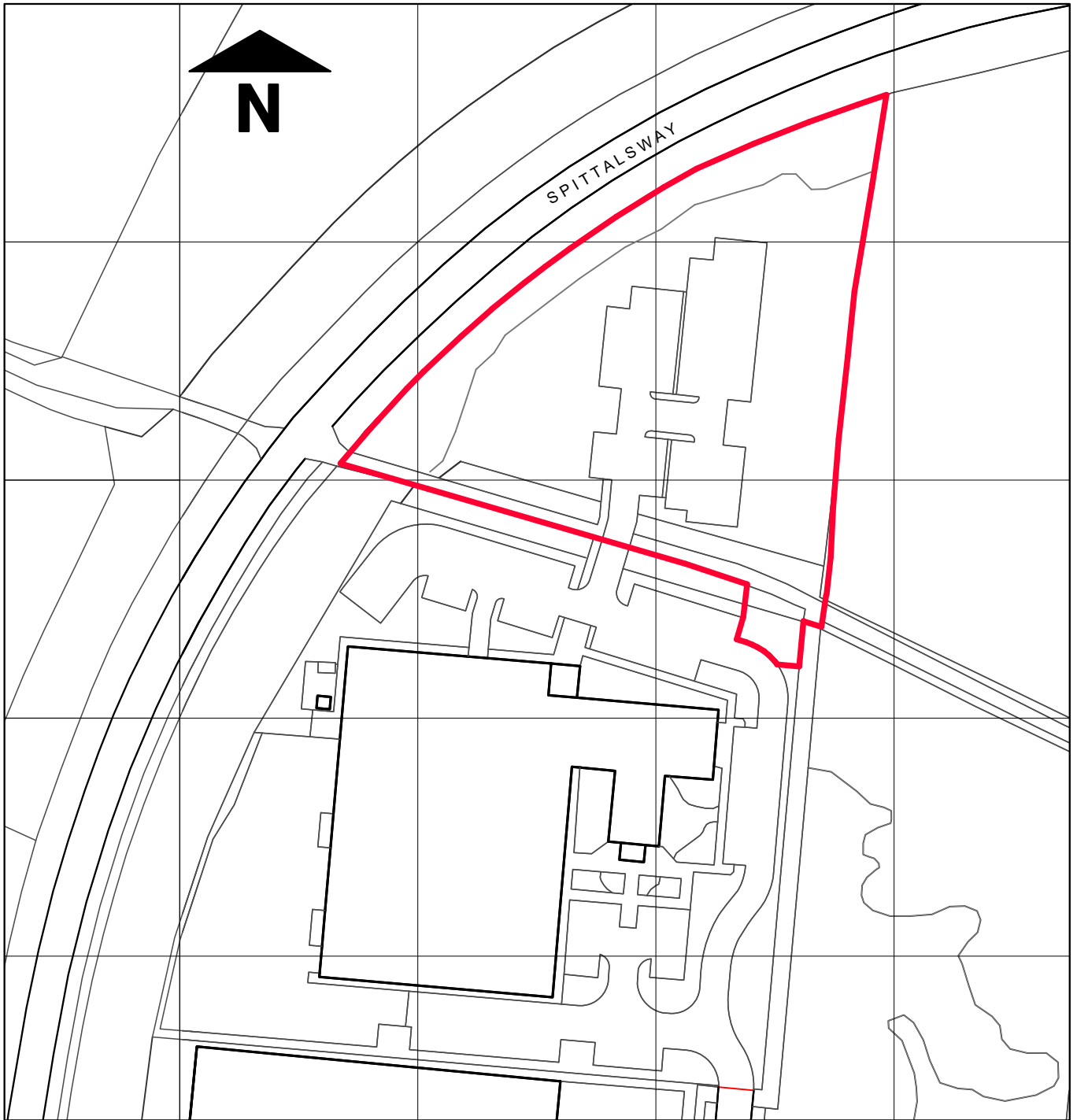
Jenny Garcia, 33 Owl Way, Huntingdon PE29 1YZ

Rear single-storey extension, 33 Owl Way, Hartford. Huntingdone PE29 1YZ

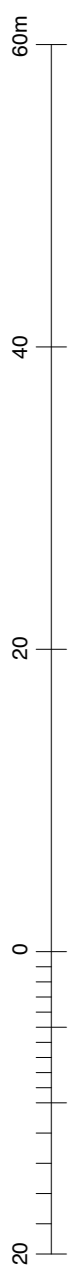
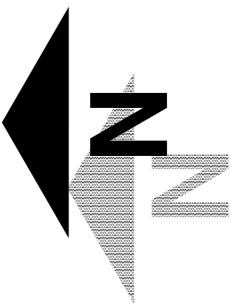
**Recommend Approve. No objections All new materials match exisitng materials**







Project	Scale
Land North of 11 Latham Road Huntingdon PE29 6YE	1:1250@A4
Title	Drawing no
Location Plan	<b>S3509/SLP</b>
	Date
	January 2023



# KEY

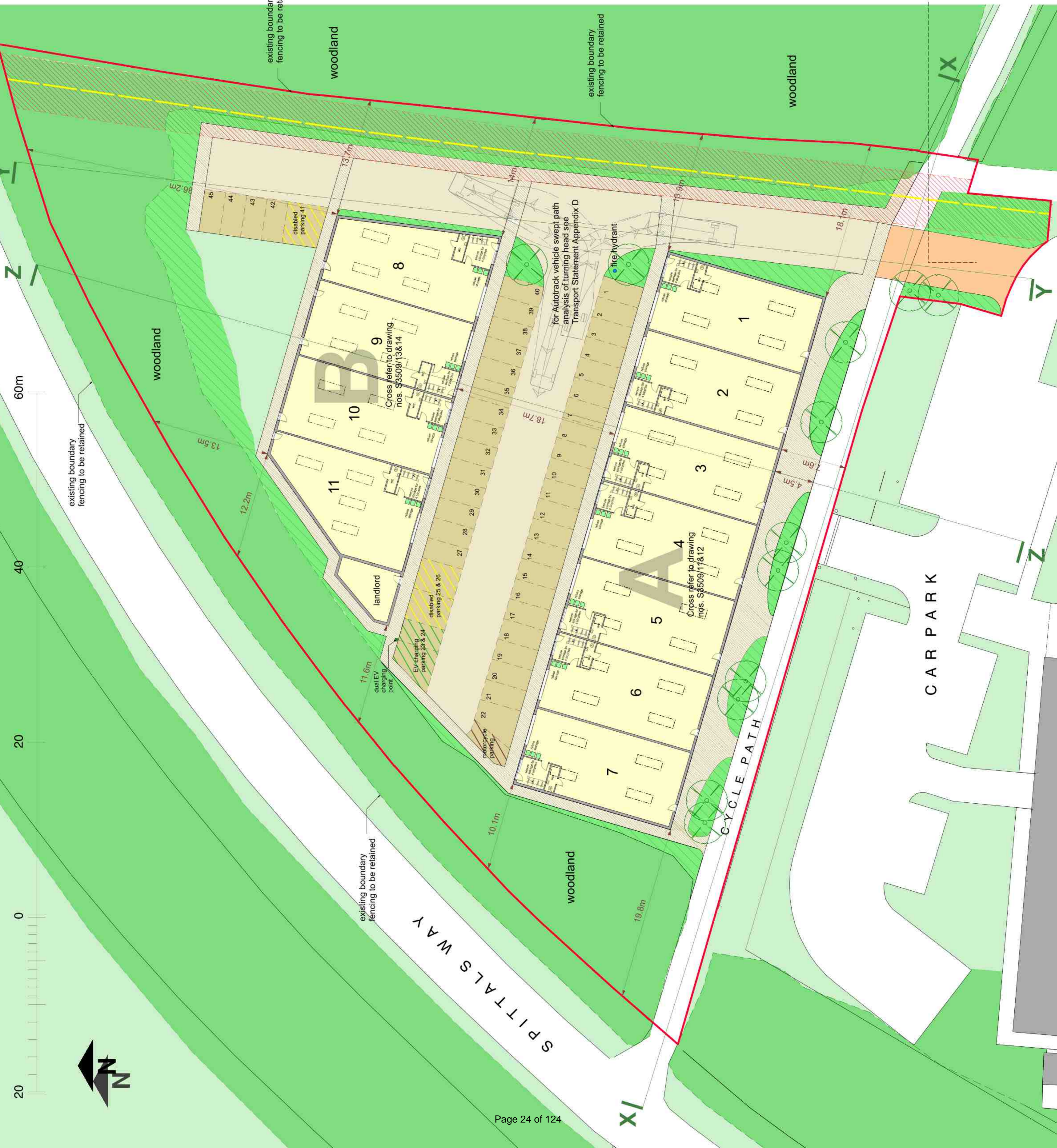
- site boundary
- existing woodland
- line of 324mm diam. gas main
- 3m gas main exclusion zone

**south bank architects**  
83 De Beauvoir Road London N1 4EL  
T +44 (0)7958 023536  
architecture@southbankarchitects.co.uk

Client	Marman Ltd
Project	Land North of 11 Latham Road Huntingdon PE29 6YE
Title	Existing Block Plan
Drawing no	S3509/001
Scale	1:500 @ A1
Date	November 2022
Drawn by	GS
Checked	
Revision notes	

The contents of this drawing are Copyright South Bank Architects © 2022





**KEY**

- site boundary
- existing woodland
- ecological planting
- paving - in situ concrete
- roadway - tarmac
- car parking - permeable paving  
Marshalls Priora Charcoal Grey
- line of 324mm diam. gas main
- 3m construction exclusion zone  
around gas main

**NOTES**

cross refer to drawing no. 004-010-002 C for soft landscaping details  
cross refer to drawing no. 22178-001 rev P3 for SuDs, SW and foul drainage details

**SCHEDULE OF ACCOMMODATION**

<b>SITE AREA</b>	0.674ha 6,722m <sup>2</sup>
<b>PROPOSED UNITS</b>	
<b>BLOCK A</b>	
unit 1	160m <sup>2</sup> (1,722 sq ft)
unit 2	160m <sup>2</sup> (1,722 sq ft)
unit 3	160m <sup>2</sup> (1,722 sq ft)
unit 4	160m <sup>2</sup> (1,722 sq ft)
unit 5	160m <sup>2</sup> (1,722 sq ft)
unit 6	160m <sup>2</sup> (1,722 sq ft)
unit 7	160m <sup>2</sup> (1,722 sq ft)
<b>BLOCK B</b>	
unit 8	157m <sup>2</sup> (1,690 sq ft)
unit 9	160m <sup>2</sup> (1,722 sq ft)
unit 10	160m <sup>2</sup> (1,722 sq ft)
unit 11	158m <sup>2</sup> (1,700 sq ft)
landlord's	30m <sup>2</sup> (323 sq ft)
<b>TOTAL</b>	<b>1,785m<sup>2</sup> (19,213 sq ft)</b>
<b>PARKING</b>	
45 car parking spaces including 3no. disabled parking spaces	
44 secure bicycle storage spaces	

new site access approved under planning consent refs: 21/00222/FUL and 22/80294/COND

**south bank architects**  
83 De Beauvoir Road London N1 4EL  
T +44 (0)7958 023536  
architecture@southbankarchitects.co.uk

Client: **Marrman Ltd**  
Project: **Land North of 11 Latham Road Huntingdon PE29 6YE**  
Title: **Proposed Site Plan**

Drawing no: **S3509/012A** Scale: **1:200 @ A1**  
Date: **November 2022** Drawn by: **GB** Checked:

Revision notes:  
rev A - Feb 23 - dimensions to boundary shown

The contents of this drawing are Copyright South Bank Architects © 2022





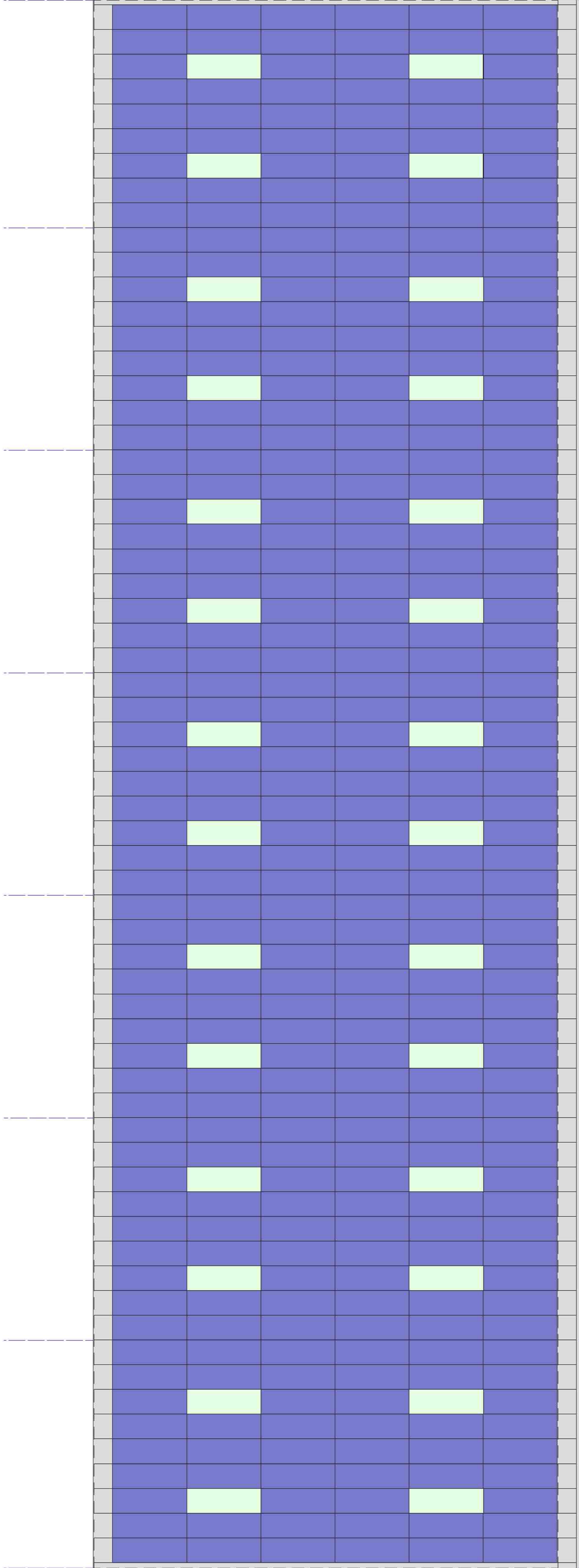
KEY



roof light



pv panel

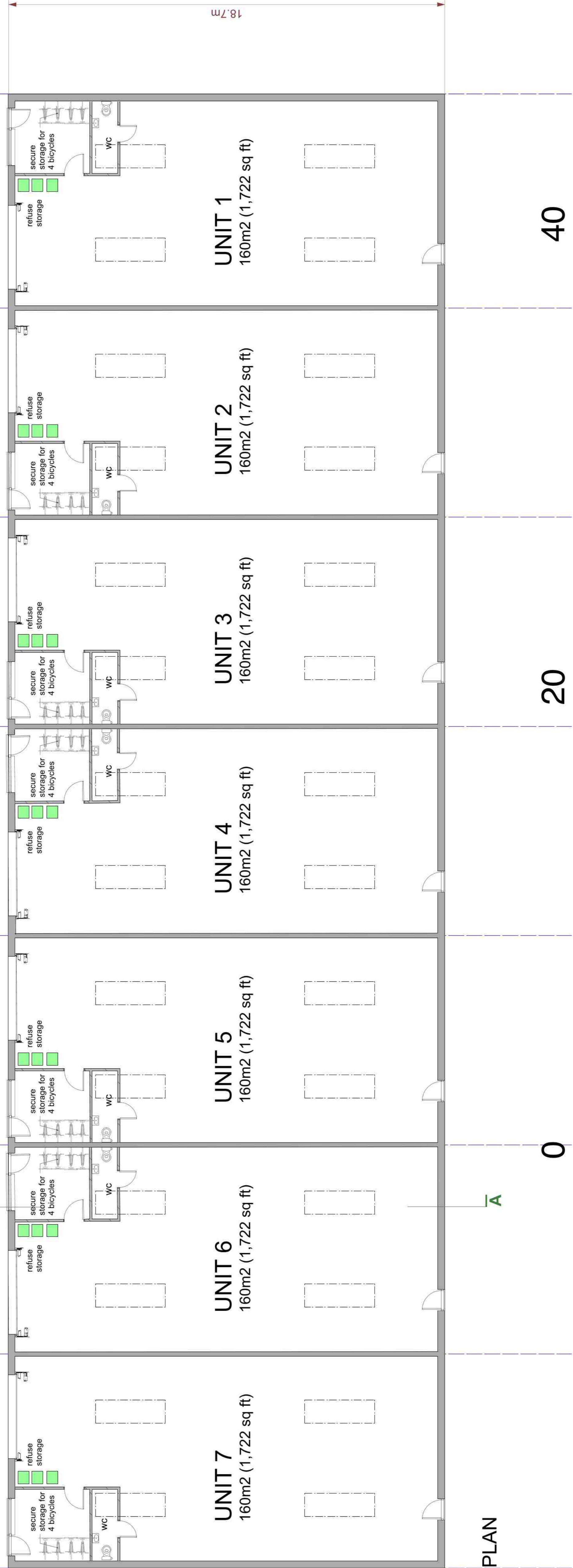


ROOF PLAN

63.4m

A

PLAN



18.7m

20

0

20

40

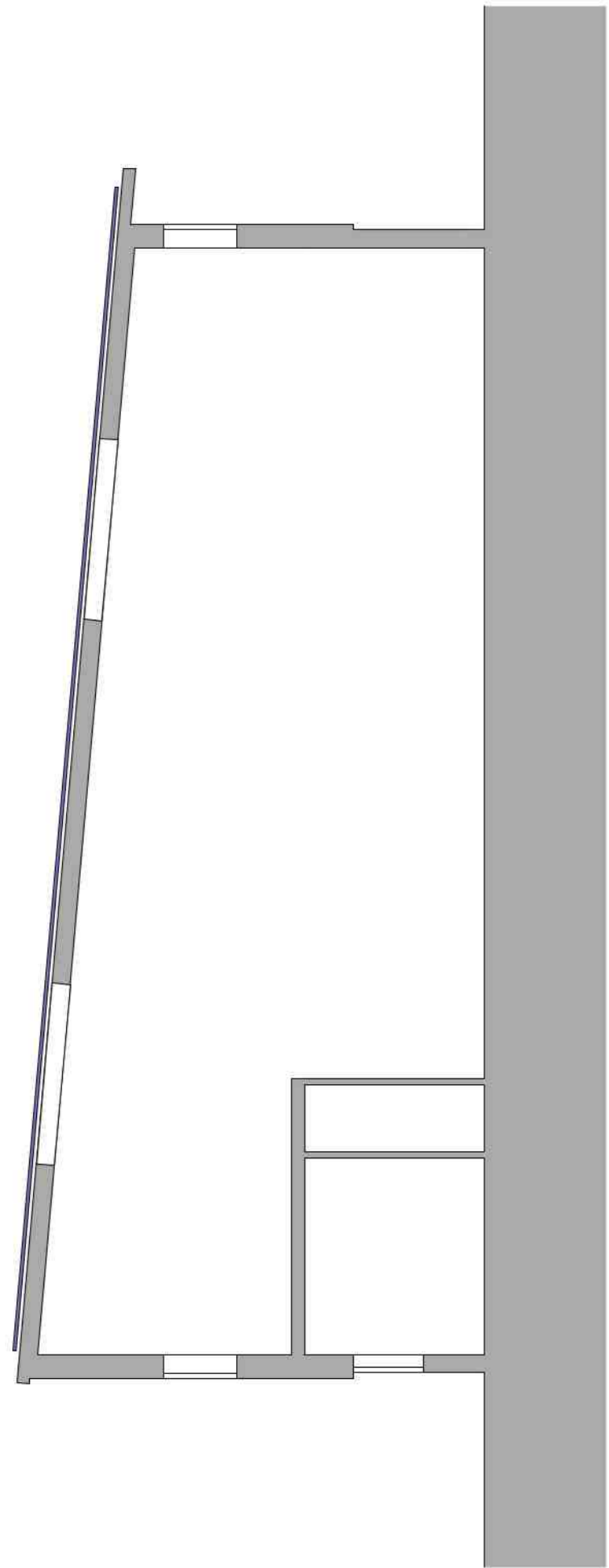
60m

**south bank architects**  
83 De Beauvoir Road London N1 4EL  
T +44 (0)7938 023536  
architecture@southbankarchitects.co.uk

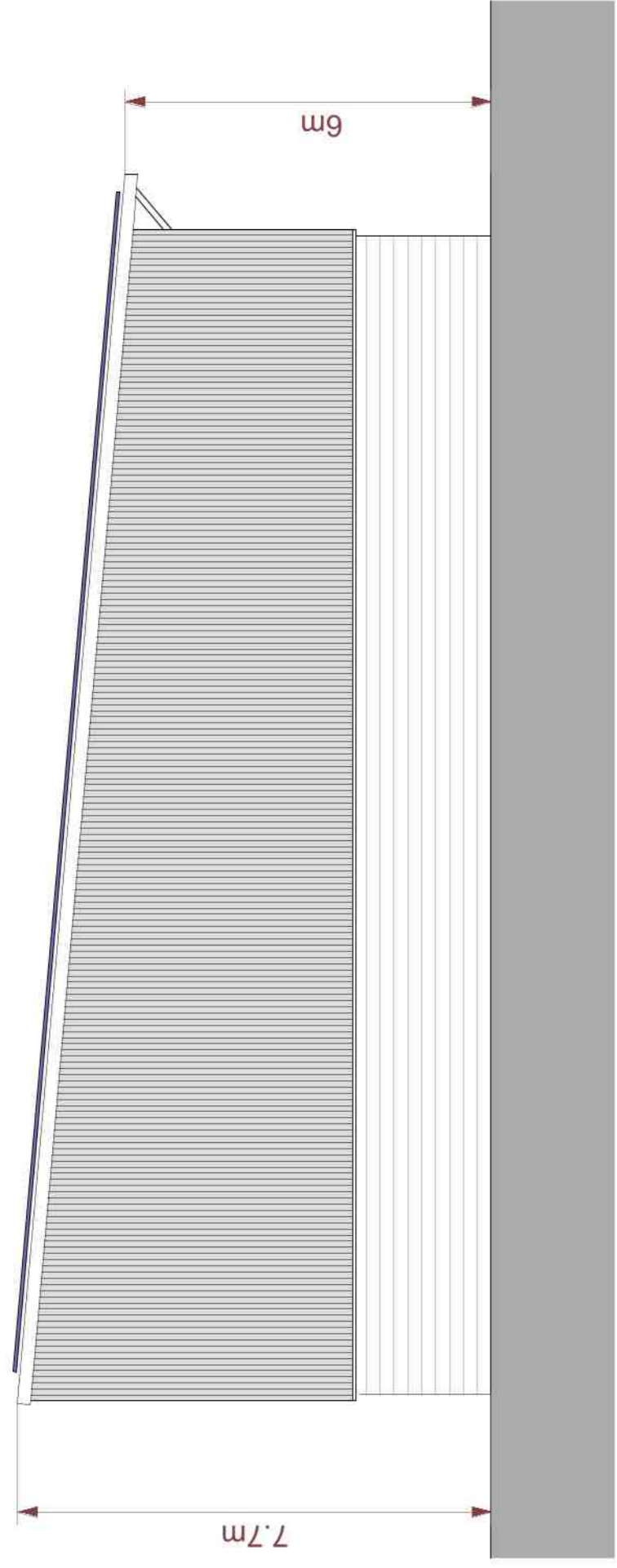
Client	Marman Ltd
Project	Land North of 11 Latham Road Huntingdon PE29 6YE
Title	Block A Proposed Plan
Drawing no	S3509/11A
Scale	1:100 @ A1
Date	November 2022
Drawn by	Checked
Revision notes	GB

rev A - Feb 23 - dimensions added

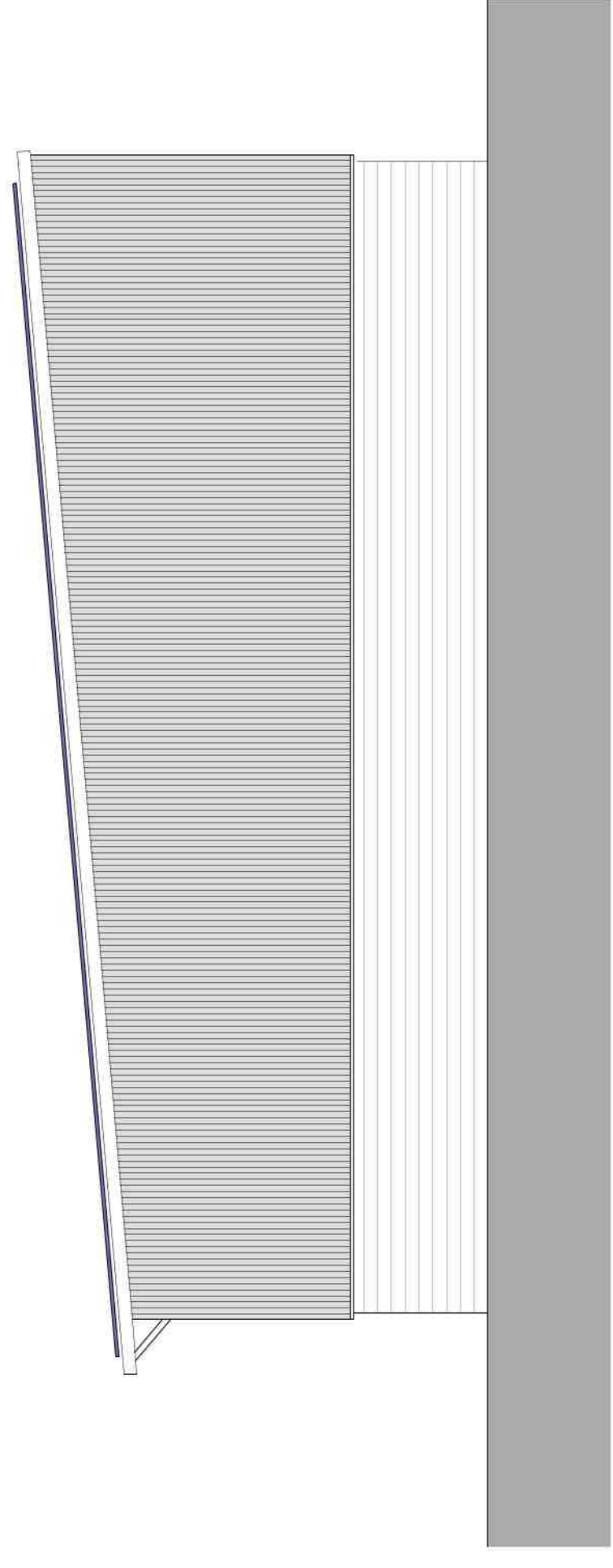




SECTION AA



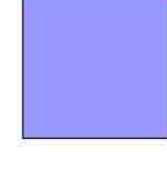

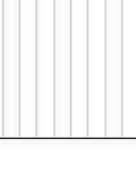
WEST ELEVATION



EAST ELEVATION



KEY

-  PV panels on composite metal roof
-  Composite metal cladding
-  Facing blockwork

NORTH ELEVATION

SOUTH ELEVATION

20

0

20

40

60m

**south bank architects**  
 83 De Beauvoir Road London N1 4EL  
 T: +44 (0)7938 023336  
 architecture@southbankarchitects.co.uk

Client: **Marman Ltd**

Project: **Land North of 11 Latham Road Huntingdon PE29 6YE**

Title: **Block A Proposed Elevations and Section**

Drawing no	Scale
<b>S3509/12</b>	1:100 @ A1
Date	Drawn by
November 2022	Checked
Revision notes	GB

rev A - Feb 23 - dimensions added

The contents of this drawing are Copyright South Bank Architects © 2022





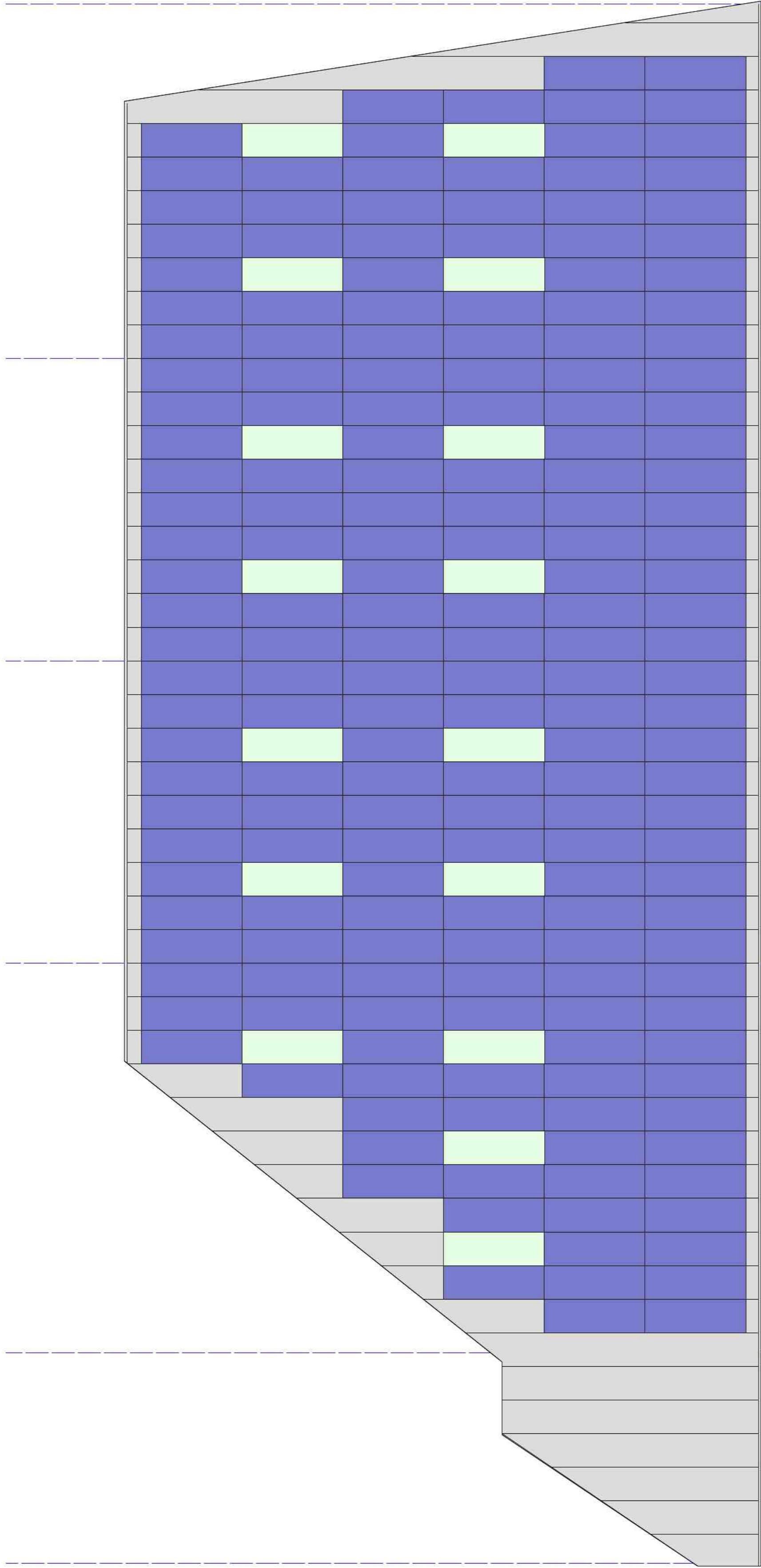
KEY



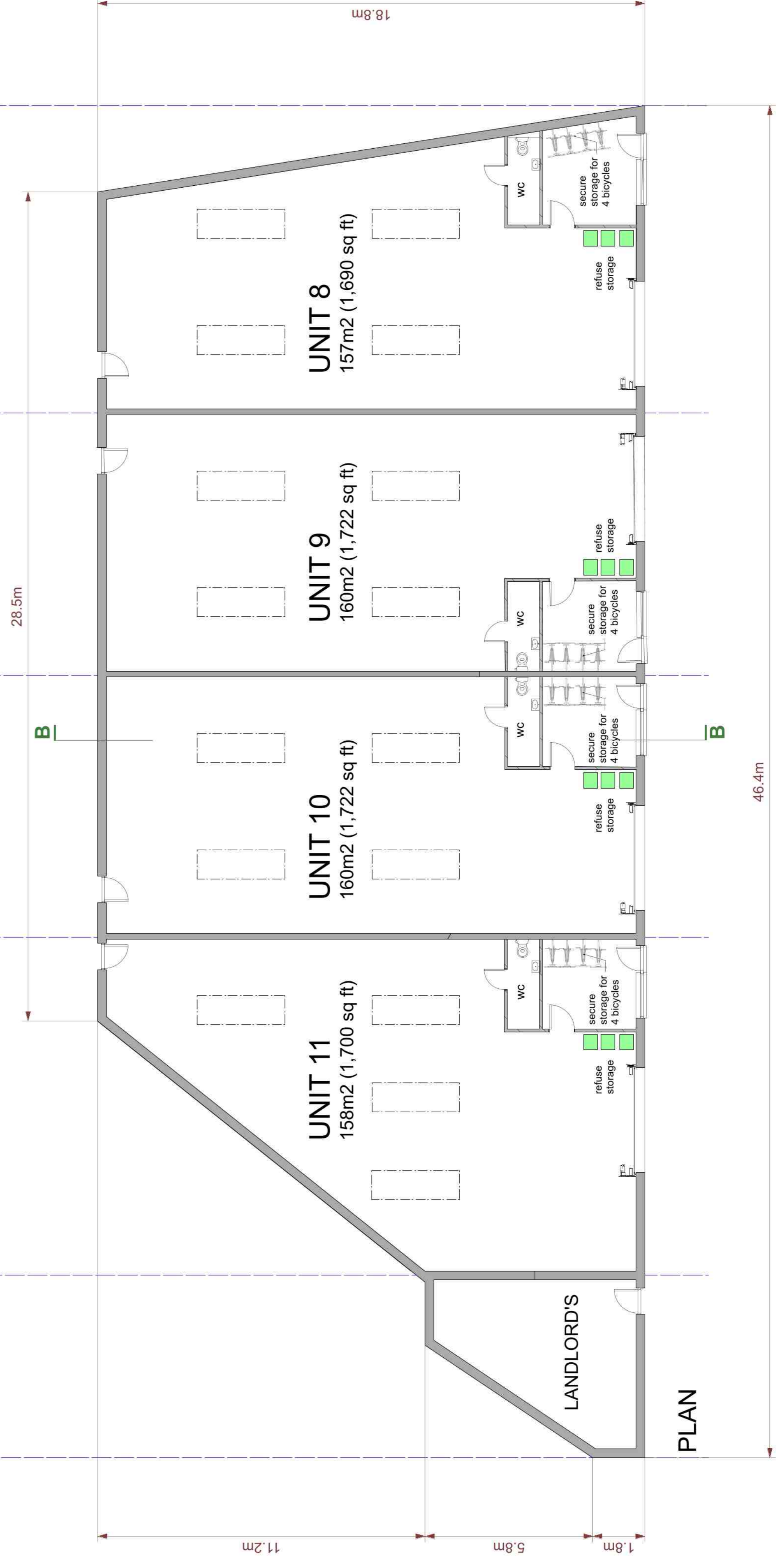
roof light



pv panel



ROOF PLAN



PLAN

20

0

20

40

60m

south bank architects  
83 De Beauvoir Road London N1 4EL  
T +44 (0)7938 023336  
architecture@southbankarchitects.co.uk

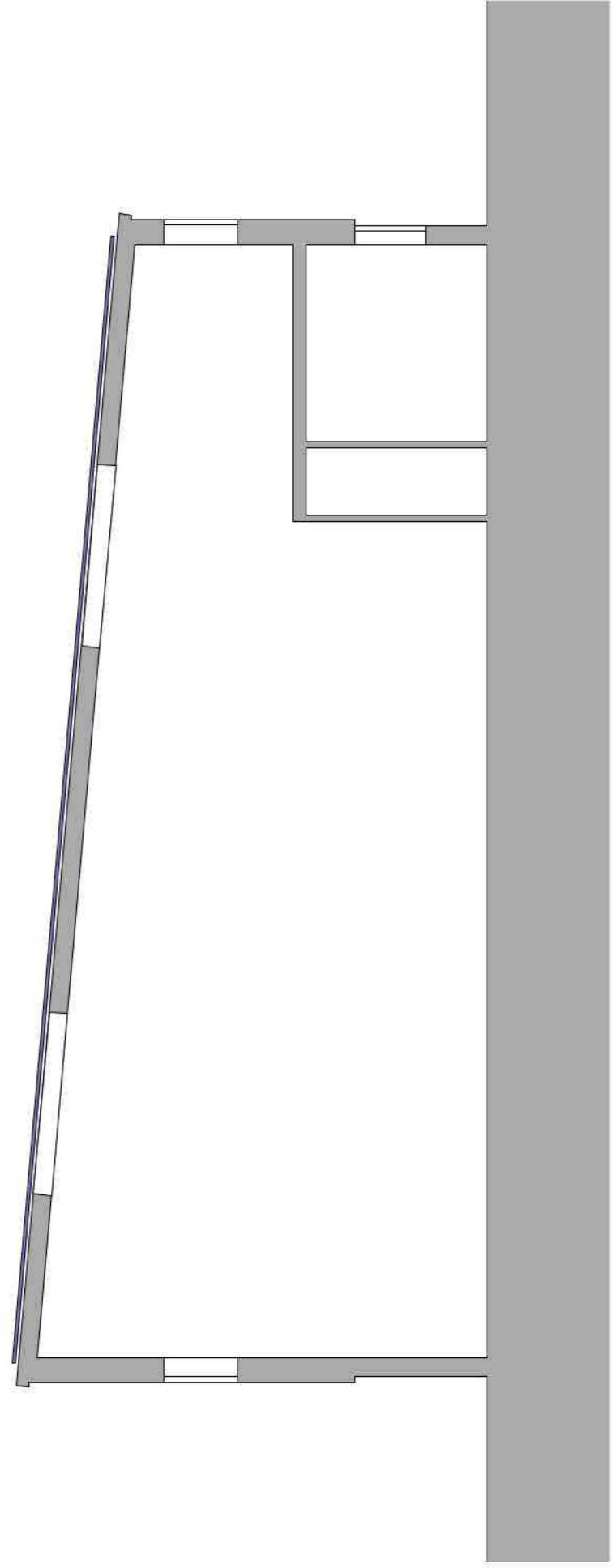
Client  
Marman Ltd

Project  
Land North of 11 Latham Road  
Huntingdon PE29 6YE

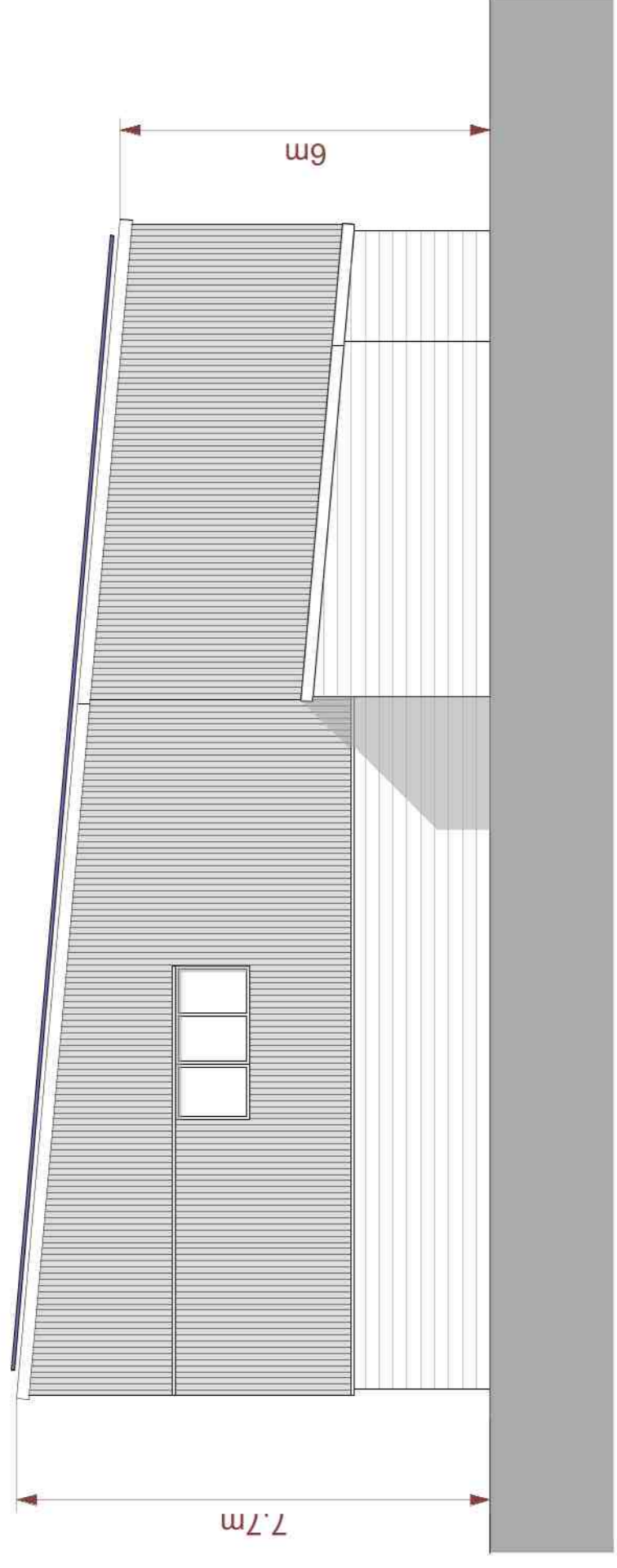
Title  
Block B  
Proposed Plan

Drawing no	Scale
<b>S3509/13</b>	1:100 @ A1
Date	Drawn by
November 2022	Checked
Revision notes	GB
rev A - Feb 23 - dimensions added	

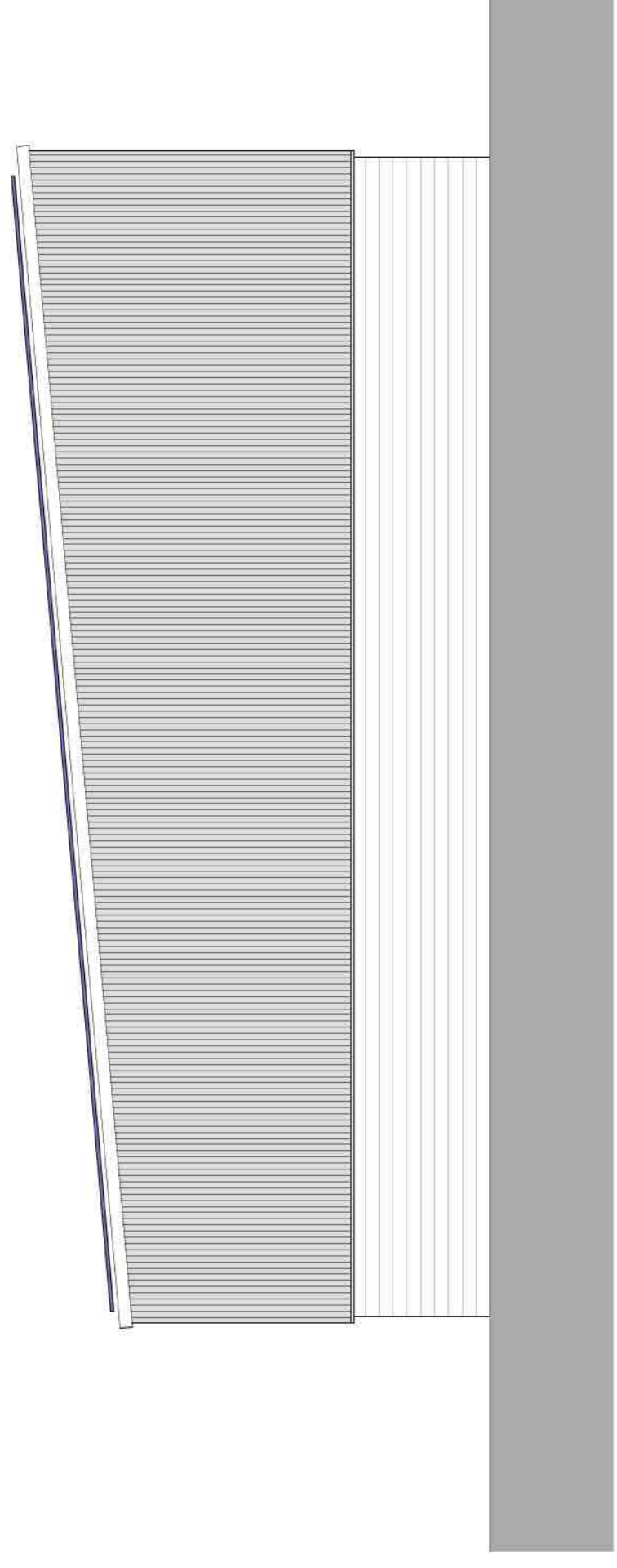




SECTION BB

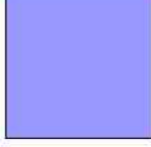




WEST ELEVATION



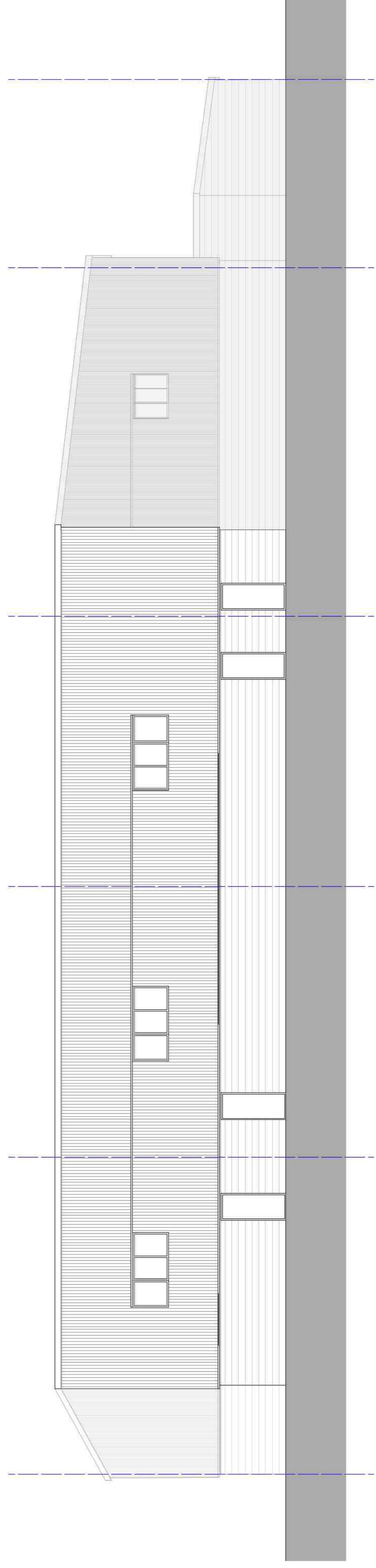
EAST ELEVATION

KEY

	PV panels on composite metal roof
	Composite metal cladding
	Facing blockwork



NORTH ELEVATION



SOUTH ELEVATION

20

0

20

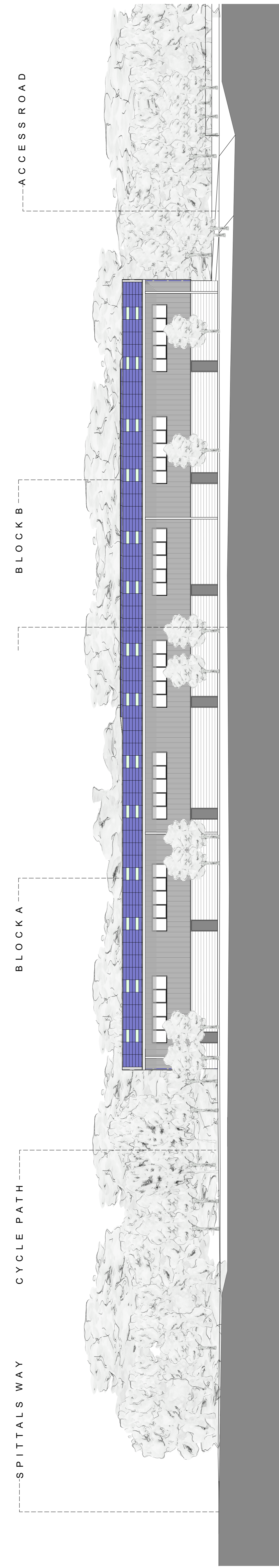
40

60m

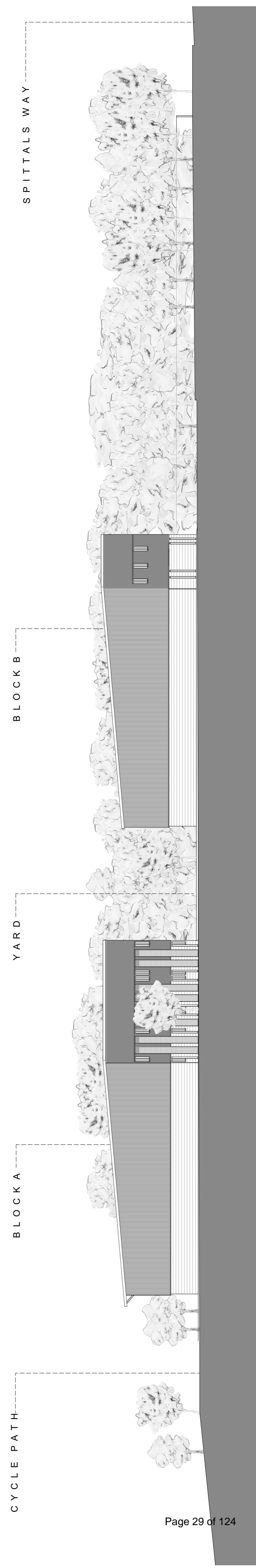
**south bank architects**  
 83 De Beauvoir Road London N1 4EL  
 T: +44 (0)7798 023536  
 architecture@southbankarchitects.co.uk

Client: Marman Ltd  
 Project: Land North of 11 Latham Road Huntingdon PE29 6YE  
 Title: Block B Proposed Elevations and Section  
 Drawing no: 53509/14  
 Scale: 1:100 @ A1  
 Date: November 2022  
 Drawn by: [ ]  
 Checked: [ ]  
 Revision notes: GB  
 rev A - Feb 23 - dimensions added

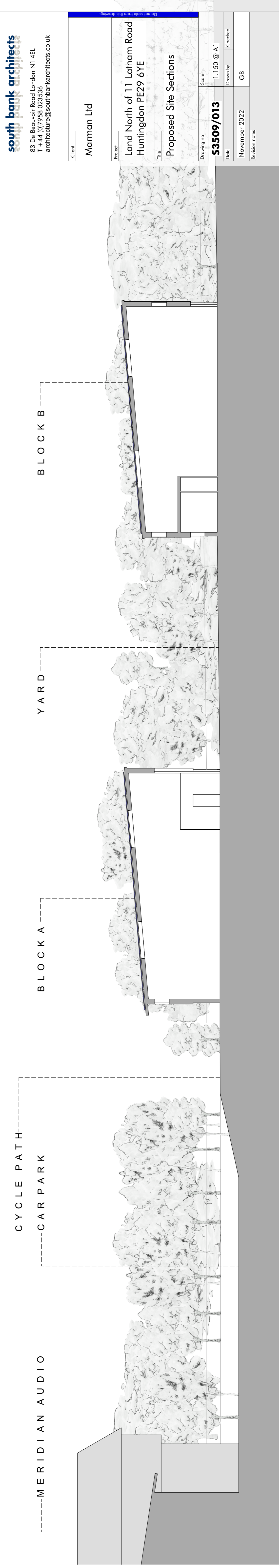




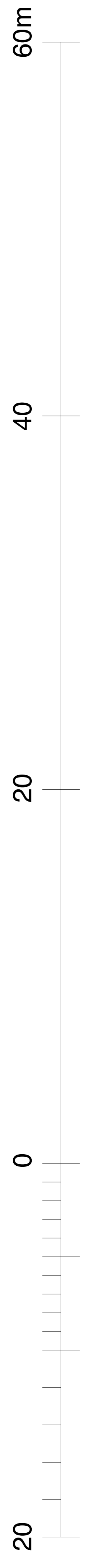
SECTION XX



SECTION YY



SECTION ZZ



**south bank architects**  
 83 De Beauvoir Road London N1 4EL  
 T +44 (0)7558 023536  
 architecture@southbankarchitects.co.uk

Client	Marrman Ltd
Project	Land North of 11 Latham Road Huntingdon PE29 6YE
Title	Proposed Site Sections
Drawing no	<b>S3509/013</b>
Scale	1:150 @ A1
Date	November 2022
Drawn by	GB
Checked	
Revision notes	

The contents of this drawing are Copyright South Bank Architects © 2022



This page is intentionally left blank

**DEVELOPMENT MANAGEMENT  
COMMITTEE 16<sup>th</sup> OCTOBER 2023**

**Case No: 21/02045/FUL**

**Proposal: ERECTION OF STABLES AND FORMATION OF  
MENAGE.**

**Location: LAND EAST OF HIGH HADEN FARM HIGH HADEN  
ROAD GLATTON**

**Applicant: MS J LONGLAND**

**Grid Ref: 514446 286268**

**Date of Registration: 6<sup>th</sup> September 2021**

**Parish: GLATTON**

---

**RECOMMENDATION – APPROVE subject to conditions**

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

**1. DESCRIPTION OF SITE AND APPLICATION**

1.1 This application seeks planning permission for the erection of stables and formation of menage on land east of High Haden Farm, High Haden Road, Glatton. The site is currently used to house the applicant's horses and sheep as well as an area utilised by beehives. The overall site area measures approximately 4158sqm.

1.2 During the course of the application, the applicant has confirmed that the site would be used for hobby/leisure purposes only. All horses and sheep on site are owned by the applicant's family and the horses form a number of roles; breeding, showing and dressage. The new stables and feed and tack room would provide the additional stabling required to enable the applicant to move their existing horses which are currently housed at a rented site in Ramsey Heights. It should be noted that there are existing stables on site adjacent to the southern boundary and these do not appear to benefit from planning permission. The submitted Planning Statement states that once the proposed stables are erected and in use, the existing four stables adjacent to the southern boundary will be removed. The proposal description has been revised during the course of the application

to remove reference to the 'retrospective approval for existing stables' as no detailed information of the existing stables has been provided as part of this application.

- 1.3 The proposed stables are of a gable-end design and in an 'L' shape in the north corner of the site. The stable block measures approximately 21.1 metres by 19.3 metres in length with a width of 3.6 metres, an eaves height of 2.1 metres and a ridge height of 3 metres. The proposed stables would be constructed of stained timber boarding, black roof sheeting and timber stable doors. There would be seven stables in total along with a tack room and store area. The proposed menage measures 20 metres x 40 metres and would be located immediately adjacent to the proposed stable block. It will have an ash/sand base and would be surrounded by a new perimeter hedgerow comprising native species.
- 1.4 The site is located along the north side of High Haden Road and the proposal involves the creation of a new vehicular access point. The site is served by an existing access in the south western corner of the site, however following comments from the Highway Authority during the course of the application, a new access has been proposed where appropriate visibility splays can be achieved. Consultees and neighbours were reconsulted following the submission of additional information during the course of the application.

## **2. NATIONAL GUIDANCE**

- 2.1 The National Planning Policy Framework (5th September 2023) (NPPF 2023) 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 2023 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
- LP4: Contributing to Infrastructure Delivery
- LP5: Flood Risk
- LP6: Waste Water Management
- LP10: The Countryside
- LP11: Design Context
- LP12: Design Implementation
- LP14: Amenity
- LP15: Surface Water
- LP16: Sustainable Travel
- LP17: Parking Provision and Vehicle Movement
- LP23: Tourism and Recreation
- LP30: Biodiversity and Geodiversity
- LP31: Trees, Woodland, Hedges and Hedgerows

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

- Huntingdonshire Design Guide SPD (2017)
- Developer Contributions SPD (2011)
- Huntingdonshire Landscape and Townscape SPD (2022)
- Huntingdonshire Strategic Flood Risk Assessment (2017)
- Cambridgeshire Flood and Water SPD (2017)

#### 3.3 For full details visit the government website: [Local Policies](#)

### **4. PLANNING HISTORY**

#### 4.1 7801231FUL – Access – Approved

### **5. CONSULTATIONS**

#### 5.1 Glatton Parish Council – Recommends refusal of planning permission. Their comments have been summarised below:

- Highway Safety (inadequate access, visibility splays and off-street car parking and increase in traffic);
- No provision for storage/disposal of waste;
- Impact on neighbouring properties amenities (noise and loss of privacy);
- No provision being made for the welfare requirements of additional workers;
- Other suitable sites not assessed;
- Land contamination; and
- Light pollution.

#### 5.2 Environment Agency – No comment.

- 5.3 Cambridgeshire County Council Highway Authority – No objections. I have noted that the access has been relocated in an easterly direction which enables the required visibility splay of 2.4m x 128m to the west to be achieved.  
The 85th percentile speed for west bound vehicles has not been provided but the necessary visibility for the National Speed Limit of 215m is achievable to the east. The effect of the proposed development upon the Public Highway should be mitigated if the recommended conditions form part of any permission that the Planning Authority is minded to issue in regard to this proposal.
- 5.4 Huntingdonshire District Council's Environmental Health Officer – No objections.

## **6. REPRESENTATIONS**

- 6.1 Cllr Alban and Cllr Bywater – Raised concerns over the proposed development on the following grounds:
- Unsuitability of the access;
  - Contradiction of submitted information regarding increased traffic;
  - Insufficient off-street car parking provision;
  - No toilet facilities for any additional workers and visitors;
  - Requested additional information regarding hours of operations, any lighting and specific details over additional landscaping.
- 6.2 Four letters of objection were received during the course of the application, raising concerns over the following matters:
- Specific use (business or leisure);
  - Impact on character and appearance of the countryside;
  - Highway safety (parking provision, access arrangements);
  - Impact on neighbouring properties amenities (general noise and disturbance impacts, loss of privacy);
  - Impact on neighbouring business;
  - Flooding impacts (surface water drainage);
  - Impact upon biodiversity and loss of trees;
  - Waste disposal and land contamination.
- 6.3 Three letters of support were received during the course of the application, raising the following matters:
- Buildings proposed are low level, typical stables in keeping with a rural setting;
  - The menage proposed is of a usual size and specification for equestrian use;
  - Concerns over matters such as lighting, management of waste, boundary treatments and parking could be dealt with by condition;
  - Surrounding area contains several equestrian establishments.

## 7. ASSESSMENT

- 7.1 The main issues to consider in the determination of this application are:
- Principle of development
  - Design and Visual Amenity
  - Residential amenity
  - Highway safety
  - Flood Risk and Drainage
  - Biodiversity and Trees

### Principle of development

- 7.2 The site is located outside of any built-up area of a settlement and is therefore classified as countryside. Policy LP10 (The Countryside) of the Huntingdonshire Local Plan to 2036 is therefore relevant. Policy LP10 states that development in the countryside will be restricted to the limited and specific opportunities as provided for in other policies of this plan.
- 7.3 This application seeks permission for the erection of stables, formation of menage and a new access. During the course of the application, the applicant has confirmed that the site would be used for hobby/leisure purposes. As such, Policy LP23 (Tourism and Recreation) is considered to be relevant in this instance.
- 7.4 Policy LP23 of the adopted Local Plan states that a proposal for a new leisure use in the countryside will be supported where it can demonstrate the following:
- (a) it is well-related to a defined settlement unless there are robust operational or sustainability reasons why it needs to be located elsewhere;
  - (b) it does not cause harm to, and where appropriate, enhances the ecological, landscape and heritage significance of the proposed location;
  - (c) the impact of the scale, character and location of the development on both its immediate surroundings and the wider landscape are minimised as far as possible;
  - (d) adequate servicing can be provided, including water supply, electricity and for sewage and waste disposal;
  - (e) it will not have an adverse impact on any internationally or nationally designated wildlife site through increased visitor pressure.
- 7.5 The application site is adjacent to other equine and livery uses and is in close proximity to the settlement of Glatton –

approximately 0.4 miles. The keeping and stabling of horses naturally requires an open field setting and whilst the site does lie within open countryside, it is not considered to be in an isolated location. It is therefore considered that the proposal complies with Policy LP23(a). As discussed in following sections of this report, given the appropriate design and scale of the proposal and the screening from existing tree/hedge planting along the boundary to the public highway, the Local Planning Authority are satisfied that the proposal would be meet criteria b) and c). The applicant has confirmed that mains water exists at the site. Furthermore, horse manure and bedding will be removed on a regular basis by a licensed waste removal contractor and it is recommended that a condition be imposed to this effect. Lastly, given the site is not located within or in close proximity to an internationally or nationally designed wildlife site. It is therefore considered that the proposal would accord with Policy LP23 of the Local Plan.

- 7.5 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;
  - (b) recognise the intrinsic character and beauty of the countryside; and
  - (c) not give rise to noise, odour, obtrusive light or other impacts that would adversely affect the use and enjoyment of the countryside by others.
- 7.6 The existing land that is the subject of this application is classified as Grade 3 agricultural land (Good to Moderate). Some 98% of the district comprises land within Grades 1 to 3, with 15% being Grade 1 and an estimated 77% of land falling within the definition of best and most versatile land. Policy LP10 clarifies that the best and most versatile land should be avoided where possible. Given there is a limited supply of land of lower grades in the district and the site is on Grade 3 agricultural land, it is considered that the proposed development does not represent an unacceptable loss of agricultural land and any harm that results is very limited.
- 7.7 As discussed in the following section of this report and subject to the imposition of conditions, Officers are satisfied that the proposed development would recognise the intrinsic character and beauty of the countryside and would not give rise to noise, odour, obtrusive light or other impacts that would adversely affect the use and enjoyment of the countryside by others. As such, the



proposal would meet criteria (b) and (c) of Policy LP10 of the adopted Local Plan.

- 7.8 The application makes clear that the proposal is for private use only and not for a livery or the letting out of grazing for horses for commercial purposes. This is an important distinction because the assessment of the proposals would necessarily be different were this not to be the case. Notably, the use of the access could be more intensive, and more comings and goings generated by a livery could create a different impact upon neighbours. It is recommended that a condition be imposed to stipulate that the proposed development be used for private purposes only.
- 7.9 There are existing stables on site adjacent to the southern boundary. As mentioned earlier in the report, the proposal description has been revised during the course of the application to remove reference to the 'retrospective approval for existing stables'. A condition is recommended to require the removal of the existing stables, following the construction and occupation of the proposed stables.
- 7.10 With the above, the principle of development is acceptable in accordance with Policies LP10 and LP23, subject to all other planning matters being addressed.

### **Design and Visual Amenity**

- 7.11 Policy LP11 of the Local Plan states that a proposal will be supported where it is demonstrated that it responds positively to its context. Policy LP12 states that new development will be expected to be well designed and that a proposal will be supported where it can be demonstrated that it contributes positively to the area's character and identity and successfully integrates with adjoining buildings and landscape. This is also reflected in the guidance within the Huntingdonshire Design Guide SPD and Section 12 of the NPPF 2023.
- 7.12 The stables would be located approximately 54 metres from the highway with dense tree planting along the boundary, resulting in limited views of the proposal from the public highway. The scale, design and overall appearance of the stables is considered to be acceptable and would be reflective of development of this nature. As such, the proposed stables are not considered to result in any detrimental impacts on the character and appearance of the existing site, the street scene of High Haden Road or the wider countryside.

- 7.13 The menage would measure 20 metres by 40 metres with an ash and sand base and a hedgerow boundary. The proposed menage is considered to be of an acceptable scale and would not have a harmful impact on the character and appearance of the countryside. Furthermore, the introduction of a hedgerow boundary to the menage would soften the visual impact of the proposal. It is recommended that a condition be imposed on any planning permission granted to secure specific details of the soft and hard landscaping scheme, including the hedgerow boundary to the menage.
- 7.14 Subject to the imposition of conditions, the proposed development is considered to be acceptable in terms of its design and visual impact upon the site, surrounding area and the wider countryside and is therefore deemed to be in accordance with Policies LP10, LP11, LP12 and LP23 of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD and Section 12 of the NPPF 2023.

### **Residential amenity**

- 7.15 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. It is noted that representations have been received in objection to the proposals.
- 7.16 The closest neighbouring residential property that is likely to be impacted upon as a result of the proposed development is High Haden Farm, High Haden Road, Glatton. The site is approximately 210 metres east of the neighbouring property of High Haden Farm and livery. Given the distance and single storey scale of the stables, this aspect of the proposal is not considered to result in any detrimental overbearing or overshadowing impacts on the neighbouring properties amenities. Furthermore, the proposal would not result in any overlooking impacts on the neighbouring property of High Haden Farm.
- 7.17 By virtue of the distance, the scale of the proposal and nature of the proposed private use of the site, the Local Planning Authority are satisfied that the proposal would not result in any detrimental general noise and disturbance impacts on any neighbouring properties amenities.

- 7.18 The application states that there are no proposals for floodlights, however, a number of concerns regarding potential lighting of the site have been raised. A condition would be imposed on any planning permission granted to agree any external lighting scheme, to ensure no unacceptable impacts on the neighbouring property.
- 7.19 Concerns have also been expressed regarding the storage of manure on the site. The application states that waste will be managed in a purpose built area from which it will then be collected at regular intervals by a licensed company. The submitted plan shows the location of a 'manure cart' adjacent to the southern boundary with High Haddon Road in front of the existing stables, however, no further details have been submitted. A condition will therefore be imposed requiring the suitable storage and disposal of manure from the site.
- 7.20 The hours of operation have been queried by Cllrs Alban and Bywater. The applicant has since clarified the private use of the proposed stables and menage and therefore officers do not consider that it would be reasonable or necessary to condition the hours of use having regard to paragraph 56 of the NPPF 2023. However, as previously discussed, it is considered necessary to condition that the proposed development be used for private purposes only to ensure the activity associated with the site does not lead to noise and disturbance issues.
- 7.21 Therefore, taking the above factors into consideration and subject to the imposition of conditions, the proposal is considered to be acceptable with regard to its impact on residential amenity and therefore accords with Policies LP10 and LP14 of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework in this regard.

### **Highway Safety**

- 7.22 Policy LP17 of the Local Plan to 2036 seeks to ensure that new development incorporates appropriate space for vehicle movements and adequate parking for vehicles and cycles.
- 7.23 The proposed development would be accessed via a new access point off High Haden Road, an unclassified road subject to the national speed limit. The Highway Authority initially objected to the application on the basis that visibility splays had not been shown on the drawing for the existing access. Concerns were

also raised by Cllr Alban, Cllr Bywater, the Parish Council and local residents that the existing access was not suitable for the proposed use. A traffic survey was carried out and following further consultation with the Highway Authority, the proposal for a new access further to the east was put forward as this can achieve suitable visibility splays having regard to the speed of the road.

7.24 Drawing no. 21-2638-4 (received 4<sup>th</sup> April 2022) shows the details of the proposed access which has been assessed by the Highway Authority and is considered to be of an acceptable width and dimensions and would provide adequate vehicular visibility splays in both directions. It is recommended that a condition be imposed on any planning permission granted to ensure the existing access point is permanently closed to an agreed scheme with the Local Planning Authority. It is also recommended that conditions be imposed to ensure that the new access is constructed to the necessary dimensions and specification as requested by the Highway Authority.

7.25 The proposal also includes the provision of three designated off-street car parking spaces and space for turning to ensure that vehicles can enter the highway in a forward gear. The applicant has clarified that the stables and menage would be used for private leisure purposes only, as such the Local Planning Authority are satisfied with the level of off-street car parking provision. A condition is recommended to stipulate that the development shall only be used by the applicant and their immediate family. The condition will also specify that the development shall not be used for a livery stable or part of any other commercial enterprise as this would likely result in a significantly higher number of vehicle movements which has not been considered as part of this application.

7.26 Therefore, subject to appropriate conditions the proposal is considered acceptable in terms of its impact on highway safety and therefore accords with Policy LP17 of Huntingdonshire's Local Plan to 2036 and Section 9 of the NPPF 2023.

### **Flood Risk and Drainage**

7.27 The site is at the lowest risk of flooding according to the Huntingdonshire Strategic Flood Risk Assessment 2017 and Environment Agency Flood Map for Planning (Flood Zone 1) and the proposal is for minor development. Accordingly, the sequential and exceptions tests for flooding nor the submission

of a flood risk assessment are considered necessary in accordance with the NPPF 2023 and the National Planning Practice Guidance.

- 7.28 Concerns have been raised through consultation with neighbours regarding the lack of information in respect of drainage. Given the minor scale of development, officers are satisfied that full details of the surface and foul water drainage can be secured by way of suitably worded condition should permission be granted.
- 7.29 Overall, the proposal is considered to be acceptable with regard to its impact on both flood risk and surface water and therefore accords with Policies LP5, LP6 and LP15 of Huntingdonshire's Local Plan to 2036 and Section 14 of the NPPF 2023.

### **Biodiversity and Trees**

- 7.30 Paragraph 174 of the NPPF (2023) states planning policies and decisions should contribute to and enhance the natural and local environment. Policy LP30 of the Local Plan to 2036 requires proposals to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated and ensure no net loss in biodiversity and provide a net gain where possible.
- 7.31 The proposal includes the provision of new native hedgerows on the western boundary of the site as well as surrounding the proposed menage. Whilst the proposals do not indicate any measures for biodiversity enhancement, given the nature of the proposed development, and the additional landscaping proposed, the Local Planning Authority are satisfied that the proposal would ensure no biodiversity net loss. It is also worth noting that Local Planning Authorities records indicate no presence of protected species in the area.
- 7.32 The proposed stables are considered to be of sufficient separation from the adjacent trees and hedgerows that there would be no significant impacts. The location of the new access to the site will require the removal of a section of existing hedgerow and trees. However, this will be offset by the closing of the existing access and the additional landscaping proposed. The trees and hedgerows have no formal protection in terms of planning control and are not considered to be of significant quality such that precautionary protection measures are not considered necessary.

7.33 Overall, subject to the imposition of conditions, the proposal is deemed to be in accordance with Policies LP30 and LP31 of Huntingdonshire's Local Plan to 2036 and Section 15 of the NPPF 2023.

### **Conclusion and Planning Balance**

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

\*Acceptable in principle

And it:

\* Is of an appropriate scale and design;

\* Would not be detrimental to highway safety in the locality;

\* Would not result in an increased risk of flooding in the locality;

\* Is acceptable with regards to the impact on biodiversity;

\*There are no other material planning considerations which lead to the conclusion that the proposal is unacceptable.

7.35 Taking national and local planning policies into account, and having regard for all relevant material considerations, it is recommended that planning permission be granted, subject to the imposition of appropriate conditions.

### **8. RECOMMENDATION – APPROVAL subject to conditions to include the following:**

- Time limit
- Approved plans
- Materials as stated on application form
- Use for private purposes only
- External lighting scheme
- Storage of manure and scheme for manure removal
- Surface water drainage details
- Hard and soft landscaping
- Closure of existing access
- Details of vehicular access gates
- Access width
- Provision of parking and turning area
- Access specification
- Visibility splays
- Access drainage measures
- Access radius kerbs
- Access surface
- Existing stables removed after proposed stables occupied

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: Lucy Pateman (acting on behalf of Jennifer Wallis) [lucy.pateman@huntingdonshire.gov.uk](mailto:lucy.pateman@huntingdonshire.gov.uk)**

## Parish Council Planning Consultation

21/02045/FUL | Erection of stables, formation of menage and retrospection approval for existing stables | Land East of High Haden Farm High Haden Road Glatton

To whom it may concern

Glatton Parish Council recommend refusal of the above-mentioned planning application for the following material planning reasons:

### 1. Highway Safety

The access to the field from the Highway is inadequate for the proposed venture which has already begun. There are currently four stables on the site and even with this amount of stables the vehicles delivering supplies to the site and those parked on the site in the access entrance during both day light and night time hours are already presenting a danger. The access is not large enough for the large vehicles which are forced to encroach onto the adjoining highway. The access is a single farm gateway onto a small country road on a blind bend and at the brow of the hill with the national speed limit of 60 mph. The road is unlit. Vehicles travelling along High Haden Road cannot see any vehicle sticking out into the road until the last moment with the potential dangers this presents to the travelling vehicles especially if another vehicle is travelling in the opposite direction on the narrow road. The addition of a further seven stables with increased traffic coming to and from the site can only add to this problem.

The sight line for large vehicles and horse boxes from the access is also inadequate. Turning in and out of the site is very difficult.

At the very least a Highway report must be carried out.

### 2. Car Parking

The planning application states that there are three car parking places with no plans to add more provision for parking. The current parking arrangements are inadequate with vehicles being forced to park in the access entrance to the field. With the addition of seven more stables and therefore at least 11 horses in total requiring additional workers (referred to in the planning justification statement) the arrangements for parking are totally inadequate. Cars may then be forced to park on the Highway which will inevitably increase the Highway dangers.

### 3. Waste Storage and Collection

In the planning application there is no provision for the storage/disposal of waste. There must be proper provision for the proper storage and removal of the manure and accompanying waste produced by 11 horses which if not properly dealt with could potentially contaminate the water supply.



#### 4. Loss of privacy and noise

The accompanying land is owned and operated by High Haden Livery, which operates a livery business and a business training difficult, highly strung horses and for which all planning consents have been obtained and fully complied with. The venture currently already begun at the adjacent site and subject to this planning application is already making the business training the horses at High Haden Livery increasingly difficult. Any increase in horses and the proposed menage and the resulting increased activity will only increase the current issues of noise and loss of privacy being experienced at High Haden Farm and make that business potentially impossible to continue.

The Parish Council have the following additional concerns relating to this planning application:

1. The Planning Justification Statement refers to a family run venture/ enterprise which suggests a commercial business being carried out from the premises. It has been brought to the attention of the Parish Council that this is in fact the case with the sale of horses, advertising the training and breaking of horses and horse-riding lessons being carried out at the site. The bee hives referred to in the statement in fact belong to Earthy Roots in Peterborough. They manage the bee hives and take the honey to be processed and sold nationwide via their web site at [www.EarthyRoots.co.uk](http://www.EarthyRoots.co.uk).
2. The Planning Justification Statement refers to additional workers. There appears to be no provision being made for the welfare requirements with toilets/ washing facilities and resulting foul drainage requirements for either the owners, additional workers or visitors to the property.
3. The Planning Justification Statement refers to heritage breed horses, rare breed sheep and pigs. The horses currently housed at the site are traditional gypsy cobs or cobs which is a breed forming the largest population of horses and not recognised as a breed by DEFRA until 2012. It is not a heritage or rare breed. There are sheep in the field and it has been used for many years as a field for grazing sheep. There are no pigs and indeed any pigs at the site would require an additional County Parish Holding Number (CHP number) and be subject to further regulation by DEFRA.
4. The applicants refer to two sites the site at Glatton and one at Ramsey Heights. It is understood that the site at Ramsey Heights has become unsuitable. However, it is known to the Parish Council that there is a further site at Luddington in the Brook and it is not clear why this site has not been referred to in the statement and why this site is not being looked at as a potential site for the family venture/ enterprise as it may be more suitable than both the Ramsey Heights site or Glatton site.

#### 5. Environmental Impacts:

- i) The current four stables which have already been built are built directly onto the soil with no foundations. There is a concern that the applicants intend to build the further seven stables in the same way which is unsatisfactory and leads to contamination of the ground because the bedding etc cannot be cleaned away sufficiently.

ii) The Justification Statement refers to the grassland being kept “in good health”. With 11 horses and a flock of sheep (and potentially pigs) the remaining grass land of 3 acres cannot support that amount of livestock which is approximately at least half an acre per horse.

iii) There are further concerns around potential flood lighting around the menage and any impact this might have on the surrounding environment.

We would ask the planning committee to take all these matters into consideration when reviewing this planning application.

**From:** [Tim Alban \(Clr\)](#)  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Comments regarding 21/020405/FUL  
**Date:** 08 November 2021 17:43:01

---

Dear [REDACTED]

I would like to make the comments listed below on the above application.

### **SITE ACCESS**

Planning permission for the current access appears to have been granted in 1978 and whilst it may have been suitable for agricultural use, I am concerned it is not suitable for proposals in this application, which the Planning Justification Statement describes as a "rural enterprise".

There appears to be a contradiction in Section 4 The Proposal of the Planning Justification Statement which states that the "proposals as submitted will not increase the volume of vehicular traffic to and from the site" yet goes on to refer to "additional workers and occasional visitors" as well as their vehicles.

### **LAND DESIGNATION**

I understand that the land in this site is designated for agricultural and whilst it seems some of it will be kept for grazing animals, I believe the proposed menage and stables may require a change of use to equine business, as the Planning Justification Statement refers to an investment in "the growth of " the "enterprise".

### **PARKING AND FACILITIES**

There appears to be no reference to toilet facilities for "any additional workers and occasional visitors" referred to in the Planning Justification Statement; I question whether 3 parking spaces for "any additional workers and occasional visitors" will be sufficient.

### **FURTHER CLARITY**

I suggest there needs to be further formal clarification of the following before this application is determined:

Proposed hours of operation

Proposals for any lighting, especially associated with the menage

Details and timescale for proposed additional landscaping

Kind regards,

*Tim*

Tim Alban

District Councillor for Stilton, Folksworth & Washingley Ward

(First contact for residents in Stilton, Folksworth & Washingley, Holme, Denton & Caldecote, Great & Little Gidding, Glatton and Connington).

Tel: [REDACTED]

[www.facebook.com/TimAlbanForStiltonWard](https://www.facebook.com/TimAlbanForStiltonWard)

(If you are a resident of Sibson-cum-Stibbington, Elton, Alwalton, Morborne, Haddon, Water Newton or Chesterton, please contact my fellow ward councillor Marge Beuttell in the first instance via [marge.beuttell@huntingdonshire.gov.uk](mailto:marge.beuttell@huntingdonshire.gov.uk))

**From:** [Simon Bywater Cllr](#)  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** 21/020405/FUL comments high haden Road Glotton  
**Date:** 10 November 2021 13:13:14

---

Dear [REDACTED]

I would respectfully request that my comments are considered under the aforementioned application ref.

I have some concerns and reservations over this application

The site is designated agriculture land and I believe this change of use is not within the local plan and will require a change of use to equine business, as the Planning Justification Statement refers to an investment in "the growth of " the "enterprise".

Access to the site seems to have been granted in the late 1970s . I would have to question this and raise safety concerns when it is to be used for more than agricultural use and believe it is not suitable for proposals in this application. I base this assumption that there will ultimately be "additional workers and occasional visitors" as well as their vehicles if approved and therefore current access is inadequate. The access is unlit, and on a brow of a hill located close to a corner of the highway.

There are no references to toilet facilities for "any additional workers and occasional visitors" referred to in the Planning Justification Statement; and 3 parking spaces for "any additional workers and occasional visitors" appears inadequate.

I would also question and seek further clarification on the following points before determination is considered.

What are the proposed operation hours.

Light contamination from such a mixture of buildings on site?

Water contamination and risk of manure stacking – What mitigation will HDC request as part of this application?

Noise impacts of this site to adjacent properties associated to proposed hours of operation.

Please could you kindly acknowledge receipt

Kind regards  
Simon

Cllr Simon Bywater

“Be motivated, Be adventurous, Be efficient and Be Excellent”

Sawtry and Stilton Division

Cambridgeshire County Council

[REDACTED]

# Development Management Committee



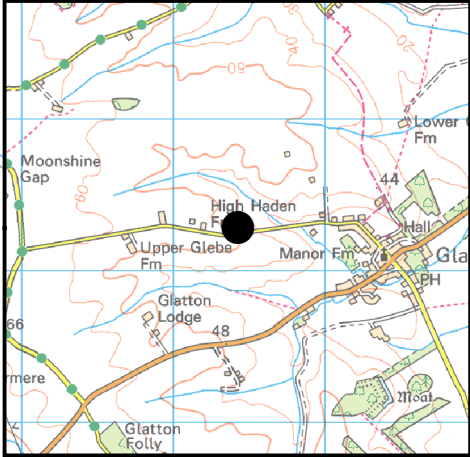
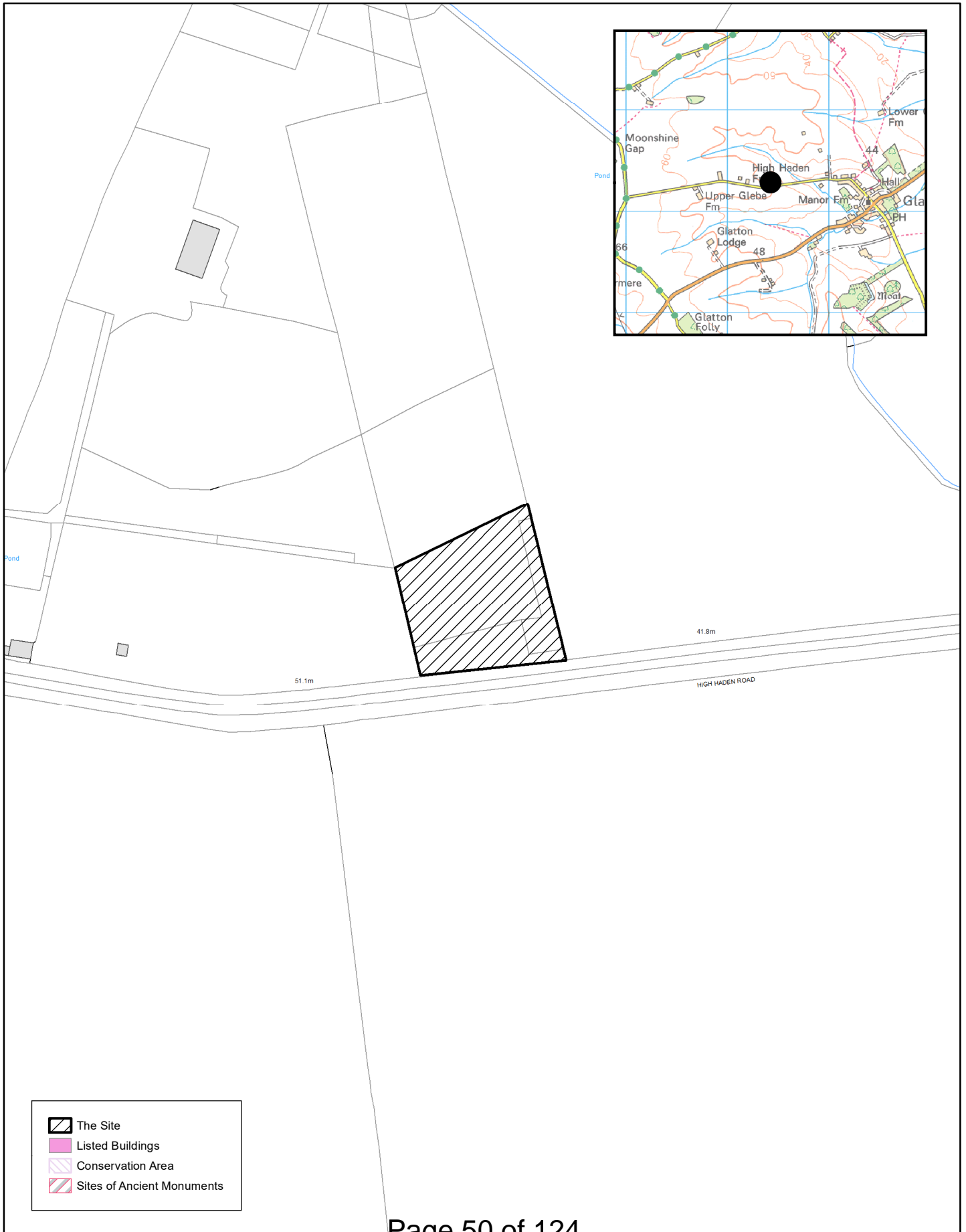
Scale = 1:2,248





Application Ref:21/02045/FUL

Date Created: 27/09/2023

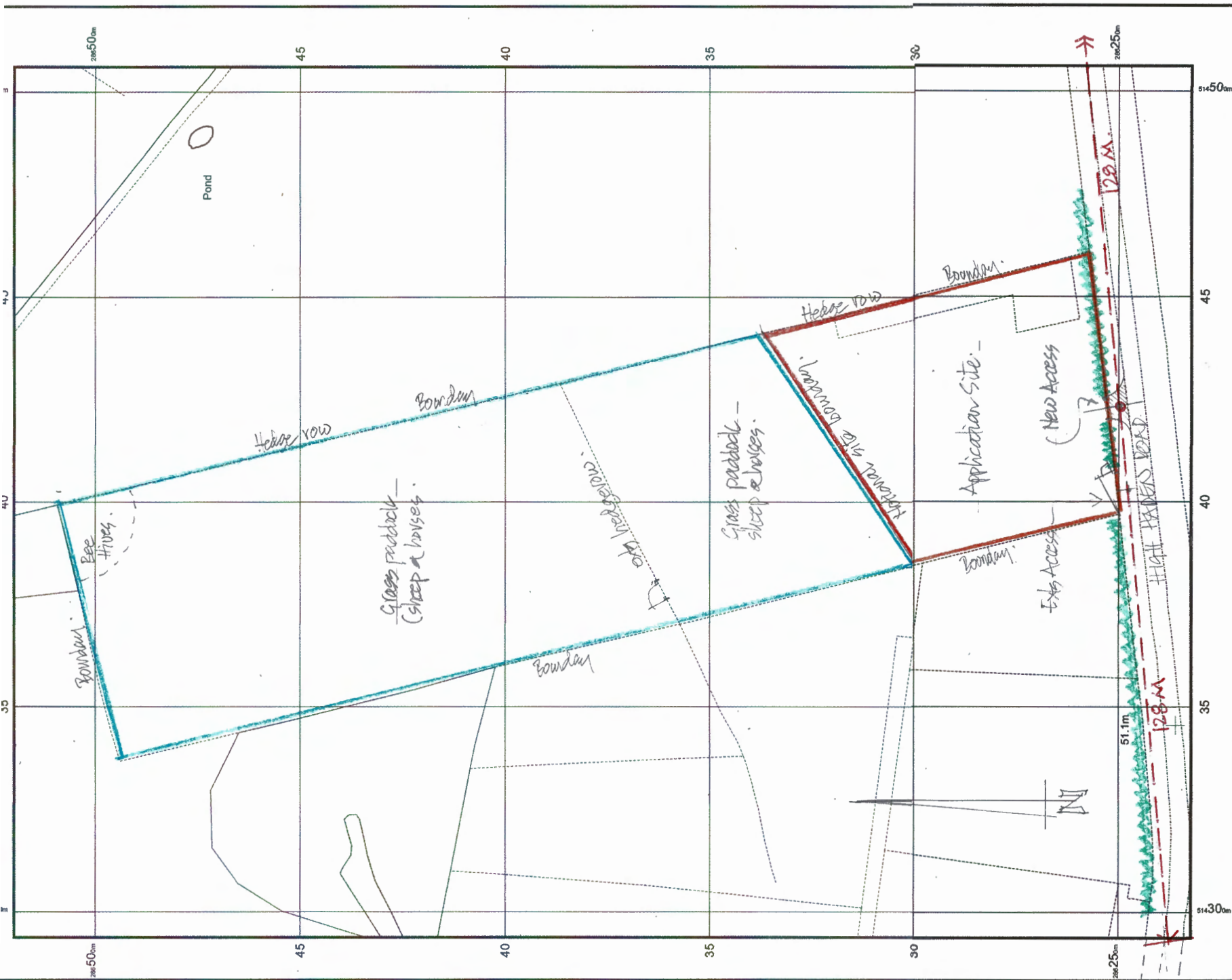
Location:Glatton

© Crown copyright and database rights 2023  
Ordnance Survey HDC 100022322



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





© Crown copyright and database rights 2021 Ordnance Survey 100048957.  
 The representation of road, track or path is no evidence of a boundary or right of way. The representation of features as lines is no evidence of a property boundary.

Supplied by: www.ukmapcentre.com  
 Serial No: 220613  
 Centre Coordinates: 514400, 286376  
 Production Date: 09/08/2021 12:07:12

0m 1cm = 12.5m 62.5m  
 Scale 1:1250

**PROPOSED NEW MESSAGE & STABLES AT  
 HIGH HADDEN ROAD, GLATTON, GARRIS**

LOCATION PLAN 1:1250

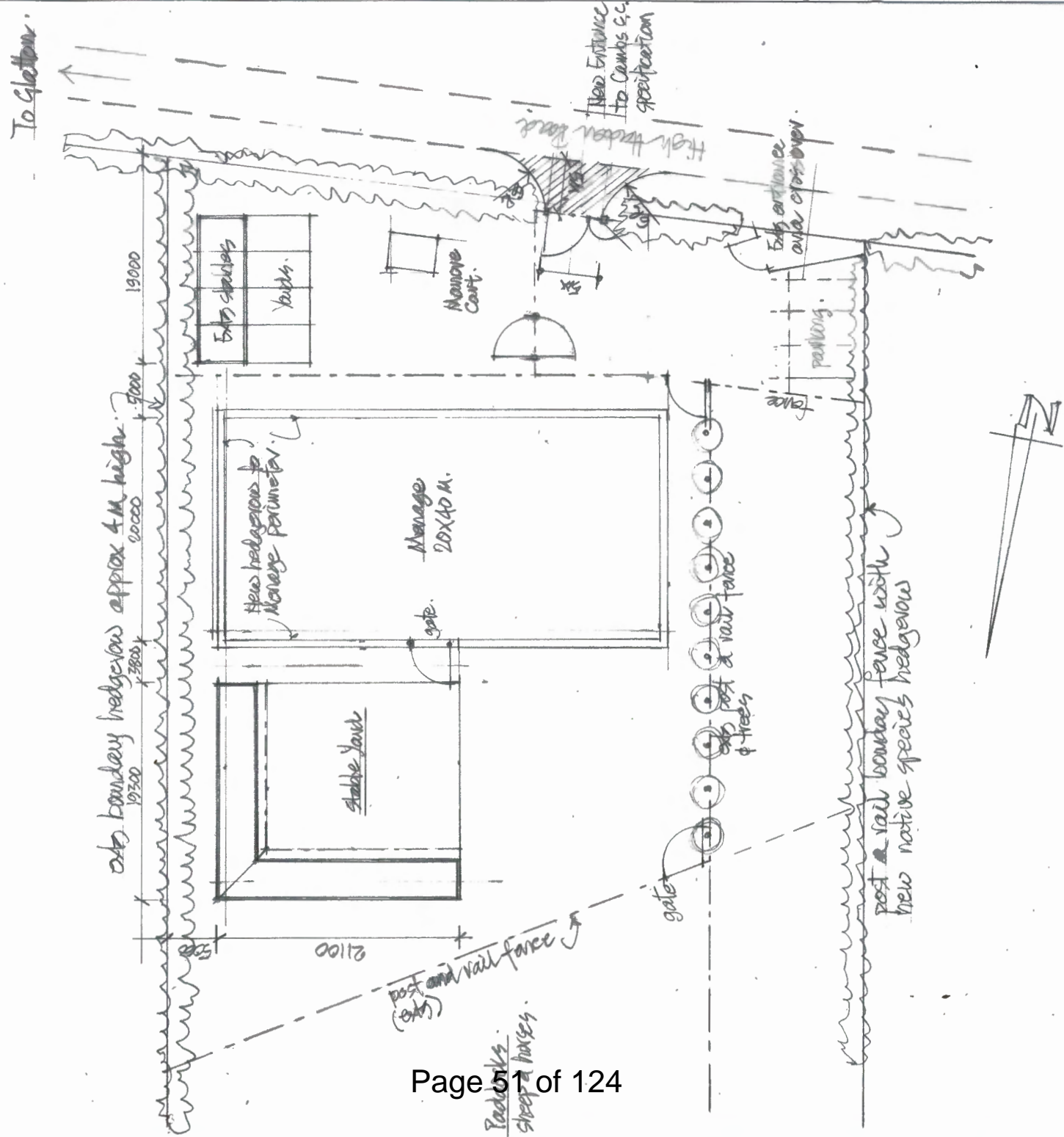
**Vincent & Associates**  
 Designers & Building Consultants  
 Fenview, 40a Church Street, Holme, PE7 3PB  
 Tel/Fax: 01487 830999 Email: k.vincent@ic24.net

1:1250 1:1500 & A3  
 AUGUST 2021  
 B1-2638-1A-B

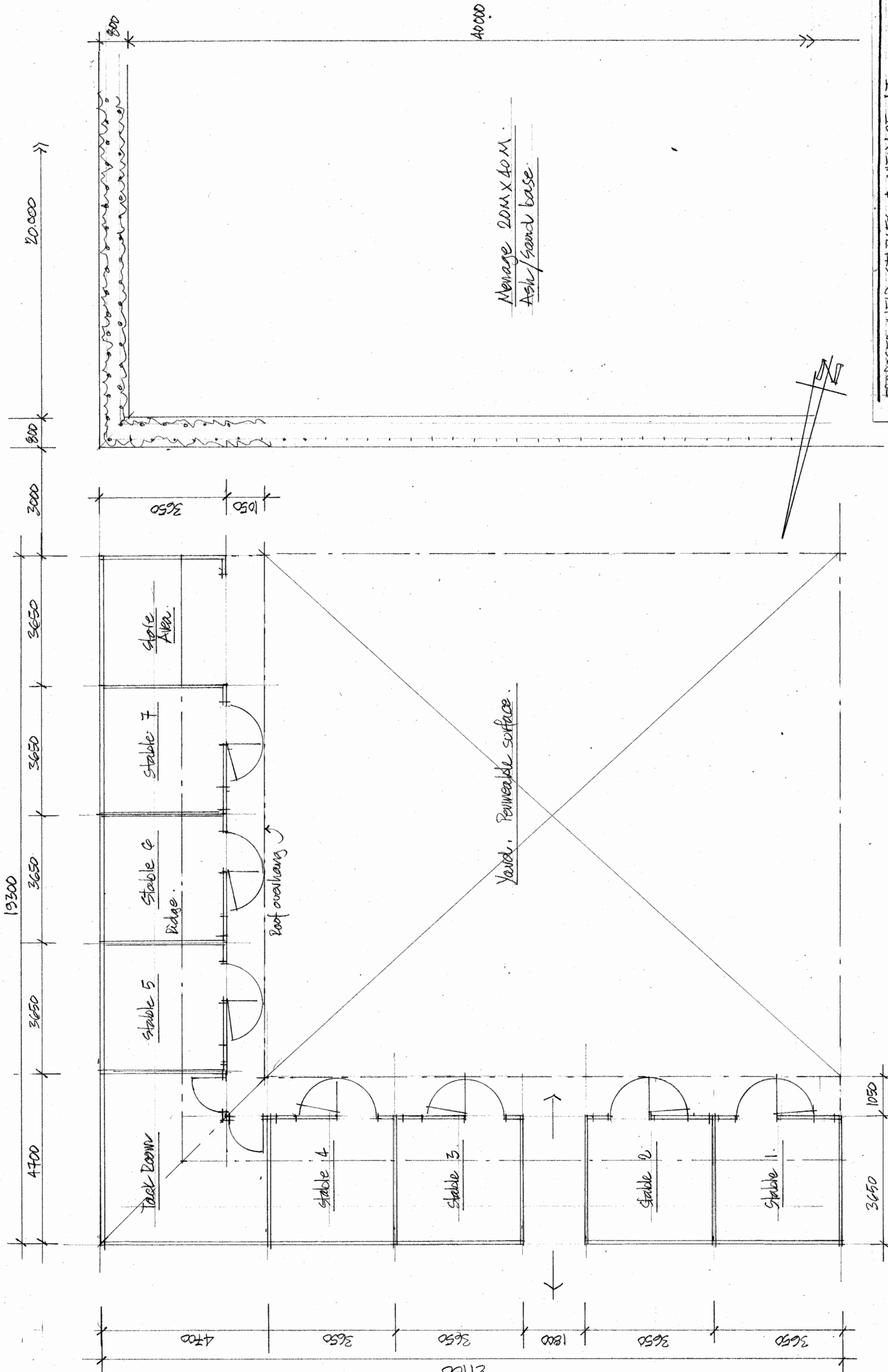
LOCATION PLAN 1:1250

Rev A: 24/1/22  
 Visibility study added

Rev B: 4/4/22  
 New entrance added visibility study shown.



0 5 10 15 20  
 SITE LAYOUT 1:500  
 SCALE 1:500



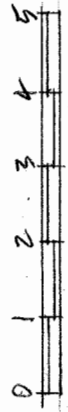
PROPOSED NEW STABLES & MENAGE AT  
 LAND AT HIGH HADEN ROAD, GLATTON, GAMES.  
 LAYOUT PLAN OF STABLES

Vincent & Associates  
 Designers & Building Consultants  
 Fenview, 40a Church Street, Holme, PE7 3PB  
 Tel/Fax: 01487 830999 Email: k.vincent@v2a.net



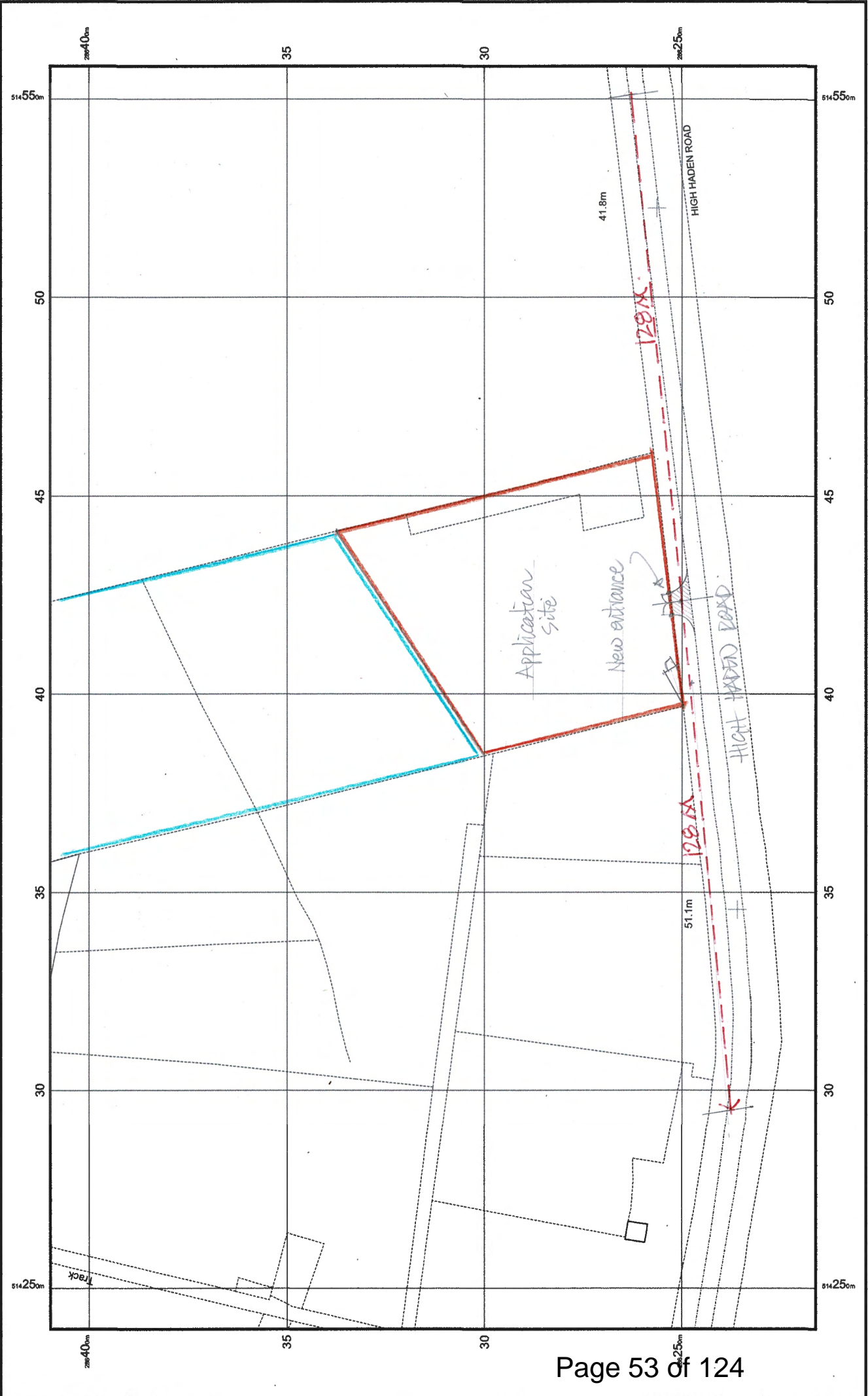
1:100 @ A3  
 August 2021  
 21-2030-2

LAYOUT PLAN OF STABLES & YARD & RELATIONSHIP TO MENAGE



SCALE 1:100

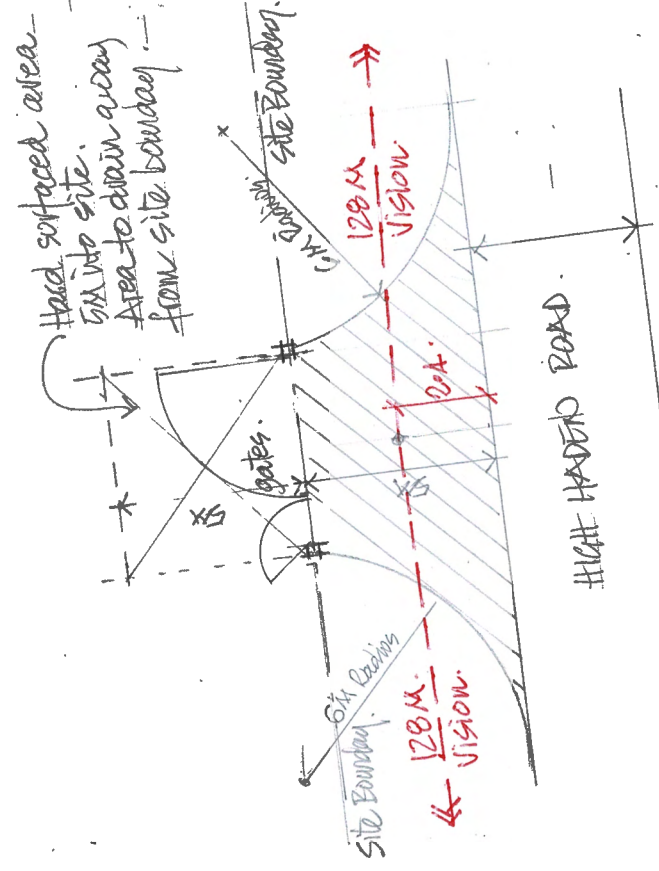




Supplied by: www.ukmapcentre.com  
 Serial No: 235225  
 Centre Coordinates: 514395, 286313  
 Production Date: 07/03/2022 11:25:01

0m 1cm = 12.5m 62.5m  
 Scale 1:1250

© Crown copyright and database rights 2022 Ordnance Survey 100048957. The representation of road, track or path is no evidence of a boundary or right of way. The representation of features as lines is no evidence of a property boundary.



Hatched area to be constructed to Combs CC Highways specification.

New Entrance detail. 1:200

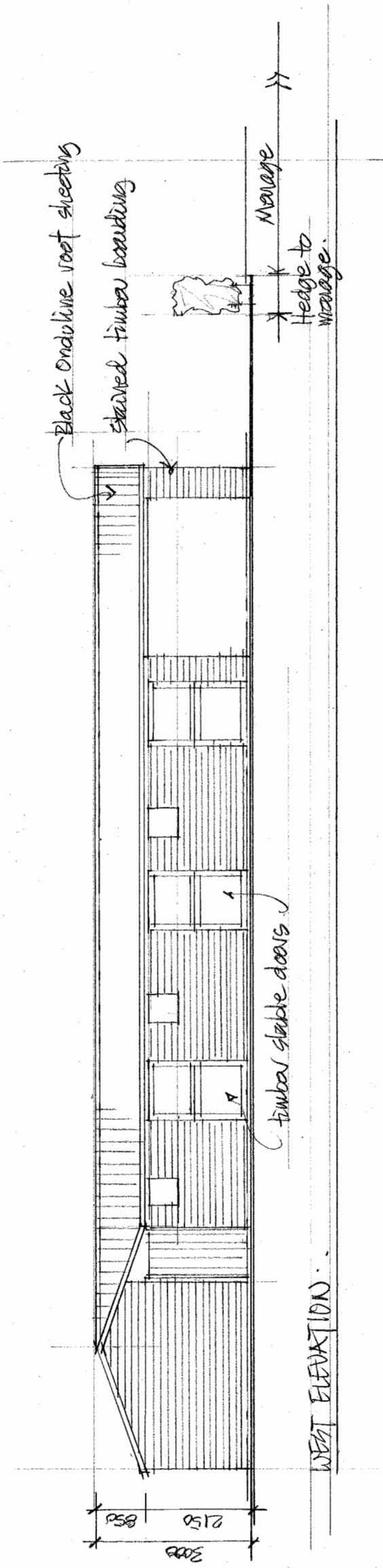
SITE LAYOUT SHOWING VISION SPLAYS. 1:1250

PROPOSED NEW MESSAGE & STABLES AT HIGH HADEN ROAD, GLATTON, COMBS.  
 SITE LAYOUT SHOWING VISION SPLAYS & ENTRANCE DETAILS.

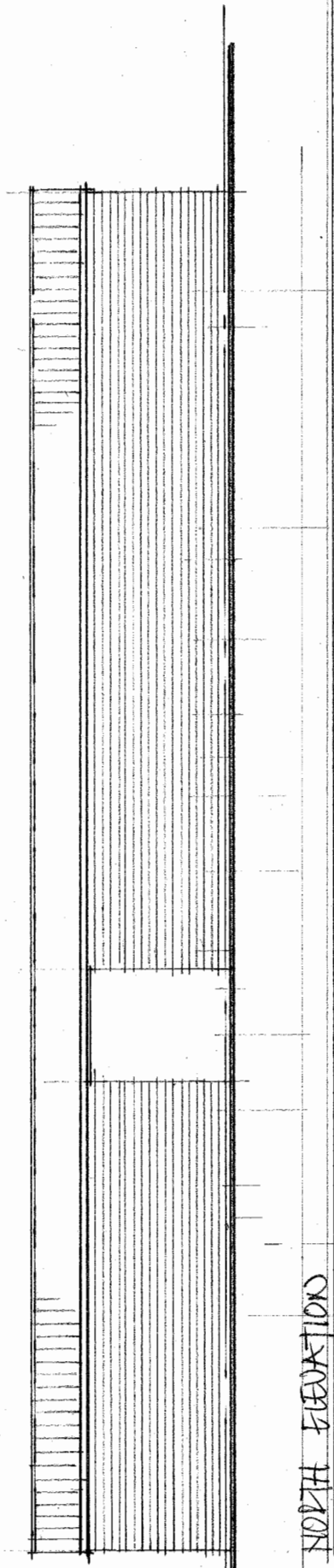
Vincent & Associates  
 Designers & Building Consultants  
 Fenview, 40a Church Street, Holme, PE7 3PB  
 Tel/Fax: 01487 830999 Email: kv@vincent@ic24.net



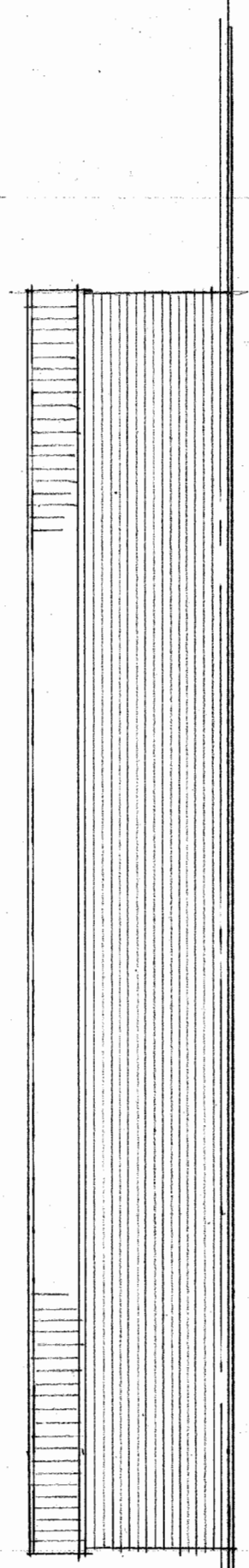
1:1250 1:200  
 APRIL 2022  
 01-2038-4



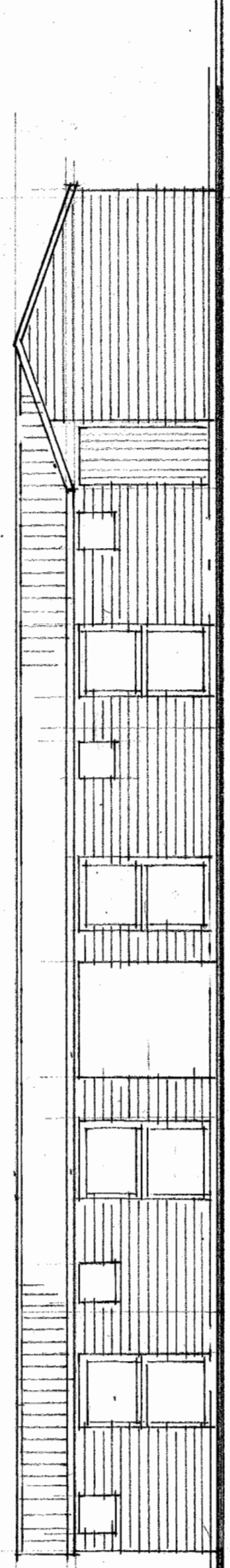
WEST ELEVATION



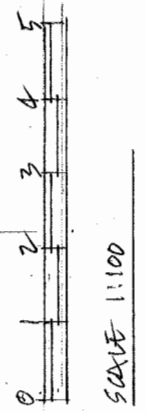
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



PROPOSED NEW MENAGE & STABLES AT  
 LAND AT HIGH HAYDEN ROAD, GLATTOO, GAMBES.  
 STABLE BLOCK ELEVATIONS

**V&A** Vincent & Associates  
 Designers & Building Consultants  
 Fenview, 40a Church Street, Holme, PE7 3FB  
 Tel/Fax: 01487 830999 Email: k.vincent@vca24.net

1:100 @ A3  
 AUGUST 2021  
 21-2638-3

## DEVELOPMENT MANAGEMENT COMMITTEE 18<sup>th</sup> JANUARY 2021

**Case No: 23/00270/OUT**

**Proposal: Proposed new dwelling**

**Location: 41 West Street Huntingdon PE29 1WT**

**Applicant: Mrs Everitt**

**Grid Ref: (E) 524453 (N) 272123**

**Date of Registration: 26<sup>th</sup> April 2023**

**Parish: Huntingdon**

---

### **RECOMMENDATION - APPROVE/REFUSE**

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

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

- 1.1 This is an outline application for the erection of a new dwelling at 41 West Street, Huntingdon with details of access and scale submitted for approval. Details of appearance, landscaping and layout are therefore not to be considered as part of this application.
- 1.2 The proposed dwelling would be located on land to the rear of No. 41 West Street and would address the highway of Cross Street and would be accessed via Cross Street. The site is located in a residential area of Huntingdon and is within the Huntingdon Conservation Area.
- 1.3 Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

#### **2. NATIONAL GUIDANCE**

- 2.1 The National Planning Policy Framework (5th September 2023) (NPPF 2023) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the

achievement of sustainable development. The NPPF 2023 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 2023 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 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Planning Practice Guidance and the National Design Guide 2021 are also relevant and material considerations.

2.4 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
- LP4: Contributing to Infrastructure Delivery
- LP5: Flood Risk
- LP6: Waste Water Management
- LP7: Spatial Planning Areas
- LP11: Design Context
- LP12: Design Implementation
- LP14: Amenity
- LP15: Surface Water
- LP16: Sustainable Travel
- LP17: Parking Provision and Vehicle Movement
- LP25: Housing Mix
- LP30: Biodiversity and Geodiversity
- LP31: Trees, Woodland, Hedges and Hedgerows
- LP34: Heritage Assets and their Settings

3.2 Huntingdon Neighbourhood Plan 2018-2026 - adopted September 2019

- Policy NE3 - Setting of Huntingdon
- Policy BE1 - Design and Landscaping
- Policy BE2 - Local Distinctiveness and Aesthetics
- Policy BE3 - Heritage Assets
- Policy TT1 - Sustainable Transport

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

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

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

### 3.4 The National Design Guide (2021)

- C1 - Understand and relate well to the site, its local and wider context
- I1 - Respond to existing local character and identity
- I2 - Well-designed, high quality and attractive
- B2 - Appropriate building types and forms
- M3 - Well-considered parking, servicing and utilities infrastructure for all users
- N3 - Support rich and varied biodiversity
- H1 - Healthy, comfortable and safe internal and external environment
- H2 - Well-related to external amenity and public spaces
- H3 - Attention to detail: storage, waste, servicing and utilities

## 4. PLANNING HISTORY

4.1 There is no relevant planning history on the site.



## 5. CONSULTATIONS

- 5.1 Huntingdon Town Council - Recommend Approval: No objections. There are other properties along that street that have spilt the garden to make another dwelling. They have allocated 2 parking spaces with electric charging points.
- 5.2 Cambridgeshire County Council's Highway Authority - No objection. The effect of the proposed development upon the Public Highway should be mitigated by implementing conditions on any permission.
- 5.3 Huntingdonshire District Council's Conservation Officer - Do not support. Whilst the proposed scale of the building is reasonable its position on the plot is not. The building is intended to be set back by approximately 6m from the back edge of the street, this will result in erosion of the morphology of the built form. Whilst a small degree of set back may be appropriate, set back of this extent across the entire width of the plot to accommodate car parking bays will cause harm to the established character of this part of the conservation area. The proposals do not have regard to the preservation and enhancement of the Huntingdon Conservation Area, and are therefore not in accordance with ss72 of the Planning (LBCA) Act 1990, and policy LP 34 of the adopted Huntingdonshire Local Plan.

The development does not align with the contents of paras 189-208 of the NPPF, no public benefits of this proposal have been advanced to justify the less than substantial harm arising from this development.

- 5.4 Huntingdonshire District Council's Environmental Protection Officer - No issues to raise.
- 5.5 Huntingdonshire District Council's Urban Design Forum - Raised concerns over the design of the proposal and its impact on neighbouring properties amenities. The proposals would fail to reflect the prevailing building line of existing development to the south, whilst the functional design (particularly access to the rear garden for maintenance and cycle storage) is poor. The proposals are likely to result in adverse amenity impacts to No. 41 West Street and No. 8 North Street. The scheme would be contrary to Local Plan polices LP11, LP12 parts a, b and c, LP14 and the place making principles set out in the HDC Design Guide SPD.

## **6. REPRESENTATIONS**

6.1 During the course of the application three letters of objection were received. The concerns raised have been summarised below:

- Impact on neighbouring properties amenities (overshadowing, overlooking, noise and disturbance);
- Highway safety (off-street car parking provision);
- Access to services

6.2 Concerns were also raised over the impact of the proposed development on property values; however, this is not a material planning consideration and therefore cannot be taken into consideration as part of this application.

## **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 (2023). The development plan is defined in Section 38(3)(b) of the 2004 Act as "the development plan documents (taken as a whole) that have been adopted or approved in that area".

7.3 In Huntingdonshire the Development Plan consists of:

- Huntingdonshire's Local Plan to 2036 (2019)
- Cambridgeshire & Peterborough Minerals and Waste Local Plan (2021)
- St Neots Neighbourhood Plan 2014-2029
- Godmanchester Neighbourhood Plan (2017)
- Houghton and Wyton Neighbourhood Plan (2018)
- Huntingdon Neighbourhood Plan (2019)

- Bury Village Neighbourhood Plan (2021)
- Buckden Neighbourhood Plan (2021)
- Grafham and Ellington Neighbourhood Plan 2020-2036 (2022)
- Great Gransden Neighbourhood Plan 2021 to 2036 (2023)
- The Stukeleys Neighbourhood Plan 2022 to 2036 (2023)

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:

- The principle of development
- Design, visual amenity and impact upon the character and appearance of the area, including heritage assets
- Residential amenity
- Highway safety, parking provision and parking
- Flood risk and surface water
- Biodiversity
- Developer contributions
- Accessible and adaptable homes
- Water efficiency

### **The principle of development**

7.6 The site is located within a built-up area of Huntingdon - which the adopted Huntingdonshire Local Plan to 2036 identifies as a Spatial Planning Area and as such, Policy LP7 of the Local Plan is relevant.

7.7 Policy LP7 states that a proposal for housing development will be supported where it is appropriately located within a built-up area of an identified Spatial Planning Area settlement. Given the site is located within the built-up residential area of Huntingdon, the principle of development is considered acceptable in this instance, subject to all other planning matters being addressed.



## **Design, visual amenity and impact upon the character and appearance of the area, including heritage assets**

- 7.8 Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 requires that a Local Planning Authority, in considering whether to grant planning permission for development which affects a Conservation Area, shall have special regard to the desirability of preserving or enhancing its intrinsic significance, setting, or any features of special architectural or historic interest which it possesses. This is also reflected in Policy BE3 of the Huntingdon Neighbourhood Plan, Policy LP34 of the Huntingdonshire Local Plan and Section 16 of the National Planning Policy Framework.
- 7.9 Policy LP11 of the Local Plan states that a proposal will be supported where it is demonstrated that it responds positively to its context. Policy LP12 states that new development will be expected to be well designed and that a proposal will be supported where it can be demonstrated that it contributes positively to the area's character and identity and successfully integrates with adjoining buildings and landscape. This is also reflected in Policies BE1 and BE2 of the Huntingdon Neighbourhood Plan, the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework.
- 7.10 The proposal seeks outline permission for the erection of one dwelling on land to the rear of No. 41 West Street, Huntingdon with details of access and scale submitted for approval. The site is located within the Huntingdon Conservation Area.
- 7.11 Notwithstanding that the proposal is submitted as an outline application, the indicative plans submitted show how the site would be laid out in relation to the host dwelling and surrounding properties. The elevations submitted also indicate that the dwelling would be two storeys in scale. Given the size and constraints of the site, it is considered highly likely that any development would take the form as shown on the indicative plans and they can therefore be attributed significant weight and be relied upon in the determination of the application in respect of design and visual amenity and impact on the character of the area.
- 7.12 The proposed dwelling would address the highway of Cross Street, which is predominantly comprised of two-storey gabled properties constructed of buff facing brickwork. There is no

overall prevailing approach to building form (with dwellings either arranged with gable frontages or roofs parallel with the road), frontage boundary and threshold treatment or arrangement and provision of parking.

- 7.13 Whilst it is noted that a streetscene drawing has not been provided as part of this outline application, the proposed two-storey dwelling would be north-west of two, single-storey garages and would be approximately 12m south-east of the two-storey element of No. 8 North Street. As such, the Local Planning Authority is satisfied that the proposed two-storey scale of the proposed dwelling would be acceptable in terms of its visual impact on the streetscene of Cross Street and the surrounding area.
- 7.14 However, due to the narrow width of the plot, the proposed dwelling would occupy almost the entire width (the plot is approximately 5.5m wide whereas the dwelling is shown to be 4.6m wide), resulting in narrow gaps to the north (approx. 0.42m) and south (approx. 0.36m). These narrow gaps would make the removal of bikes from the rear garden (as indicated on dwg 101 Rev B) and the maintenance of the rear garden impossible.
- 7.15 Furthermore, concerns have been raised by the Council's Urban Design Forum and the Council's Conservation Officer over the appearance, landscaping and layout of the proposal - namely the set-back distance of the dwelling and the extent of hardsurfacing to the front of the property being out of character with the streetscene. Whilst these matters are not sought for approval at this stage, the Local Planning Authority considers that based on the scale of the proposed dwelling, a detailed scheme could not be brought forward that would address the concerns raised.
- 7.16 As such, whilst the principle of a two-storey dwelling in this location could be considered acceptable, based on the scale of the proposal, the Local Planning Authority is not satisfied that a detailed scheme could be brought forward that would be acceptable in terms of its layout, appearance and landscaping. Accordingly, the proposal is considered contrary to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies, BE1, BE2 and BE3 of the Huntingdon Neighbourhood Plan, Policies LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD and Sections 12 and 16 of the National Planning Policy Framework in this regard.

## **Residential amenity**

- 7.17 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.
- 7.18 The closest neighbouring residential properties that are likely to be impacted upon as a result of the proposed development are Nos. 6, 7 and 8 North Street and No. 41 West Street. Initially, it is worth noting that the submitted site plan is limited and does not include any neighbouring properties.
- 7.19 The submitted indicative site plan shows a 11.1m back-to-back separation distance to No. 41 West Street and while this is significantly shorter than the recommended 21m distance recommended within the Huntingdonshire Design Guide SPD, it is noted that it is not dissimilar to existing relationships between properties on West Street and Cross Street. As such, it would be unreasonable to refuse planning permission on this basis in this instance. However, consideration would need to be given to any first-floor windows serving habitable rooms and boundary treatments in any reserved matters submission.
- 7.20 With regard to the neighbouring properties along North Street, the proposed two-storey dwelling (with an eaves height of 4.3m and a ridge height of 6.6m) would be approximately 0.42m from the shared boundary and approximately 5.8m from the rear-most elevation of the neighbouring properties for a length of 9.1m. Given the close proximity of the proposed dwelling, its scale and its siting to the south of the neighbouring properties and their private rear amenity spaces, it is considered to result in significantly detrimental overbearing and overshadowing impacts.
- 7.21 As such, based on the scale of the proposed dwelling submitted for consideration at this stage, and the lack of information provided as part of this application, the Local Planning Authority considers that the proposal would result in unacceptable impacts on neighbouring properties amenities and therefore would be contrary to Policy LP14 of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework in this regard.

## **Highway safety, parking provision and access**

- 7.22 Policy LP17 of the Local Plan to 2036 seeks to ensure that new development incorporates appropriate space for vehicle movements and adequate parking for vehicles and cycles. Policy LP16 of the Local Plan and Policy TT1 of the Huntingdon Neighbourhood Plan require proposals to demonstrate how opportunities for the use of sustainable modes of transport are maximised.
- 7.23 The site would be accessed via Cross Street, an unclassified road subject to a speed limit of 30mph. The proposal involves the creation of one two-bedroom dwellinghouse with an area to the front of the property for two off-street car parking spaces.
- 7.24 The proposed access arrangements are considered to be acceptable with an adequate width and visibility splays in both directions. Furthermore, the proposed access arrangement would not be dissimilar to those neighbouring properties along Cross Street.
- 7.25 With regards to off-street car parking provision, the proposed two spaces are considered to be sufficient for the two-bedroom dwellinghouse and given the existing raised kerbs, the proposal would not reduce any existing off-street car parking arrangements.
- 7.26 A condition would be imposed on any planning permission to ensure details of secure cycle parking are provided and agreed with the Local Planning Authority.
- 7.27 Overall, subject to the imposition of appropriate conditions, the proposal is considered acceptable in terms of its impact on highway safety and therefore accords with Policy TT1 of the Huntingdon Neighbourhood Plan, Policies LP16 and LP17 of Huntingdonshire's Local Plan to 2036 and Section 9 of the National Planning Policy Framework in this regard.

## **Flood risk**

- 7.28 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 (2023)). Policies LP5 and LP15 set out the Council's approach to waste water and surface water management.

- 7.29 The site is located within Flood Zone 1, which means that it has a low probability of flooding according to the Huntingdonshire Strategic Flood Risk Assessment 2017 and Environment Agency Flood Map for Planning. The proposal involves the erection of a single dwelling. This type of development is considered to be acceptable in Flood Zone 1 and accordingly Exception or Sequential Tests are not required.
- 7.30 Given the scale of the development officers are satisfied that adequate provision will be made for waste water management and surface water, subject to a condition imposed on any planning permission granted to secure specific details of the drainage.
- 7.31 Overall, the proposal is considered to be acceptable with regard to its impact on both flood risk and surface water and therefore accords with Policies LP5, LP6 and LP15 of Huntingdonshire's Local Plan to 2036 and Section 14 of the National Planning Policy Framework in this regard.

### **Biodiversity**

- 7.32 Paragraph 174 of the NPPF (2023) states Planning policies and decisions should contribute to and enhance the natural and local environment. Policy LP30 of the Local Plan to 2036 requires proposals to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated and ensure no net loss in biodiversity and provide a net gain where possible, through the planned retention, enhancement and creation of habitats and wildlife features, appropriate to the scale, type, and location of development.
- 7.33 Whilst the proposals at this stage do not indicate any measures for biodiversity enhancement, given the proposal would be located on an area of existing hardsurfacing associated with the existing dwellinghouse of No. 41 West Street, the Local Planning Authority is satisfied that the proposal would ensure no biodiversity net loss. It is also worth noting that Local Planning Authorities records indicate no presence of protected species in the area.

7.34 A condition would be imposed on any planning permission granted to secure specific details of biodiversity enhancement measures. Overall, the proposal is considered to broadly be in accordance with Policy LP30 of Huntingdonshire's Local Plan to 2036 and Section 15 of the National Planning Policy Framework in this regard.

### **Developer Contributions**

7.35 Part H of the Developer Contributions SPD (2011) requires a payment towards refuse bins for new residential development. A Unilateral Undertaking Form in respect of wheeled bins has been received by the Local Planning Authority dated 1st June 2023. The proposed development is therefore considered to accord with Policy LP4 of Huntingdonshire's Local Plan to 2036 and the Developers Contributions SPD (2011).

### **Accessible and adaptable dwellings**

7.36 Policy LP25 of the Huntingdonshire's Local Plan to 2036 requires proposals that include housing to meet the optional Building Regulation requirements M4(2) "accessible and adaptable dwellings" unless it can be demonstrated that site specific factors make this unachievable.

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

### **Water efficiency**

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

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

7.39 The development will be CIL liable in accordance with the Council's adopted charging schedule; CIL payments will cover

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

## **Conclusion**

- 7.40 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 7.41 While the principle of a two-storey dwelling in this location could be considered acceptable, the proposed development by reason of its layout and scale, which is significantly constrained by the size of the site, would create an incongruous and discordant addition to the street scene detrimental to the established character and appearance of the Conservation Area. The Local Planning Authority is therefore not satisfied that a detailed scheme could be brought forward that would be acceptable in terms of its layout, appearance and landscaping and the proposals do not have regard to the preservation and enhancement of the Huntingdon Conservation Area. Furthermore, based on the scale of the proposed dwelling and the lack of information provided as part of this application, the Local Planning Authority considers that the proposal would result in unacceptable impacts on the amenities of neighbouring properties on North Street by virtue of overbearing and overshadowing impacts.
- 7.42 As such, the proposed development is considered to be contrary to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies, BE1, BE2 and BE3 of the Huntingdon Neighbourhood Plan, Policies LP11, LP12, LP14 and LP34 of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD and Sections 12 and 16 of the National Planning Policy Framework.
- 7.43 Taking national and local planning policies into account, and having regard for all relevant material considerations, it is concluded that the proposed development is contrary to policy and not acceptable. There are no overriding material considerations that indicate that permission should be granted in this instance. Therefore, it is recommended that the application be refused.

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

1. The proposed development by reason of its layout and scale, which is significantly constrained by the size of the site, would create an incongruous and discordant addition to the street scene detrimental to the established character and appearance of the Conservation Area. The Local Planning Authority is therefore not satisfied that a detailed scheme could be brought forward that would be acceptable in terms of its layout, appearance and landscaping and the proposals do not have regard to the preservation and enhancement of the Huntingdon Conservation Area. Accordingly, the proposal is considered contrary to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies, BE1, BE2 and BE3 of the Huntingdon Neighbourhood Plan, Policies LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD and Sections 12 and 16 of the National Planning Policy Framework (2023).
2. Based on the scale of the proposed dwelling submitted for consideration at this stage, and the lack of information provided as part of this application, the Local Planning Authority considers the proposal would result in unacceptable impacts on the amenities of neighbouring properties on North Street by virtue of overbearing and overshadowing impacts. It is therefore considered that the proposal would be contrary to Policy LP14 of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework (2023).

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: Carry Murphy (acting on behalf of Jennifer Wallis) [carry.murphy@huntingdonshire.gov.uk](mailto:carry.murphy@huntingdonshire.gov.uk)**



**HUNTINGDON TOWN COUNCIL****PLANNING COMMENTS : May 11<sup>th</sup> 2023**

23/00693/HHFUL

Mr H Garrad C/O Agent, 39 High street, Warboys Huntingdon PE28 2TA

Installation of 6 No Replacement Windows  
155 High Street Huntingdon PE29 3TF

**Recommend Approve: No objections . The windows do need replacing and will overall improve the apperance**

23/00692/LBC

Mr H Garrad C/O Agent, 39 High street, Warboys Huntingdon PE28 2TA

Installation of 6 No Replacement Windows  
155 High Street Huntingdon PE29 3TF

**Recommend Approve: No objections. The windows do need replacing and will overall improve the appearance**

23/00270/OUT

Mrs E Everitt, 41 West Street, Huntingdon PE29 1WT

Proposed new dwelling  
41 West Street Huntingdon PE29 1WT

**Recommend Approve: No objections. There are other properties along that street that have spilt the garden to make another dwelling. They have allocated 2 parking spaces with electric charging points.**

23/00614/FUL

Mr E Pine, Starcrester Properties, 12 Vaughan Street, Manchester M12 5FQ

Change of use of warehouse (Use Class B8) with ancillary offices and associated parking to  
General Industry / Storage and Distribution (Use Class B2 / B8) with ancillary offices and  
associated parking  
9A Windover Court Windover Road Huntingdon PE29 7EA

**Recommend Approve: No objections**

HUNTINGDON TOWN COUNCILPLANNING COMMENTS : May 11<sup>th</sup> 2023

23/00753/HHFUL

Mr And Mrs Austin And Kokunova, 28 - 30 Priory Road, Huntingdon PE29 1JP

Joint planning application for a proposed rear extension to 28 and 30 Priory Road  
28 - 30 Priory Road Huntingdon PE29 1JP

**Recommend Approve: No objections. All materials to match existing and no obstruction issues**

23/00797/TREE

Diggins Goliath, 8 St

T1 Beech Tree- reduce height and spread by 2m.  
8 St Johns Street Huntingdon

**Recommend Approve: No objections. The tree is just being trimmed**

23/00730/ADV

Chris Seymour, Lawrence Baker, 4 Elm Place, Witney OX29 4BD

Erection of various non-illuminated, wall mounted signs and free standing way finding signage.

The Chase Medway Road Huntingdon PE29 1SF

**Recommend Approve: No objections**

# Development Management Committee



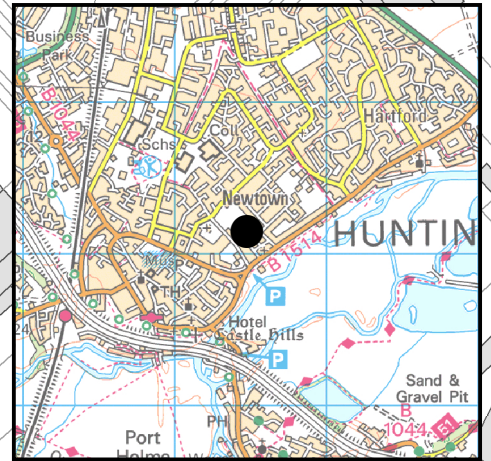
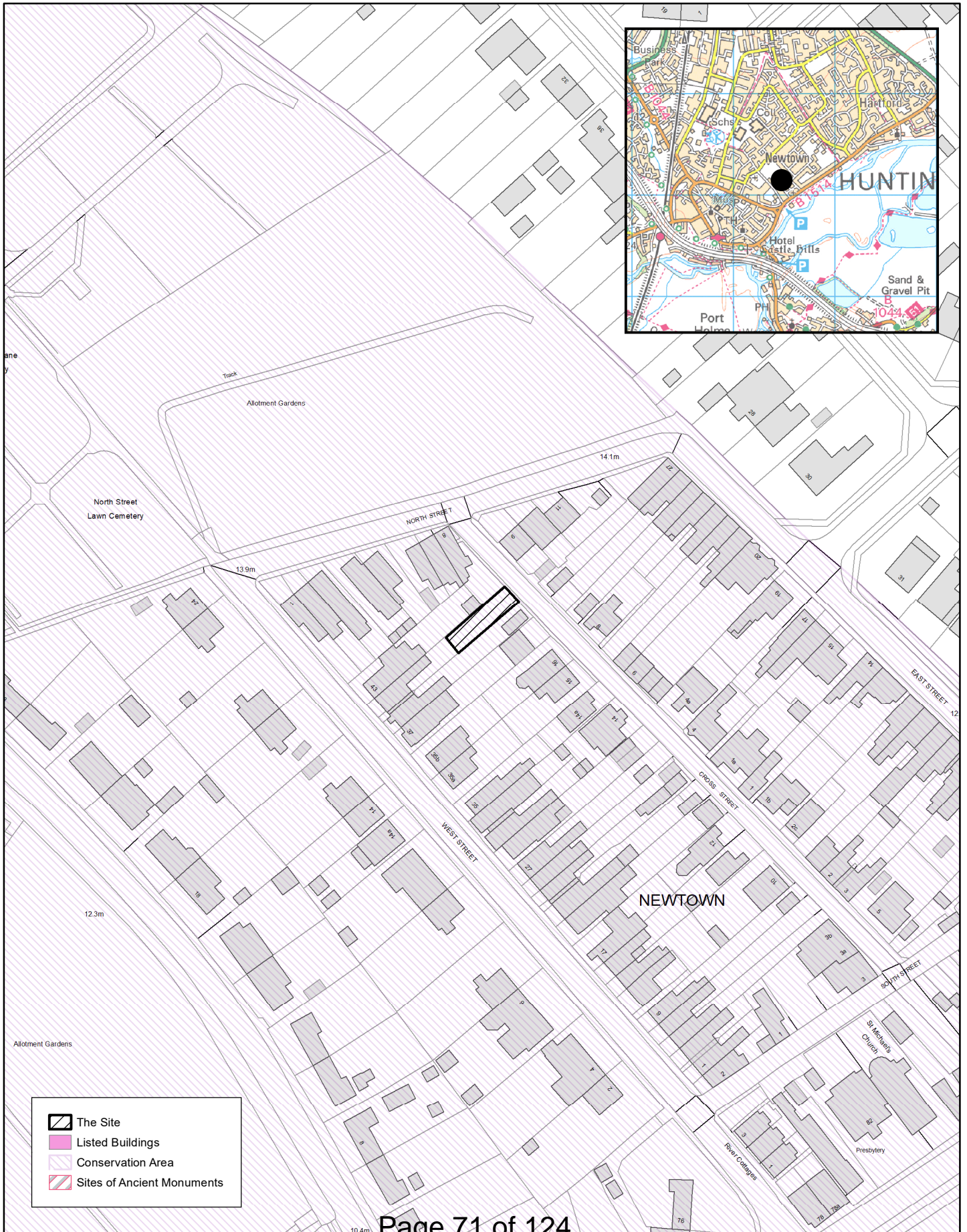
Scale = 1:1,250





Application Ref: 23/00270/OUT

Date Created: 04/10/2023

Location: Huntingdon

© Crown copyright and database rights 2023  
Ordnance Survey HDC 100022322



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



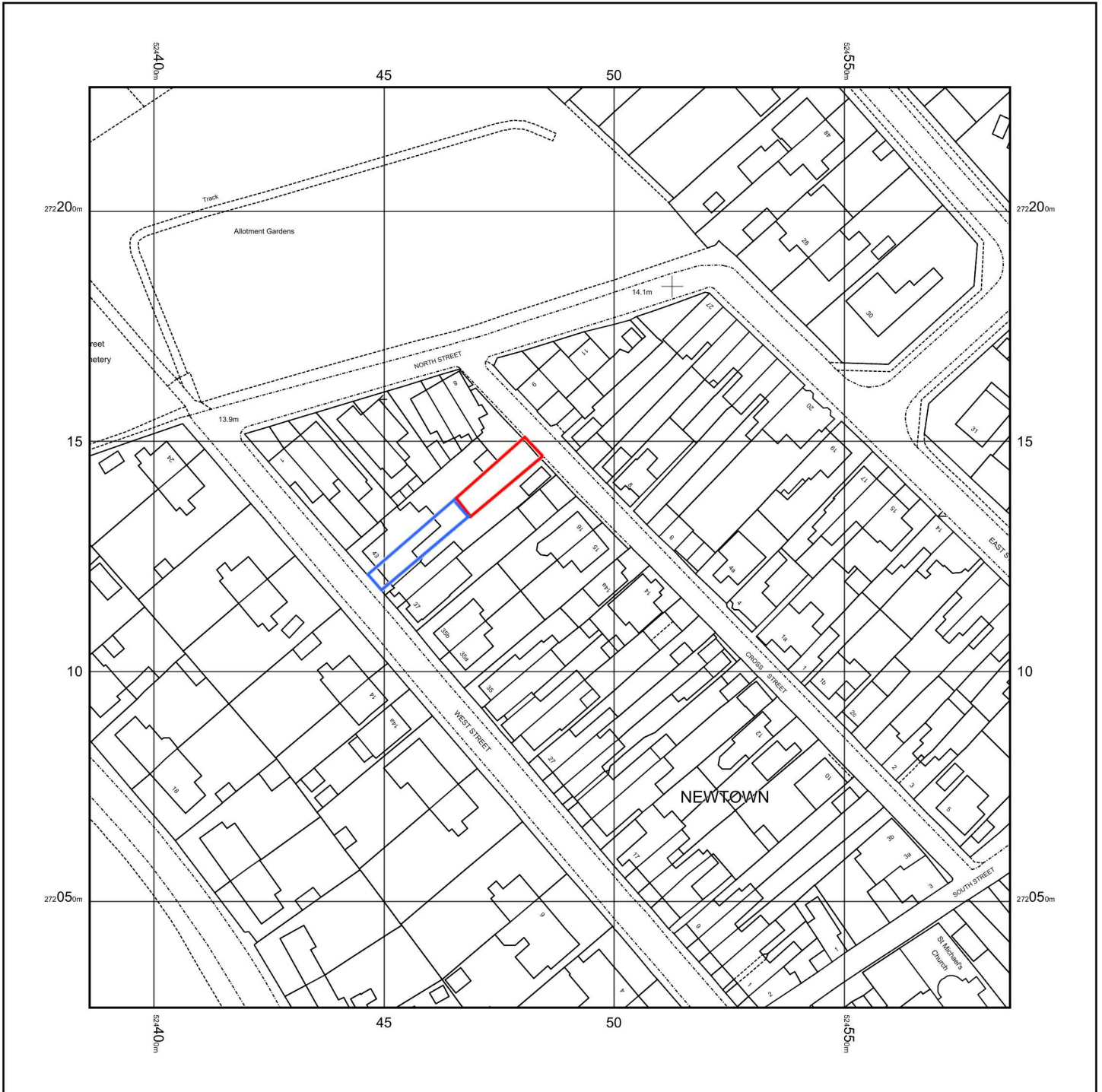
41, WEST STREET, HUNTINGDON, CAMBRIDGESHIRE, PE29 1WT

Supplied by: [www.ukmapcentre.com](http://www.ukmapcentre.com)

Serial No: 257996

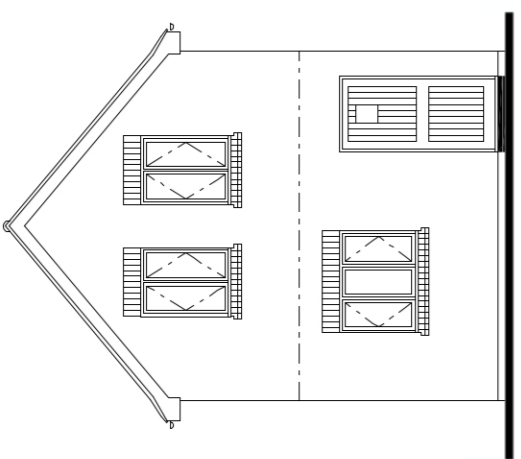
Centre Coordinates: 524486,272127

Production Date: 14/02/2023 09:23:26

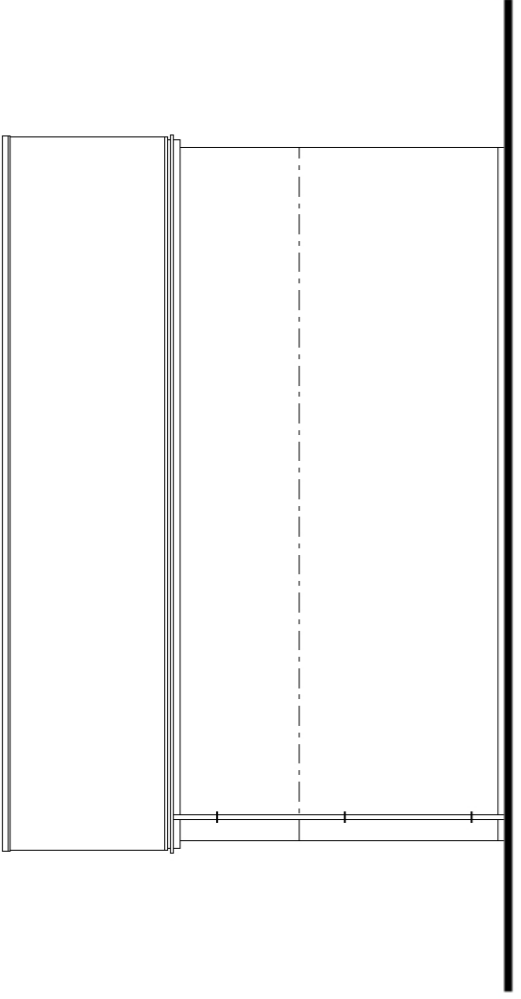
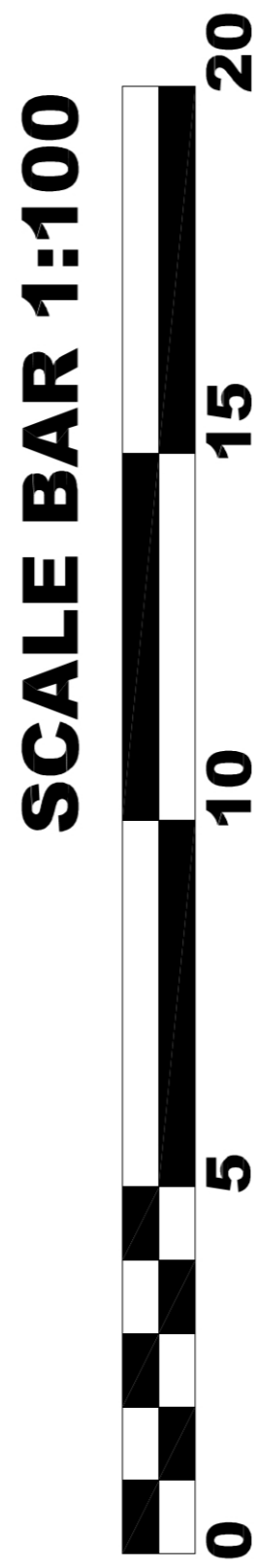


© Crown copyright and database rights 2023 Ordnance Survey 100048957. The representation of road, track or path is no evidence of a boundary or right of way. The representation of features as lines is no evidence of a property boundary.

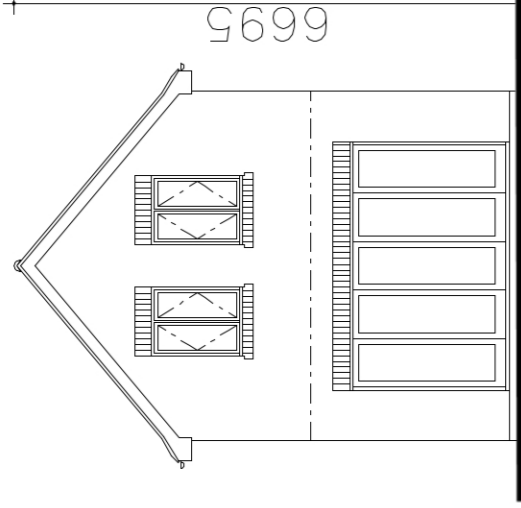
0m 1cm = 12.5m 62.5m  
Scale 1:1250



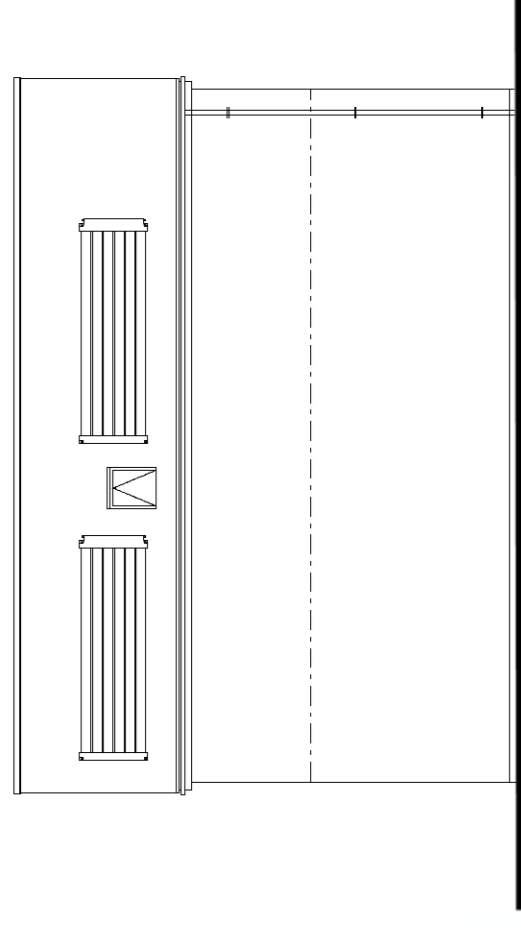
Proposed Front Elevation. 1:100.



Proposed Side Elevation. 1:100.



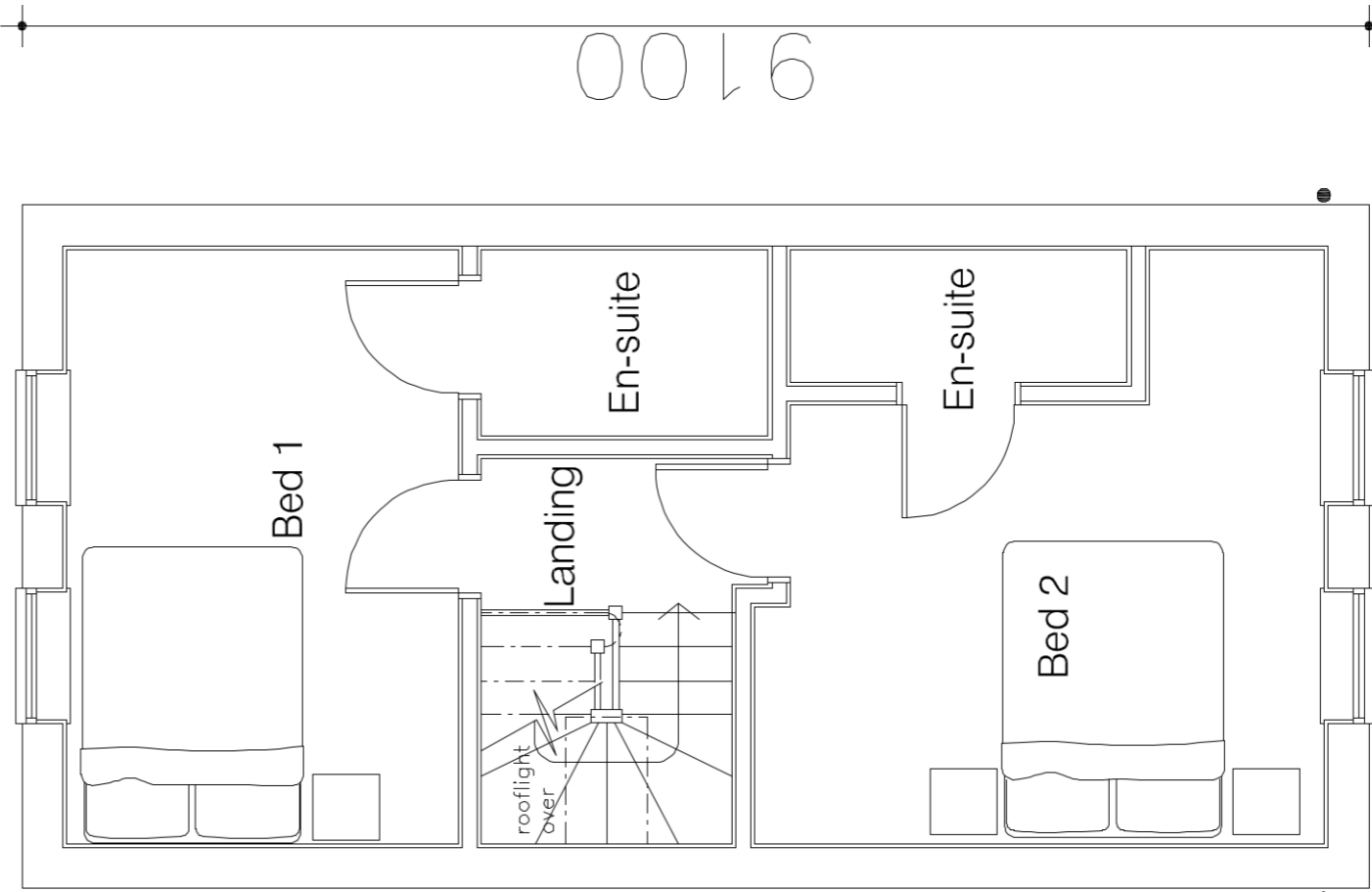
Proposed Rear Elevation. 1:100.



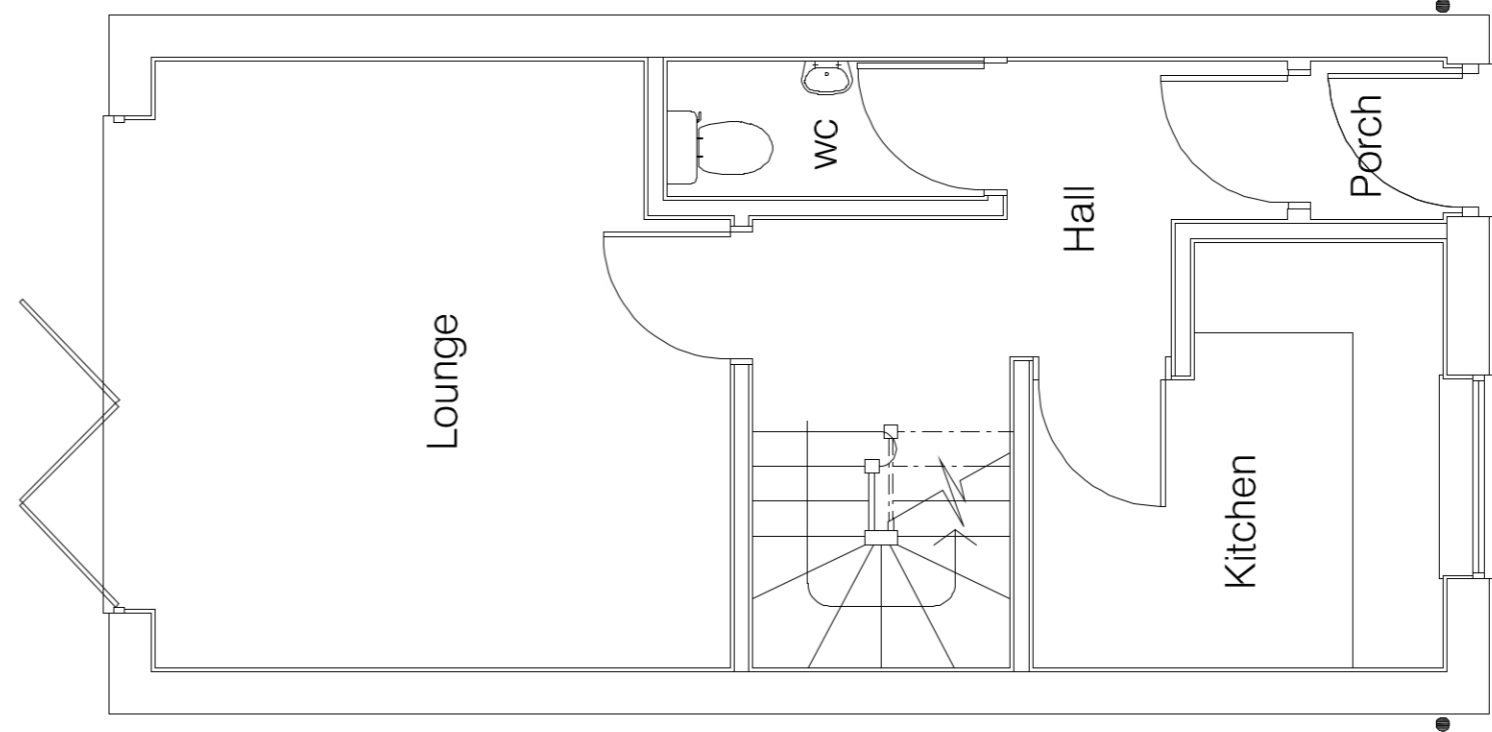
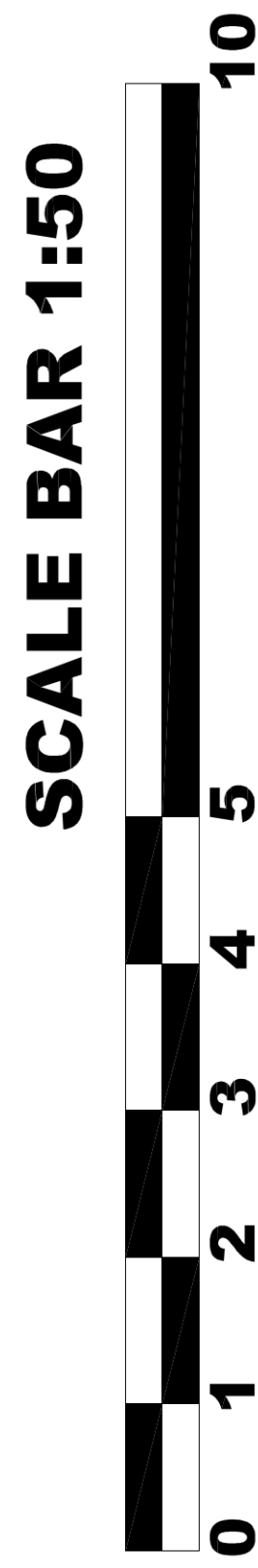
Proposed Side Elevation. 1:100.

**ELEVATIONAL MATERIALS**

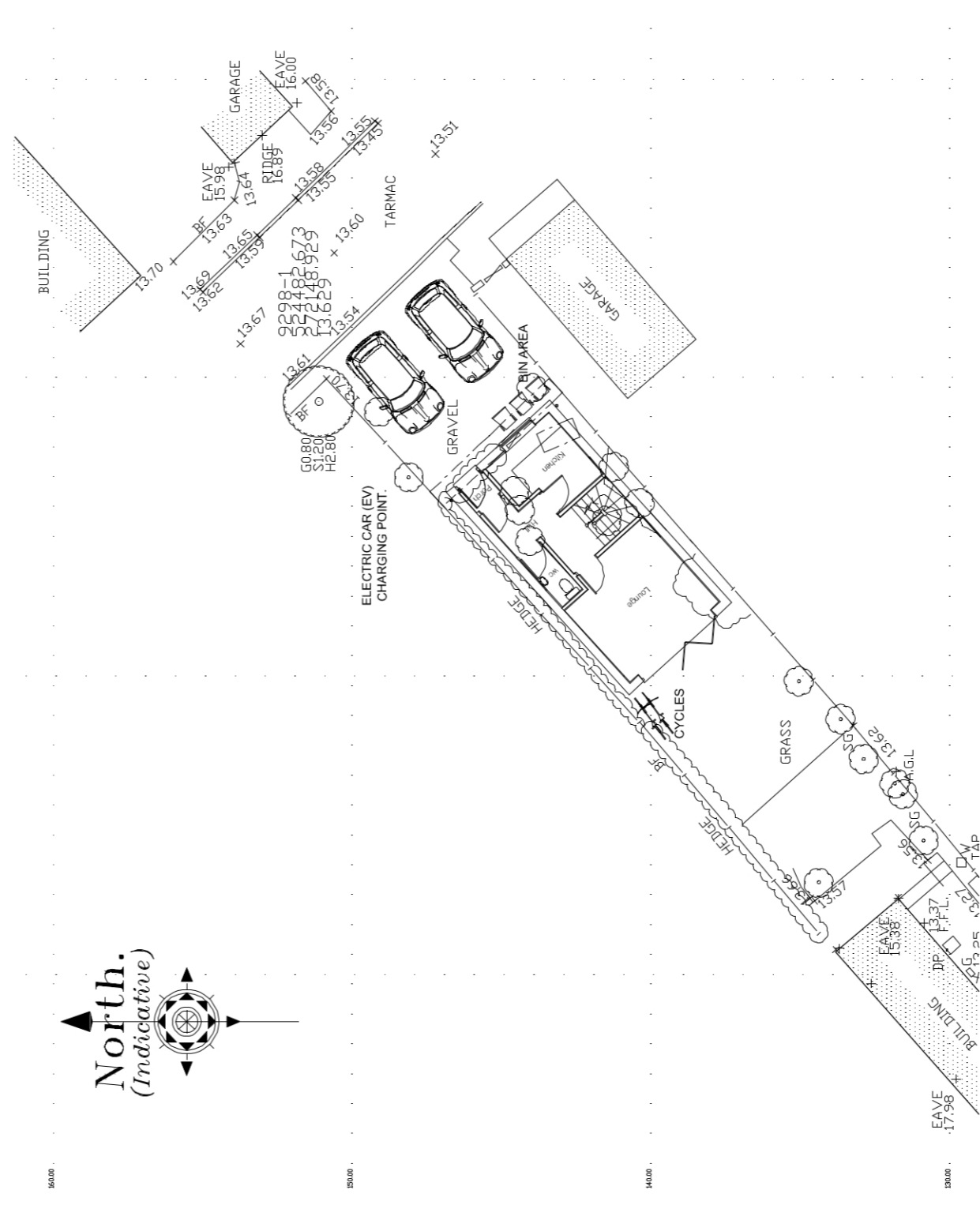
- NEW BRICKWORK TO BE MULTI BUFF COLOUR UNLESS AGREED OTHERWISE.
- NEW GREY INTERLOCKING TILES UNLESS AGREED OTHERWISE.
- NEW WINDOWS TO BE ALUMINIUM OR PVC GREY/WHITE UNLESS AGREED OTHERWISE.
- NEW EXTERNAL DOORS TO BE TIMBER OR GREY PVC UNLESS AGREED OTHERWISE.
- NEW RAINWATER GOODS TO BE BLACK AND SQUARE UNLESS AGREED OTHERWISE.



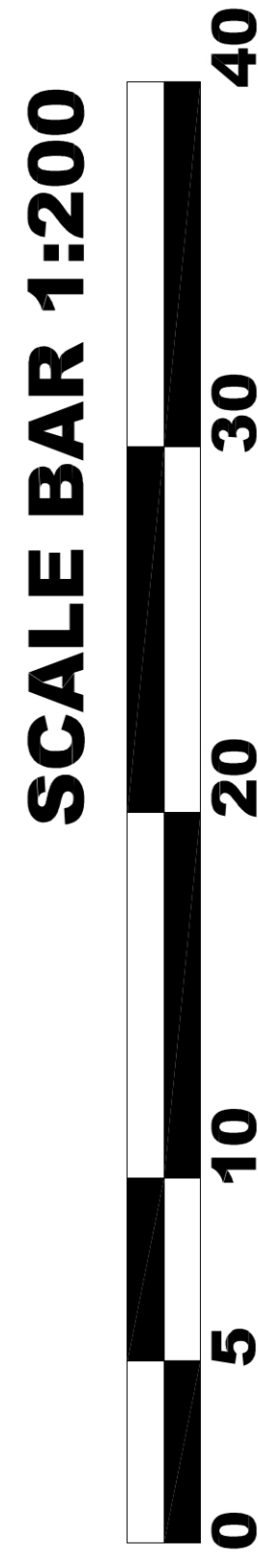
Proposed Ground Floor Plan. 1:50.



Proposed First Floor Plan. 1:50.



Proposed Site Plan. 1:200.



**PLANNING ISSUE**

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

**J K Architecture**  
 t: 0800 612 6825  
 m: 07545 424251  
 e: jkdesign@btinternet.com

DO NOT SCALE THIS DRAWING USE DRAWING BARS

Revision: Rev 'B' Outline planning application, Jan 2023 Paul B

L EVERITT

Proposed outline planning for new dwelling off Cross Street to rear of 41 West Street, Huntingdon Cambs.

Drawing Title: PROPOSED FLOOR PLANS AND ELEVATIONS.

SCALE AS SHOWN JAN 2023

Project No: 9878 Drawing No: 101 Revision: B

This page is intentionally left blank

## **DEVELOPMENT MANAGEMENT COMMITTEE 16<sup>th</sup> October 2023**

**Case No: 23/01243/REM**

**Proposal: Application for Reserved Matters (Appearance, Landscaping, and Scale) of 20/01909/OUT - erection of three dwellings and garages.**

**Location: Land South Of 11 Bird Lane Hail Weston**

**Applicant: Messrs HAYLEY DOYLE**

**Grid Ref: (E) 516345 (N) 262095**

**Date of Registration: 10<sup>th</sup> July 2023**

**Parish: Great Staughton**

---

### **RECOMMENDATION - APPROVE/REFUSE**

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

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

- 1.1 The application site comprises an area of undeveloped land of approximately 0.17 hectares, located within the built-up area of Hail Weston. Access to the site is from Bird Lane, an adopted unclassified road.
- 1.2 The site is located between No. 11 Bird Lane and the grounds of Hail Weston House. To the rear of the site is undeveloped land with St Nicholas's Church beyond. Built form extends along the western side of Bird Lane opposite the site.
- 1.3 The site is bordered by post and rail fencing to the front and rear boundaries with a 1.8m high close boarded boundary fence and mature shrub planting to No. 11 Bird Lane. A 1.8m high dark green palisade fence borders Hail Weston House, beyond which is 8m high conifer hedging and additional mature shrubs.
- 1.4 Outline planning permission (20/01909/OUT) was granted for the erection of three dwellings and garages (with all matters



reserved except access and layout) on 21st October 2021. The reserved matters application has been submitted within the 3 year period as stated in condition 2 of 20/01909/OUT.

- 1.5 The Reserved Matters application seeks approval for details of Appearance, Landscape and Scale in accordance with the outline permission.
- 1.6 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 (5 September 2023) (NPPF 2023) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2023 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 2023 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 For full details visit the government website [National Guidance](#)

## **3. PLANNING POLICIES**

- 3.1 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
  - LP1: Amount of Development
  - LP2: Strategy for Development
  - LP4: Contributing to Infrastructure Delivery
  - LP5: Flood Risk
  - LP6: Waste Water Management
  - LP9: Small Settlements
  - LP11: Design Context
  - LP12: Design Implementation
  - LP14: Amenity
  - LP15: Surface Water



LP16: Sustainable Travel  
LP17: Parking Provision and Vehicle Movement  
LP25: Housing Mix  
LP30: Biodiversity and Geodiversity  
LP31: Trees, Woodland, Hedges and Hedgerows

### 3.2 Supplementary Planning Documents/ Guidance

- Huntingdonshire Design Guide Supplementary Planning Document (2017)
- Developer Contributions SPD (2011)
- Huntingdonshire Landscape and Townscape Assessment (2007)
- Huntingdonshire Strategic Flood Risk Assessment (2017)
- Cambridgeshire Flood and Water SPD (2017)
- LDF Developer Contributions SPD (2011)
- Annual Monitoring Review regarding housing land supply (2021)
- Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)

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

### 3.3 The National Design Guide (2021)

- C1 - Understand and relate well to the site, its local and wider context
- I1 - Respond to existing local character and identity
- I2 - Well-designed, high quality and attractive
- B2 - Appropriate building types and forms
- M3- Well-considered parking, servicing and utilities infrastructure for all users
- H1- Healthy, comfortable and safe internal and external environment
- H2 - Well-related to external amenity and public spaces
- H3 - Attention to detail: storage, waste, servicing and utilities

## 4. PLANNING HISTORY

4.1 1000342FUL - Retention of agricultural access to the field.  
Erection of gate and fence - Permission dated 13.05.2010.

19/01074/PIP - Residential Development (minimum 1 dwelling  
and maximum 3 dwellings) - Permission dated 05.07.2019.

20/01909/OUT - Outline planning permission for three dwellings and garages with all matters reserved except access and layout - Permission granted 21.10.2021.

23/80090/COND - Discharge of condition 11 (archaeology) for 20/01909/OUT - Condition reply 05.05.23.

## **5. CONSULTATIONS**

- 5.1 Hail Weston Parish Council - Recommend Refusal for the following reasons:-

Landscaping: Improvements to this application could include additional planting, of trees to improve the sight lines and further screening of the front two properties.

Scale: Improvements could be achieved to provide greater car parking provision for the 3 properties, all large, detached homes, which could cause less requirement for vehicles and delivery vehicles to be required to use opposite verge/Bird Lane. The impact on proposed roof heights on the front two properties could be reduced to match the third and back house to improve privacy for neighbouring properties and improve the street scene.

Appearance: Improvements that would enhance the proposal include street lighting and roof reduction of the heights of the front two properties.

Cambridgeshire County Council Highways - Highways matters for access, parking and turning were considered as part of the outline application 20/01909/OUT. No significant differences between the previous application and that now proposed as part of the reserve matters application - therefore have no highways objections subject to the conditions previously imposed.

- 5.2 HDC Environmental Health - No objection. Request a condition regarding Construction Noise is imposed.
- 5.3 HDC Conservation - The site is some distance from any designated heritage assets and there is no conservation area in Hail Weston, the impact therefore on the setting of listed buildings is likely to be very limited.
- 5.4 Historic England - No comment.

## 6. REPRESENTATIONS

- 6.1 39 neighbouring properties were consulted on the application via letter and the application was advertised via press and site notice.
- 6.2 17 neighbour representations from local residents have been received all in objection to the application. In summary the concerns relate to:

### Highways:-

- Increased risks to dog walkers, other footfall and road traffic in the Bird Lane and Barker Close area.
- Bird Lane is a narrow single track road - no footpath or lighting.
- The junction with Bird Lane and the B645 is already dangerous.
- Access/egress on to Bird Lane - Would create a dangerous blind bend.
- Issues with construction traffic and delivery vehicles.
- Insufficient parking on site.

### Residential Amenity:-

- Overshadowing.
- Lack of privacy (overlooked).
- Loss of natural light and sun light.
- Noise, dirt and dust from development.

### Site Layout:-

- Proposed tree close to boundary.
- Current view of Hail Weston Church will be completely blocked from sight.

### Wildlife:-

- Biodiversity survey doesn't mention bats/ no bat survey.
- No mention of nearby pond.

### Other Matters:-

- Drainage/water - impact on water pressure.
- Queries regarding land ownership.
- The application does not comply with the Local Plan yet HDC continues to ignore the voices of Hail Weston residents.

- Doesn't comply with conditions in Outline - In particular, the height of buildings, the proposed drainage and the highly dangerous entrance and exit to Bird Lane.
- Deviation in boundary line - encroachment onto neighbouring property.
- The large gas storage tanks and LPG gas filling station in the grounds of Hail Weston House (been there for 30+ years) and the required large blast wall are omitted from the plans.

## 7. ASSESSMENT

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

- The principle of development
- Design, visual amenity and impact upon the character and appearance of the area, including heritage assets
- Residential amenity
- Highway safety, parking provision and access
- Biodiversity
- Trees
- Flood risk and surface water
- Accessible and adaptable Homes
- Water efficiency
- Accessible and adaptable Homes
- Developer contributions
- Other matters

### **The principle of development**

7.2 The principle of the development for 3 dwellings in this location has been established under the earlier outline application (ref 20/01909/OUT) This application seeks reserved matters approval in respect of Appearance, Landscape and Scale in accordance with the outline permission and remains acceptable.

**Design, visual amenity and impact upon the character and appearance of the area (Scale, Appearance and Landscaping - Key Design Principles)**

- 7.3 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.
- 7.4 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.
- 7.5 Paragraph 130 of the NPPF 2023 states that planning policies and decisions should ensure that developments:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
  - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
  - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
  - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.
- 7.6 The National Design Guide 2021 addresses the question of how we recognise well-designed places, by outlining and illustrating the Government's priorities for well-designed places in the form of ten characteristics.
- 7.7 The Huntingdonshire Design Guide 2017 sets out design principles based on recognised best practice and explains key requirements that the Council will take into consideration when assessing planning proposals. The Design Guide promotes locally distinctive design which respects and enhances the character of Huntingdonshire.

### Scale

- 7.8 Scale is defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015 as *"the height, width and length of each building proposed within the development in relation to its surroundings"*.

- 7.9 The proposal consists of a combination of two storey dwellings at the frontage reducing to 1.5 storey to the rear of a scale which relates positively to the mix of single storey and two storey dwellings in the vicinity.
- 7.10 Condition 5 of the outline consent set out clear scale parameters for the development and stated, "Plots 1 and 2 shall have a maximum of two floors of accommodation with single storey rear projections and, when measured above ground level, shall not exceed 9.0m and 5.5m for the two storey and single storey elements respectively. Plot 3 shall have a maximum of 2 floors of accommodation with the upper floor located within the roof space and not exceed 7.5m in height when measured above ground level with a northern projection a maximum height of 6.5m above ground level as shown on approved drawing 11020 rev. F."
- 7.11 The proposal shows plots 1 and 2 having a ridge height of 8.7m (two storey) and 4.86m (single storey rear projection) with plot 3 having a ridge height of 7.5m with the northern projection having a ridge height of 6.5m. The scale parameters set out in the condition have therefore been complied with within this Reserved Matters application and are accordingly acceptable.
- 7.12 Condition 8 of the outline consent stated, "Any reserved matters application for appearance or scale submitted pursuant to Condition 1 shall include details of the finished ground floor levels of all buildings in relation to the existing and proposed site levels and shall show the relationship with surrounding land and property. The submitted details shall include details of levels of all accesses to include pathways, driveways, steps and ramps to above Ordnance Datum (AOD). The development shall be carried out in accordance with the approved details."
- 7.13 The proposed site plan includes the finishes floor levels of the proposed dwellings and the proposed site levels. The requirements of Condition 8 have therefore been met, and it is considered that Condition 8 (levels) of 20/01909/OUT is therefore discharged as these details are acceptable.
- 7.14 The proposed development in regard to scale is considered to respond positively to its context. Officers consider the proposed scale is therefore considered acceptable and is in line with the scale parameters previously shown on the outline approval.

#### Appearance

- 7.15 Appearance is defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015 as "the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture".
- 7.16 The proposed dwellings at the front of the site are of a simple form and traditional appearance with brick and roof tiles which would reflect some of the materials found in the immediate area. The rear plot is designed to replicate a more agricultural barn type structure with modern fenestration and vertical black cladding giving a more contemporary feel. The appearance of the dwellings would be in keeping with the character of the area and would be of a high quality design. The proposed development in regard to appearance is considered to respond positively to its context. Officers consider the proposed appearance is therefore considered acceptable.

#### Landscaping

- 7.17 Landscaping is defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015 as "the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features"
- 7.18 A landscaping plan and landscaping specification have been submitted to support this application. This shows that the majority of the site will be boarded by close boarded fencing to the north and south boundaries with post and rail fencing to the east and west. The proposal will also have hedging/planting to soften the boundaries with the retention of the trees and conifers on the southern boundary.
- 7.19 Subject to the development being built in accordance with the agreed details (to be secured by conditions) the submitted landscaping details would assist in ensuring that the development would sit comfortably in the context of the character/appearance of the area and would not create an

unacceptable detrimental impact upon the interpretation of the street scene.

### Overall

- 7.20 Overall, subject to conditions relating to materials, bin stores, cycle stores, landscaping and boundary treatments, the development is considered to respond positively to its context, is acceptable in terms of scale, appearance and landscaping, is functional to the meet the needs of future occupiers and would integrate well with the surrounding built form. The proposal is therefore considered to accord with Policies LP11, and LP12 of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD (2017), the National Design Guide and the NPPF (2023) in this regard.

### **Impact upon heritage assets**

- 7.21 The National Planning Policy Framework 2023 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (Para 199) and that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification (Para 200).
- 7.22 The NPPF 2023 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal (Para 202).
- 7.23 Policy LP34 of the Local Plan to 2036 outlines that "Great weight and importance is given to the conservation of heritage assets and their settings. The statutory presumption of the avoidance of harm can only be outweighed if there are public benefits that are powerful enough to do so.
- 7.24 The proposed development would be situated approximately 140m east of St Nicholas's Church, a Grade II\* Listed Building, and would afford limited views of the church spire across the site. Furthermore, when viewed from High Street, the proposal would be partially visible in the background of the Church. Accordingly, the proposal must be assessed with regards to the setting of St Nicholas's Church.



- 7.25 Setting is defined in the NPPF (2023) as "The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of the asset, may affect the ability to appreciate that significance or may be neutral."
- 7.26 Although it is acknowledged that the proposal is likely to be visible in the background of the Church when viewed from the High Street, it is pertinent to note that the proposal will be read in context of the existing built form.
- 7.27 No comments on the proposal have been received from Historic England and the HDC Conservation Officer has no objection to the proposal.
- 7.28 As outlined above, the proposed dwellings are considered to respond positively to their context, are acceptable in terms of layout, scale, appearance and landscaping, and would integrate well with the surrounding built form. For these reasons, officers consider the proposal has been designed to minimise impact upon the setting of nearby Listed Buildings. Therefore, it is concluded that the proposal will cause no significant detrimental harm to the setting of the Listed Church - having an overall neutral impact.
- 7.29 As such, the proposed development is considered to accord with Policy LP34 of the Local Plan to 2036 and the NPPF (2023) in this regard.

### **Residential Amenity**

- 7.30 Policy LP14 of the Local Plan states that a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings.
- 7.31 The closest neighbouring residential properties that are most likely to be impacted upon as a result of the proposed development are No 11 Bird Lane (a bungalow property located immediately north of the application site), No. 68 High Street (to the north east), and Hail Weston House (to the south east) .

- 7.32 Plot 1 is not considered to result in any detrimental overbearing, overshadowing or overlooking impacts on the closest neighbouring residential property (Hail Weston House) as it would be well screened by the existing 9 metre high conifer trees.
- 7.33 With regards to Plot 2, the proposal is also not considered to result in any unacceptable overbearing, overshadowing or overlooking impacts on any neighbouring residential properties amenities as it would be approximately 6.5m from the boundary to the closest neighbouring property (No.11 Bird Lane) which is comprised of an existing 1.8m high close boarded fence with additional planting proposed. Furthermore, the proposed dwelling does not include any first-floor north side elevation windows.
- 7.34 Plot 3 lies to the rear adjacent to part of the extended curtilage of No. 56 High Street which lies to the north and a paddock which lies to the east. There is a close boarded fence defining the boundary along part of the northern boundary which terminates and then is replaced by mature vegetation. Accordingly given the boundary treatment and separation distances no loss of residential amenity is anticipated.
- 7.35 The proposal is considered to provide a high standard of amenity for future owners/occupiers of the proposed dwellings with appropriately sized private amenity spaces.
- 7.36 Therefore, taking the above factors into consideration, the proposal is considered to be acceptable with regard to its impact on residential amenity and therefore accords with Policy LP14 of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework in this regard.

### **Highway safety, parking provision and access**

- 7.37 Policy LP16 (Sustainable Travel) states a proposal must assess a proposal's traffic impact upon strategic road networks.
- 7.38 Policy LP17 of the Local Plan seeks to ensure that new development incorporates appropriate space for vehicle movements, facilitates access for emergency vehicles and service vehicles and incorporates adequate parking for vehicles and cycles.

- 7.39 The access arrangements were submitted as part of the outline application as set out on the approved layout plan (No18899-HAIL-5-102 rev B.) This plan has been adhered to with the submission of the reserved matters application.
- 7.40 It is noted that public comments have been made regarding safety concerns regarding the nearby junction of the B645/ Bird Lane and lack of pedestrian accessibility to the site. There are proposed access improvement works to include a widening of the junction with the B645 which were approved as part of the outline consent. Condition 19 of the outline permission requires these works to be completed prior to occupation of the dwellings.
- 7.41 A surface water strategy has been submitted for the site which details the construction of the access to include drainage channel to prevent surface water run off onto the highway as required by condition 17 of the outline permission. Accordingly, this condition has been complied with.
- 7.42 Furthermore, the proposed site plan shows an appropriate level of off-street car parking provision for each dwelling, which is 3 per dwelling, as well as turning provision to ensure vehicles enter the highway in a forward gear.
- 7.43 A number of concerns have been raised regarding highways works and construction traffic. As requested by HDC's Environmental Health team a condition will be imposed to minimise noise disturbance for adjoining residents and restricting the hours of work during the construction stage.
- 7.44 Therefore, taking all of the above factors into consideration the proposal is considered to be acceptable with regard to access and parking provision and would not have a significantly detrimental impact upon highway safety in the locality. It therefore accords with Policies LP16 and LP17 of Huntingdonshire's Local Plan to 2036 in this regard.

## **Biodiversity**

- 7.45 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.

7.46 Condition 6 on the outline consent 20/01909/OUT stated:

*No development above slab level shall take place until a Biodiversity Method Statement which provides details of how the recommendations contained in the report by Cherryfield Ecology received on 20.10.2020 will be carried out has been submitted to and approved in writing by the Local Planning Authority. The details shall include but not be limited to; specification, location, timing, an implementation programme, maintenance, and monitoring. The development shall be carried out in accordance with the approved details.*

*Reason: To ensure the conservation and enhancement of on-site biodiversity in accordance with Paragraph 174 of the NPPF (2021) and Policy LP30 of Huntingdonshire's Local Plan to 2036.*

7.47 The justification statement submitted with the application advises that a Biodiversity Enhancement Plan has been prepared and will be submitted prior to development reaching above slab level as required by condition 6. Therefore, the proposed development accords with Policy LP30 of Huntingdonshire's Local Plan to 2036 in this regard.

## **Trees**

7.48 Condition 7 on the outline consent 20/01909/OUT states:

*The development hereby permitted shall be undertaken in accordance with the submitted tree protection measures, Dwg No. APPENDIX 3B within 'Tree Survey Report' by RGS, received by the Local Planning Authority on 30.09.2020. The measures shall be implemented prior to the commencement of any development, demolition, clearance or other preparatory operations including excavations. They shall be retained intact for the duration of the construction works.*

*Any trees, shrubs or hedges covered by the protection measures which die or become severely damaged within five years from the completion of the construction works shall be replaced with trees, shrubs or hedge plants of similar size and species unless the Local Planning Authority gives written approval to any submitted alternative details.*

*Reason: To safeguard the retained trees, shrubs and hedges on and adjacent to the site and in the interests of visual amenity, and to enhance the character and appearance of the site in accordance with policies LP11, LP12, LP31 of Huntingdonshire's Local Plan to 2036.*

- 7.49 The proposal remains in accordance with this approved document. The tree protection measures also include those trees which are on or close to the boundary of the site. The requirements of Condition 7 are still relevant and the proposal, therefore, accords with Policy LP31 of Huntingdonshire's Local Plan to 2036 in this regard.

### **Flood risk and surface water**

- 7.50 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 (2023)).
- 7.51 The application site is situated in Flood Zone 1 based on the Environment Agency Floods Maps and the Strategic Flood Risk Assessment (2017) and is therefore at low risk of flooding.
- 7.52 Given the low flood risk of the site and the proposed scale of development, officers are content that adequate surface water drainage arrangements within the site can be secured through building regulations. The proposal is therefore considered acceptable and complies with Policies LP5, LP6 and LP15 of the Local Plan to 2036 and the NPPF 2021 in this regard.

### **Accessible and Adaptable Homes**

- 7.53 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. A condition was imposed on the outline planning permission 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**

7.54 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. A condition was imposed on the outline planning permission to ensure that the development is built in accordance with these standards and that they are maintained for the life of the development.

### **Developer Contributions**

7.55 Community Infrastructure Levy (CIL): The development will be CIL liable in accordance with the Council's adopted charging schedule; CIL payments will cover footpaths and access, health, community facilities, libraries and lifelong learning and education.

A Unilateral Undertaking regarding the provision of wheeled bins accompanies the outline application.

### **Other Issues**

7.56 Archaeology - Condition 11 of the outline approval sought a programme of archaeological work and a written scheme of investigation to be submitted and approved. This has been done and accordingly this condition has been discharged.

7.57 Public comments made querying land ownership and encroachment onto a neighbouring property – The extent of the application boundary replicates that submitted as part of the outline planning application. Issues regarding land ownership are a civil matter and separate to the planning process.

### **Conclusion**

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

- It is of an appropriate scale and design.
- Would not have a significantly detrimental impact upon the amenity of neighbours.
- Would not be detrimental to highway safety in the locality.
- Would not result in an increased risk of flooding in the locality.
- Is acceptable with regards to the impact on biodiversity.
- Is acceptable with regard to its impact on trees.

- Is acceptable in regard to Conditions 8 and 17 of 20/01909/OUT which are considered discharged.
- There are no other material planning considerations which lead to the conclusion that the proposal is unacceptable.

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

- Approved plans
- Materials details approved
- Hard and soft landscaping details approved
- Details of bin and cycle storage to be submitted and approved
- Construction hours

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: Carry Murphy (acting on behalf of Jennifer Wallis) [carry.murphy@huntingdonshire.gov.uk](mailto:carry.murphy@huntingdonshire.gov.uk)**



## HAIL WESTON PARISH COUNCIL

10 August 2023

**PROPOSAL:** Application for Reserved Matters, Appearance, Landscaping, and Scale

**REFERENCE:** 23/01243/REM

**SITE ADDRESS:** Land south of 11 Bird Lane, Hail Weston

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

The PC commented on

**Landscaping:** Improvements to this application could include additional planting, of trees to improve the sight lines and further screening of the front two properties.

**Scale:** Improvements could be achieved to provide greater car parking provision for the 3 properties, all large, detached homes, which could cause less requirement for vehicles and delivery vehicles to be required to use opposite verge/Bird Lane. The impact on proposed roof heights on the front two properties could be reduced to match the third and back house to improve privacy for neighbouring properties and improve the street scene.

**Appearance** Improvements that would enhance the proposal include street lighting and roof reduction of the heights of the front two properties. Hail Weston Parish Council Recommend **Refusal**.

8 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, B645/Bird Lane entrance/exits, and comments on scale and landscaping which have been captured in the PC observations.

Prior to the meeting the PC had received four objections' emails. It was noted that 17 resident objections had been logged on the HDC portal.

Jennifer Abell, Clerk to Hail Weston Parish Council



# Development Management Committee



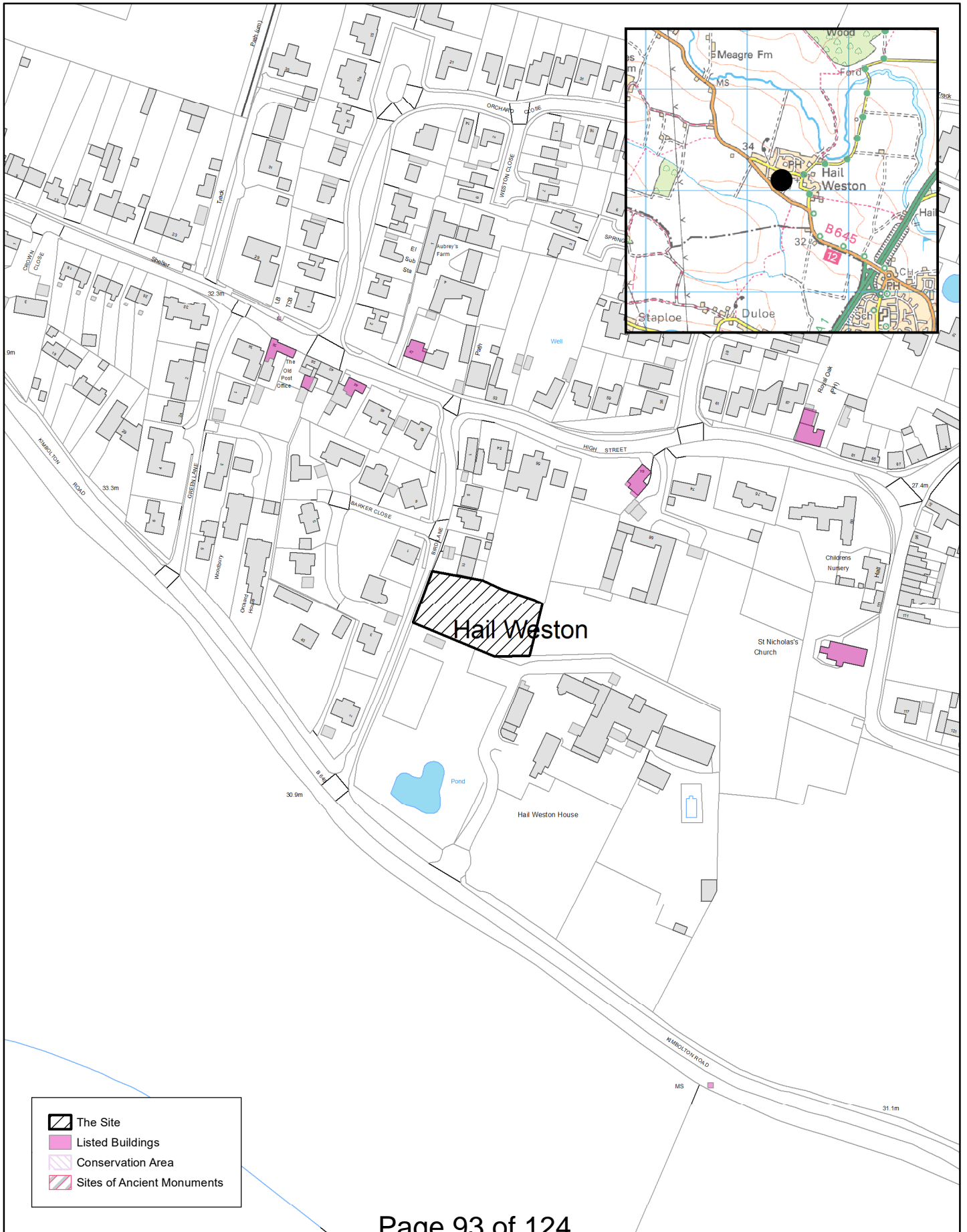
Scale = 1:2,500

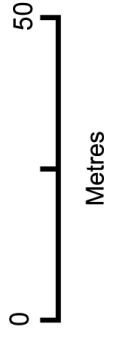
Application Ref:23/01243/REM

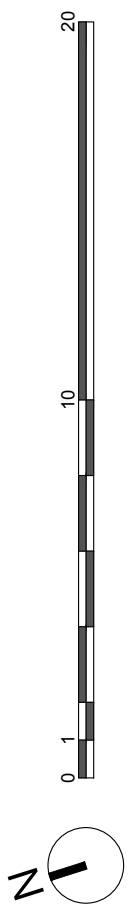
Date Created: 03/10/2023

Location:Hail Weston

© Crown copyright and database rights 2023  
Ordnance Survey HDC 100022322

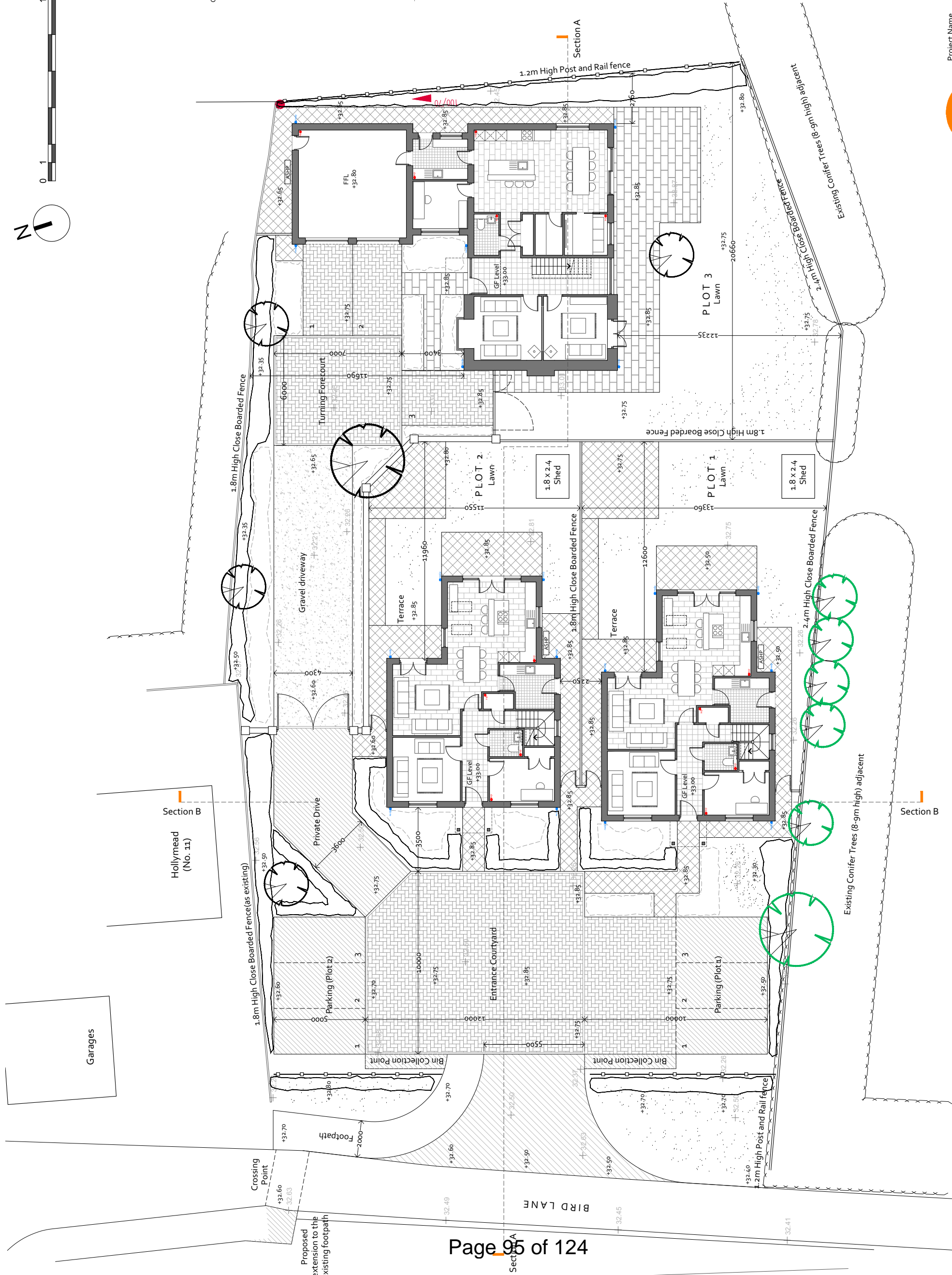






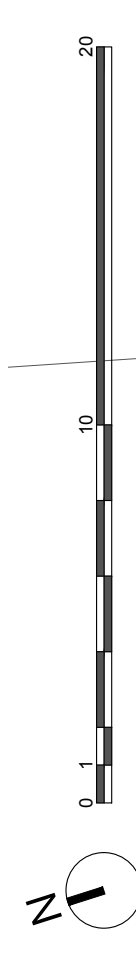
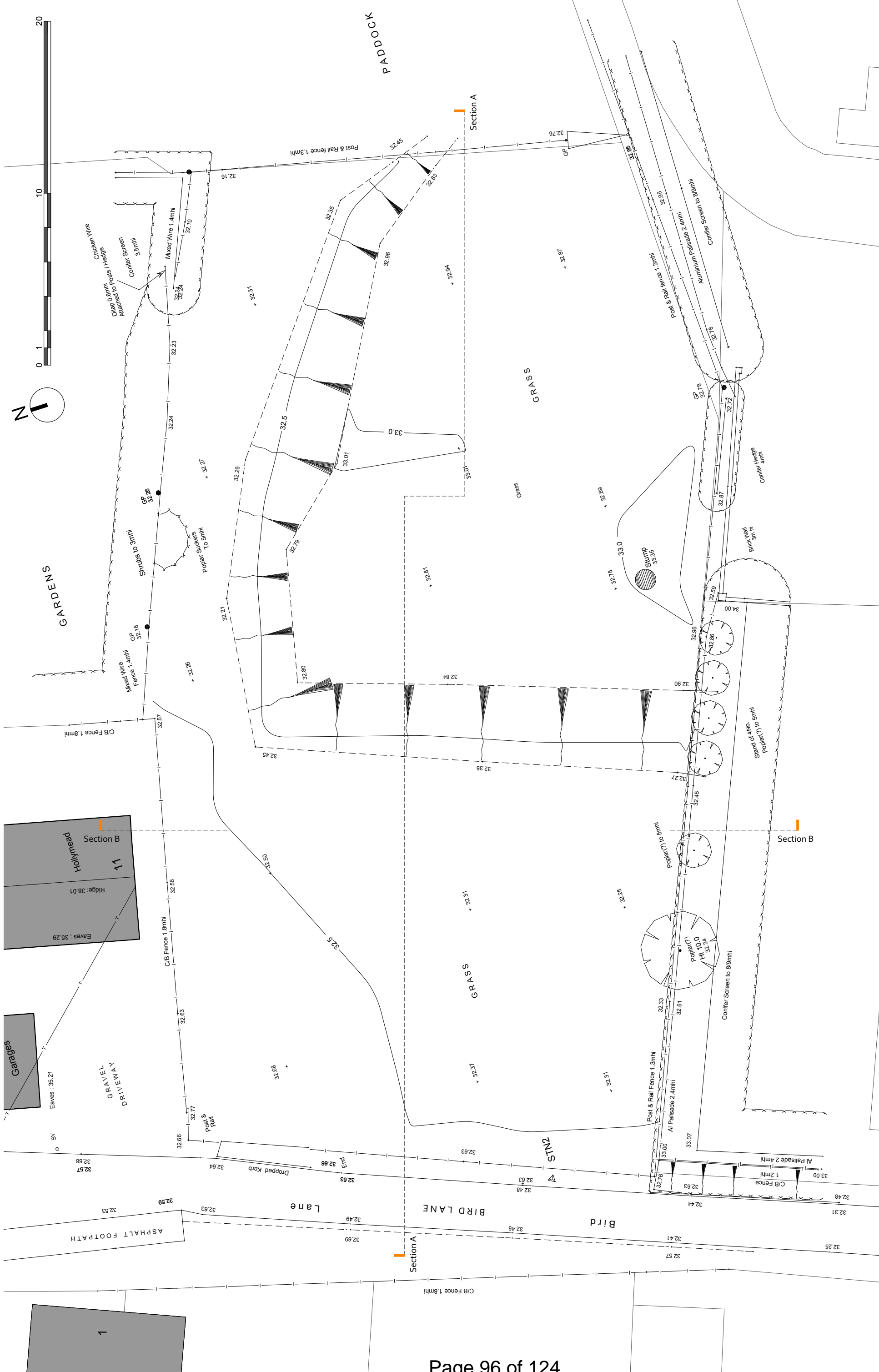
**MATERIALS KEY:**

- Existing Ground Levels  
+35.15
- Proposed Ground Levels  
+35.00
- Proposed Slab Level  
GF Level - +35.15
- Proposed Fruit Tree (circle with diagonal lines)
- Existing Trees (circle with green outline)
- Proposed gate post / pier 1.8m high (square)
- 1.8m high brick wall (double line)
- 1.2m high post and rail fence (line with cross-ticks)
- 1.8m / 2.4m high close boarded fence (line with vertical dashes)
- Proposed Lawn (stippled pattern)
- Permeable Paving (Herringbone) (herringbone pattern)
- Tarmac Driveway (diagonal hatching)
- Paving Slabs - Brick Bond (brick pattern)
- Paving Slabs - Large format 600 x 600 Q (large square pattern)
- Bound Gravel Driveway (cross-hatched pattern)



Project Name Land off Bird Lane, Hail Weston  
 Project Ref OAD\_5038  
 Drawing Ref 1102  
 Drawing Name Proposed Site Plan  
 Drawn By OA  
 Date 06.06.2023  
 Scale 1:200  
 Paper Size A3  
 Rev -

**REVISION NOTES:**  
 Date: 06.06.2023  
 Notes: PLANNING ISSUE  
 e: team@oadstudio.co.uk t: 07811177618 / 07817095518

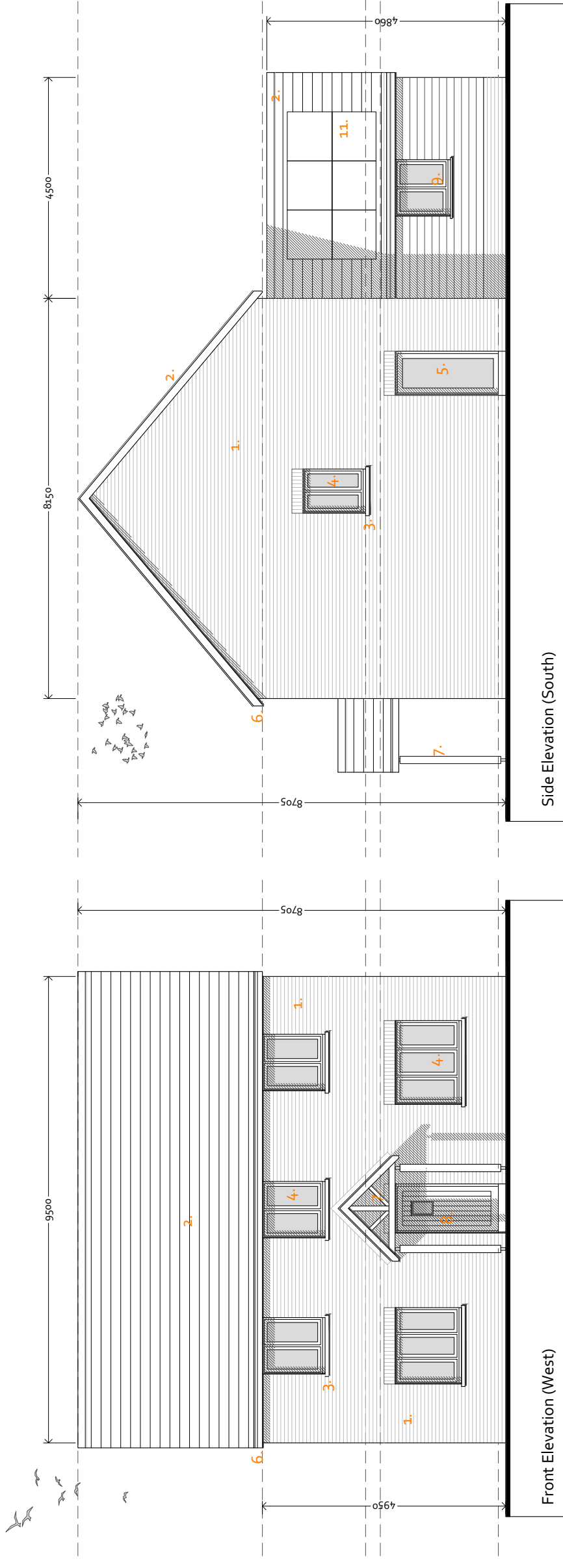


Project Name Land off Bird Lane, Hail Weston  
 Project Ref OAD\_5038  
 Drawing Ref 1103  
 Drawing Name Existing Site Plan  
 Drawn By OA  
 Date 06.06.2023  
 Scale 1:200  
 Paper Size A3  
 Rev -



Materials Schedule Plots 1 & 2:

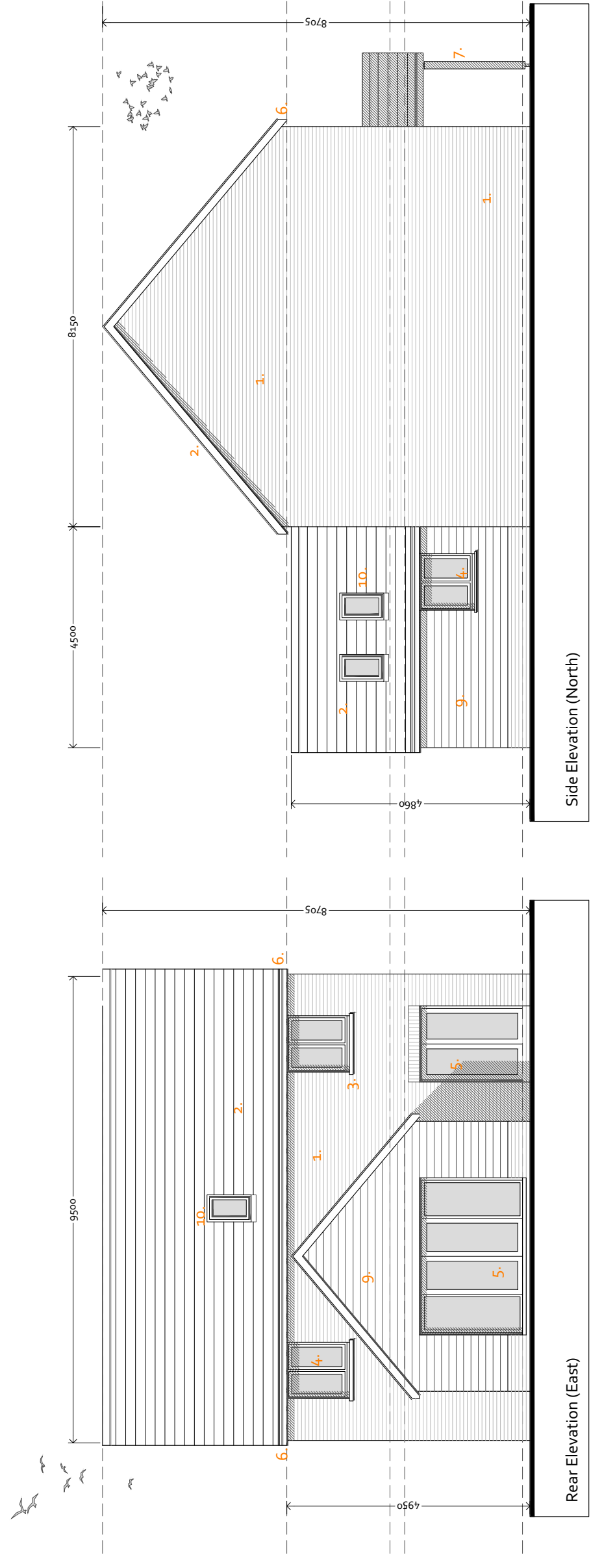
- 1. Red facing bricks
- 2. Plain Clay Weathered tiles
- 3. Reconstituted stone window cills
- 4. Casement windows - Dark Grey
- 5. Dark Grey, double glazed, external doors
- 6. Grey fascia and bargeboards
- 7. Timber porch - oak frame
- 8. GRP Timber effect front door
- 9. Hardie Plank, or similar, horizontal cladding
- 10. Velux type roof lights



Front Elevation (West)

Side Elevation (South)

Rear Elevation (East)



Side Elevation (North)

Front Elevation (East)



Project Name: Land off Bird Lane, Hail Weston  
 Project Ref: OAD\_5038  
 Drawing Ref: 1301  
 Drawing Name: Proposed Elevations\_PLOTS 1 & 2  
 Drawn By: OA  
 Date: 06.06.2023  
 Scale: 1:100  
 Paper Size: A3  
 Rev: -

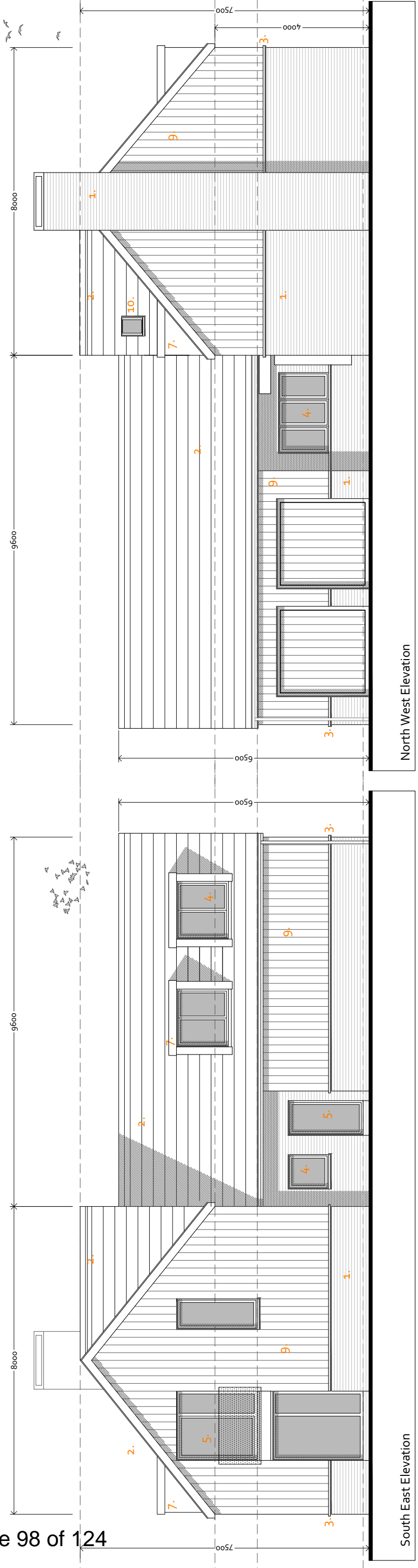
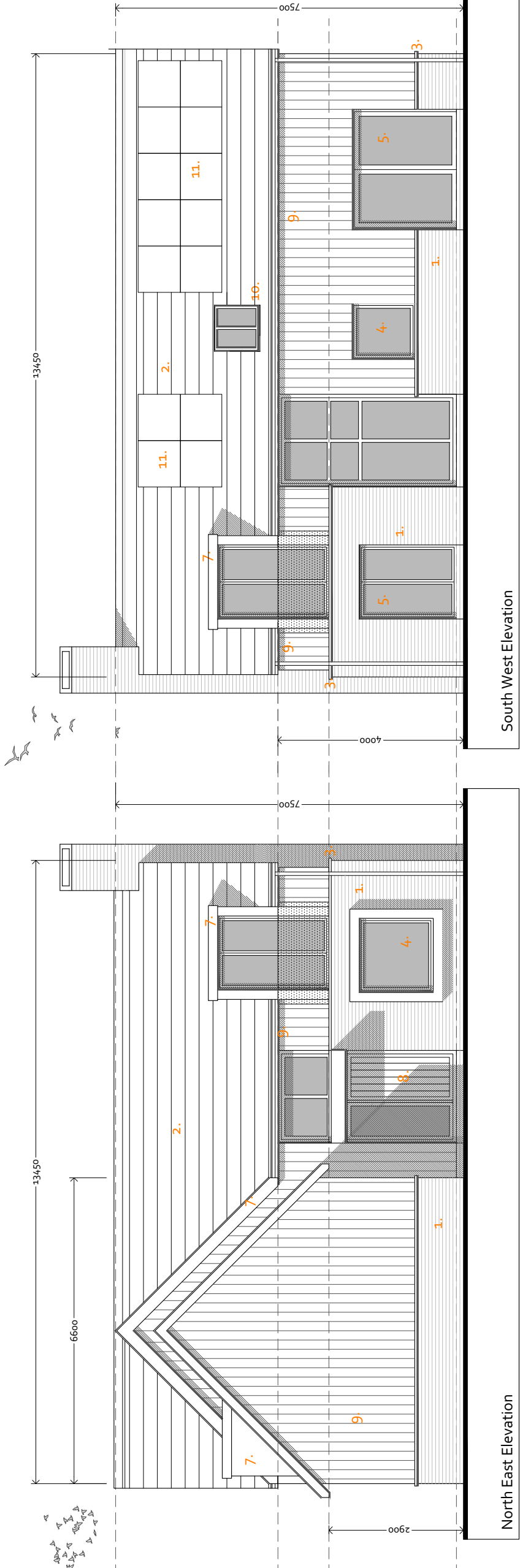
REVISION NOTES:  
 Date: 06.06.2023

Notes: PLANNING ISSUE

e: team@oadstudio.co.uk t: 07811177618 / 07817095518

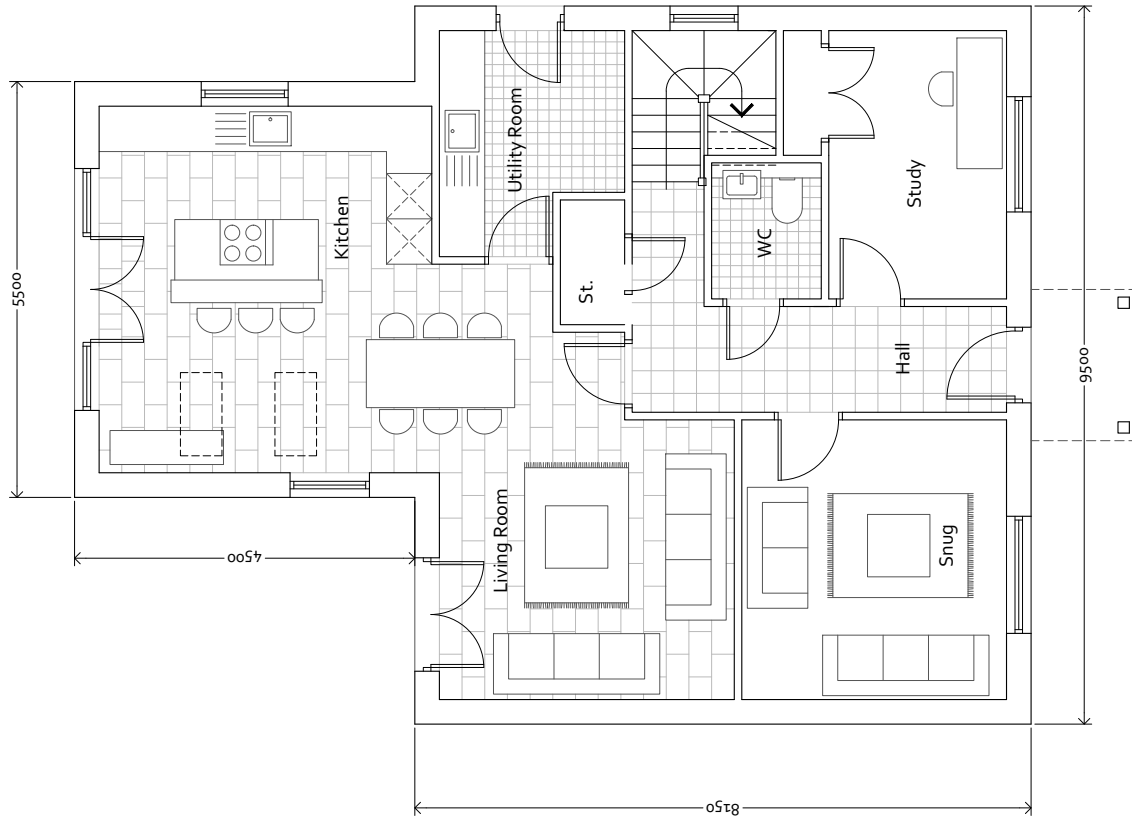
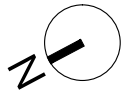
Materials Schedule Plot 3:

- 1. Red facing bricks
- 2. Plain Concrete tile - Slate Grey
- 3. Reconstituted stone window cills
- 4. Casement windows - Dark Grey
- 5. Dark Grey, double glazed, external doors
- 6. Grey fascia and bargeboards
- 7. Aluminium clad dormer / feature window - dark grey
- 8. Timber front door
- 9. Painted / charred timber cladding - black
- 10. Velux type roof lights
- 11. PV integrated roof panels

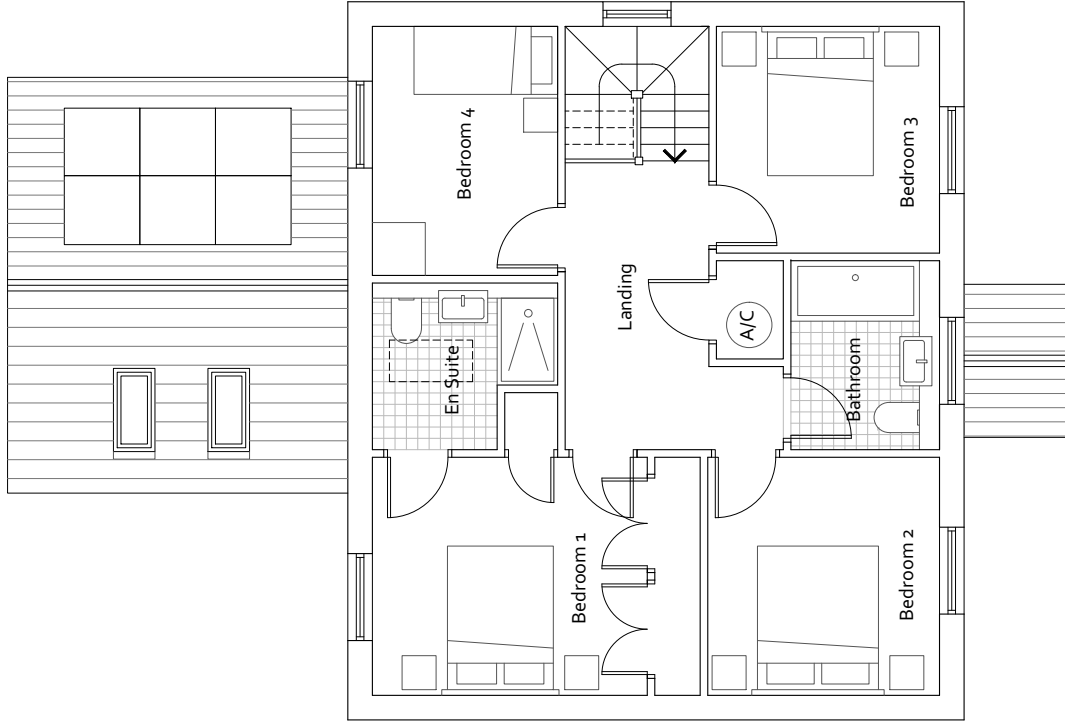


Project Name Land off Bird Lane, Hail Weston  
 Project Ref OAD\_5038  
 Drawing Ref 1302  
 Drawing Name Proposed Elevations\_PLOT 3  
 Drawn By OA Date 06.06.2023  
 Scale 1:100 Paper Size A3 Rev -

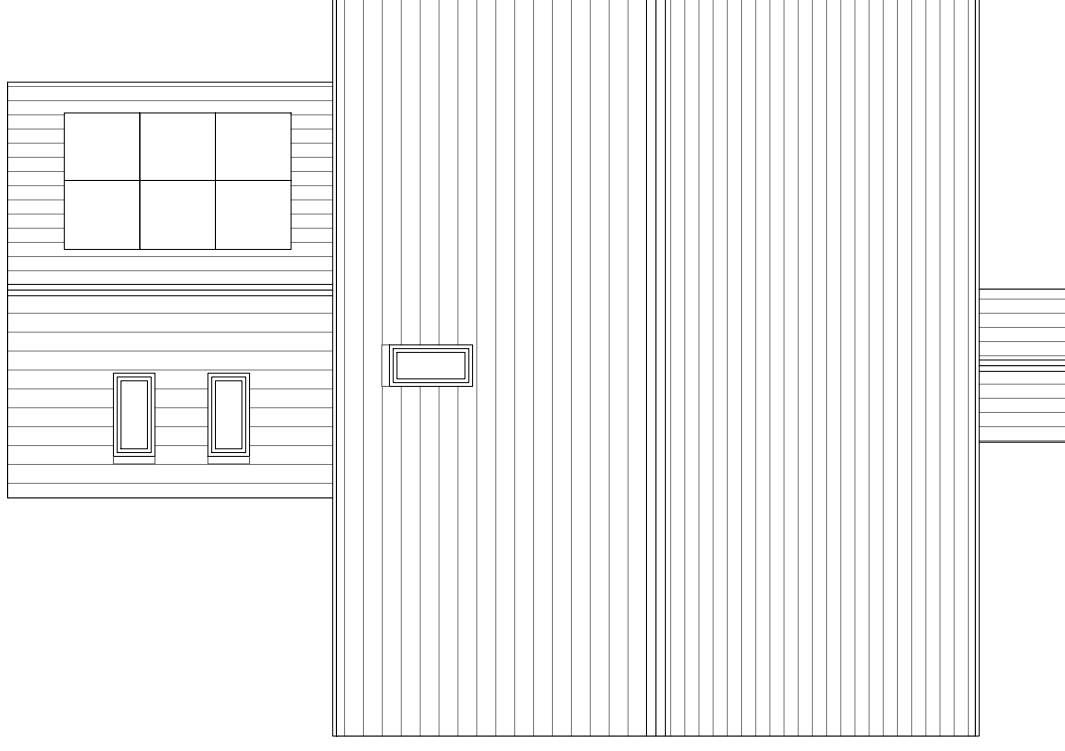
REVISION NOTES:  
 Date: 06.06.2023  
 Notes: PLANNING ISSUE  
 e: team@oadstudio.co.uk t: 07811177618 / 07817095518



Ground Floor Plan



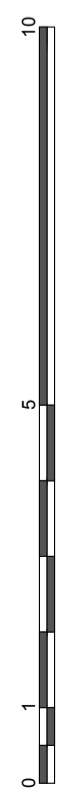
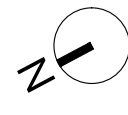
First Floor Plan



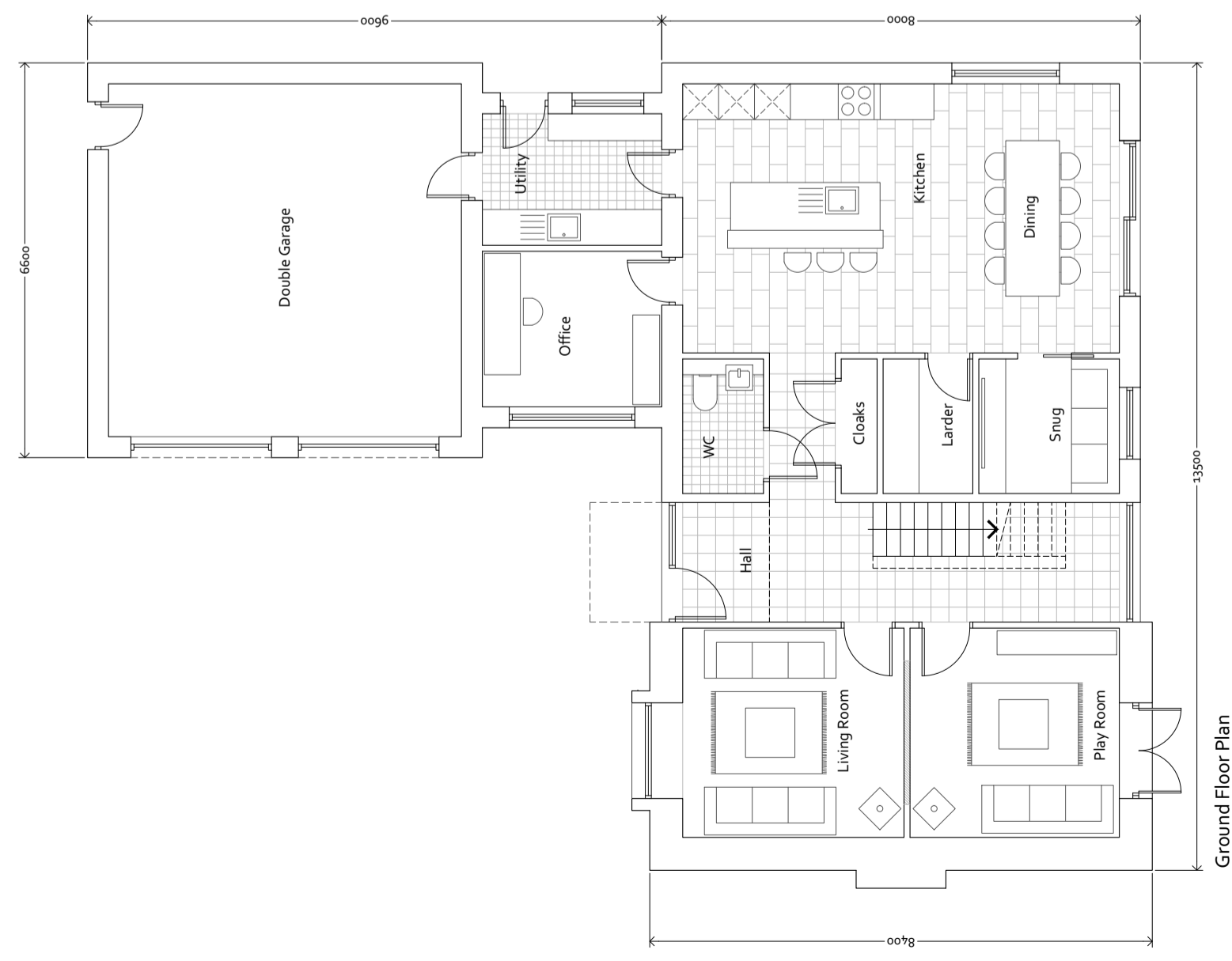
Roof Plan



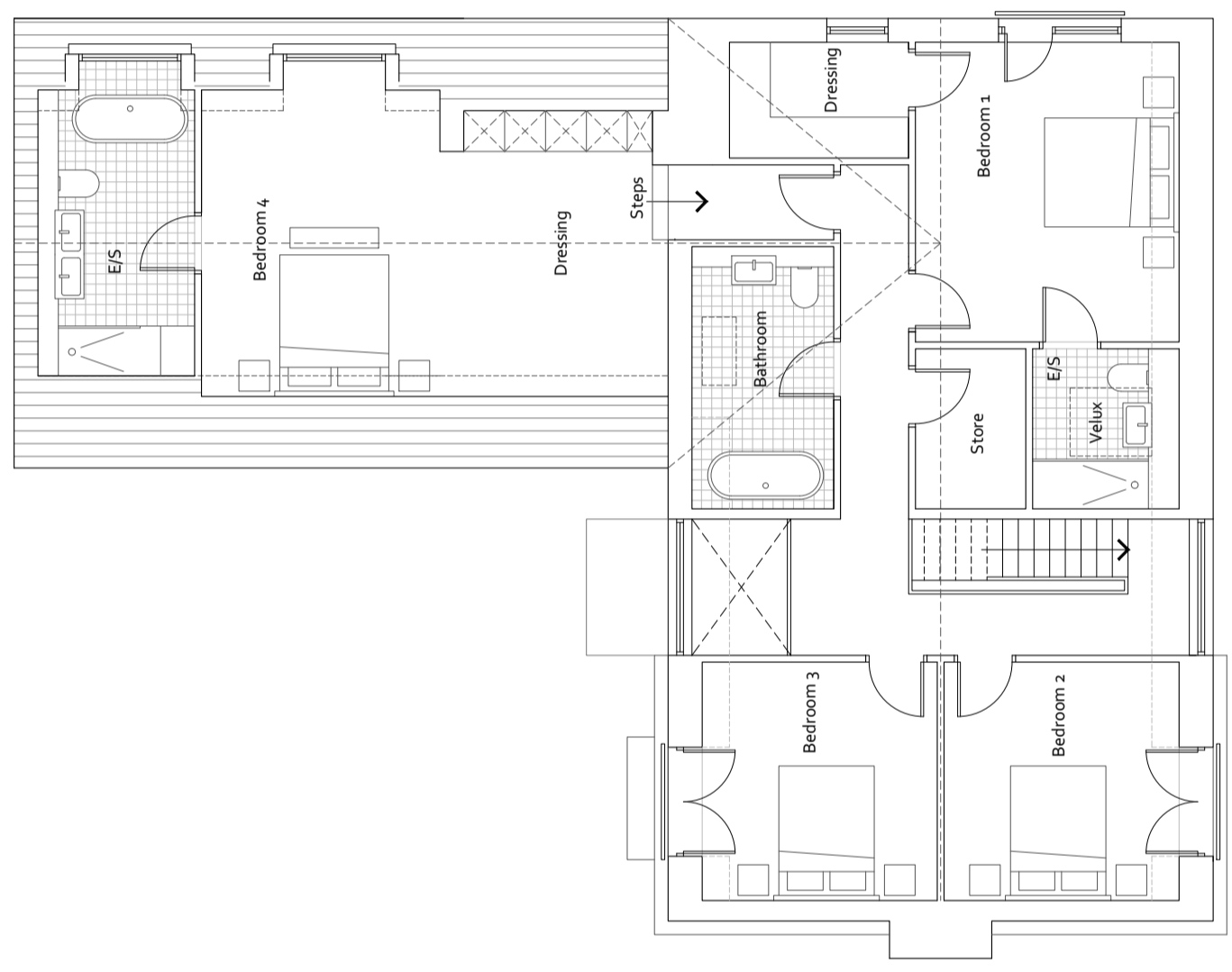
Project Name Land off Bird Lane, Hail Weston  
 Project Ref OAD\_5038  
 Drawing Ref 1201  
 Drawing Name Proposed Floor Plans\_PLOTS 1 & 2  
 Drawn By OA Date 06.06.2023  
 Scale 1:100 Paper Size A3 Rev -



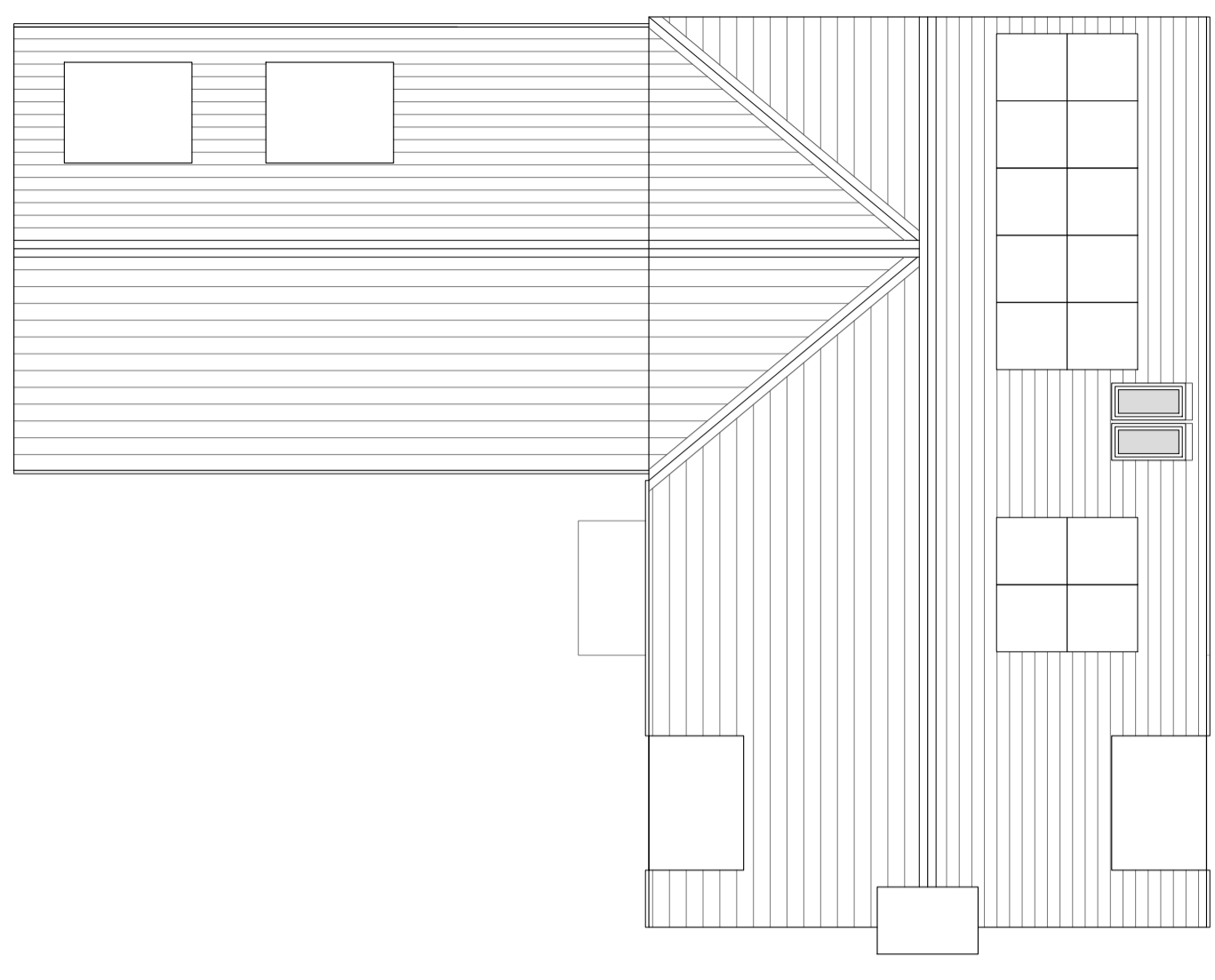
xf panels



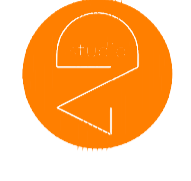
Ground Floor Plan



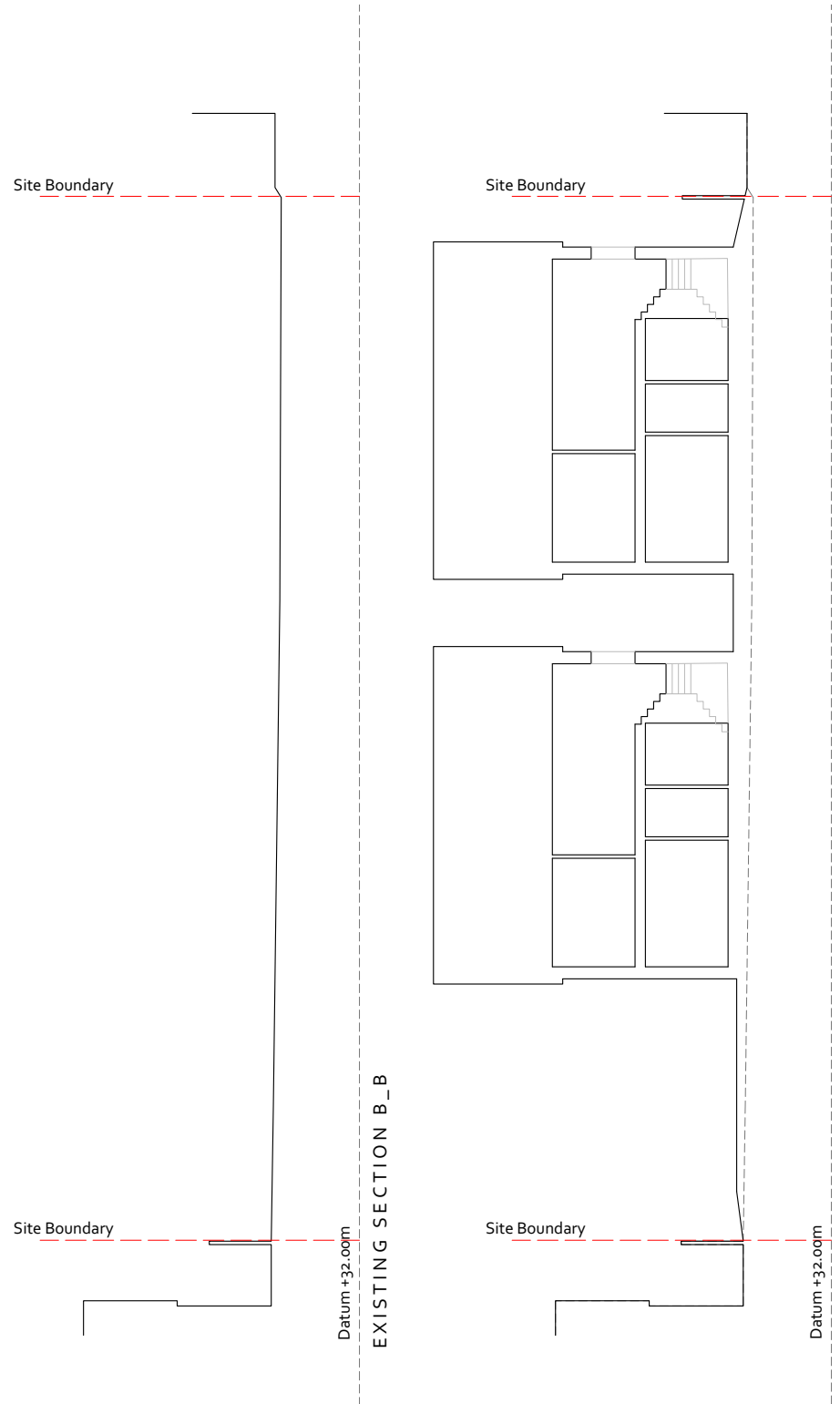
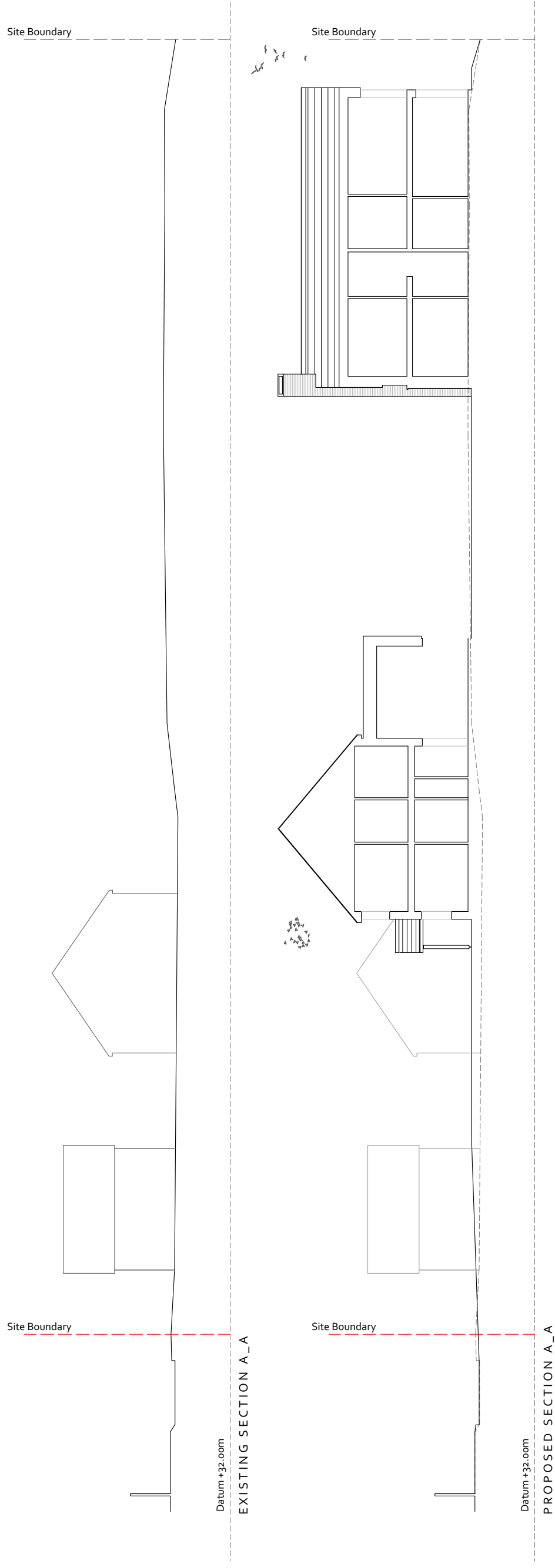
First Floor Plan



Roof Plan









## **DEVELOPMENT MANAGEMENT COMMITTEE 16<sup>th</sup> OCTOBER 2023**

**Case No: 19/01847/FUL**

**Proposal: UNDERTAKE LANDSCAPING AND BUILDING WORKS TO AN EXISTING SITE TO CREATE EQUESTRIAN FACILITIES AND GRAZING LAND. THE PROPOSALS WILL INCLUDE A HARD STANDING AT THE FRONT OF THE SITE, STABLES, AND FENCED OFF AREAS TO CREATE GRAZING LAND.**

**Location: LAND ON SOUTH SIDE OF MIDDLE DROVE RAMSEY HEIGHTS**

**Applicant: MR & MRS WALL**

**Grid Ref: 524411 285463**

**Date of Registration: 13<sup>th</sup> September 2019**

**Parish: Ramsey**

---

### **RECOMMENDATION – APPROVE subject to conditions**

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

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

- 1.1 The site covers an approximate area of 5.2 hectares of agricultural land and lies to the west of the settlement of Ramsey Heights and is accessed via Middle Drove, a predominantly single track, unmade and un-adopted road which extends westwards from Ugg Mere Court Road for approximately 1.7km. This access also serves a group of dwellings at School Drove, immediately behind the ribbon of dwellings fronting Ugg Mere Court Road, School Drive.
- 1.2 Middle Drove is characterised by sporadic and sparse development set in open countryside. Middle Drove itself serves a few permanent dwellinghouses and a number of traveller pitches. Various small scale stables and structures are scattered across the Drove. Most residential uses are found along the



northern side of Middle Drove. The area is considered rural in character, with open countryside and agricultural land extending in all directions and with the aforementioned School Drove and ribbon of development of along Ugg Mere Court Road found to the east.

- 1.3 The site itself comprises of Grade 1 agricultural land and lies along the southern side of Middle Drove adjacent to a site to the east which benefits from planning permission for traveller pitches granted under permission references 17/00592/FUL and 16/02196/FUL. Further north east of the site is a further traveller pitch granted under planning permission 17/00593/FUL. There is no formal residential development directly to the North or West of the site. Various outbuildings including stables are common with other sites along Middle Drove.
- 1.4 The majority of the site lies within Flood Zone 3a as defined by the Environment Agency mapping and within the 1 in 100 year with climate change allowance areas as defined by the Council's 2010 and 2017 Strategic Flood Risk Assessment.
- 1.5 The application proposes to create equestrian facilities and grazing land to include hard standing at the front of the site, a stable block and fenced off areas to create grazing land. This application omits the provision of a mobile home which was refused by the Local Planning Authority under 18/01249/FUL and dismissed at appeal. No mobile home or living accommodation is proposed under this application.

## **2. NATIONAL GUIDANCE**

- 2.1 The National Planning Policy Framework (5th September 2023) (NPPF 2023) 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 2023 sets out the Government's planning policies for (amongst other things):
  - delivering a sufficient supply of homes;
  - building a strong, competitive economy;
  - achieving well-designed, beautiful and safe places;
  - conserving and enhancing the natural, built and historic environment

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

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

### **3. PLANNING POLICIES**

- 3.1 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
- LP1: Amount of Development
  - LP2: Strategy for Development
  - LP5: Flood Risk
  - 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
  - LP23: Tourism and Recreation
  - LP30: Biodiversity and Geodiversity
- 3.2 Supplementary Planning Documents (SPD) and Guidance:
- Huntingdonshire Design Guide SPD (2017)
  - Huntingdonshire Townscape and Landscape Assessment SPD (2022)
  - Developer Contributions SPD (2011)
  - Cambridgeshire Flood and Water SPD (2017)
  - Huntingdonshire Strategic Flood Risk Assessment (2017)

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

### **4. PLANNING HISTORY**

- 4.1 18/01249/FUL – Create equestrian facilities and grazing land to include hard standing at the front of the site, 4 x stables, a mobile home and fenced off areas to create grazing land. – Refused 11.06.2019. Dismissed at Appeal.

### **5. CONSULTATIONS**

- 5.1 Ramsey Town Council – Unanimously Refused. Comments to a previous application on this site were upheld. It is concerned regarding developments within the area and the impact it is having on the Great Fen Project. It also wishes to restrict any future residential development on the site.
- 5.2 Historic England - No comments

5.3 CCC Local Highway Authority (LHA) - No objections, comments summarised below:

\* Note this is generally a resubmission of application 18/0249/FUL

\* Previous applications associated with any intensification of use of the junction of Middle Drove Ramsey and Ugg Mere Court Road have required the improvement to the junction. Therefore details of existing vehicle movements associated with the site and proposed vehicle movements associated with this application should be submitted indicating any change/reduction/ intensification and the types of vehicles used.

Following the submission of additional information, further comments are summarised below:

\* Following the submission of the vehicle types and numbers associated with the proposal, it is considered the numbers in question could not be considered significant.

\* The land in question is indicated as field and therefore has an agricultural use and could therefore presumably be used to graze animals on without any further permissions, this would also generate an element of movements connected with their care.

\* So long as the facilities requested for animal husbandry (stables etc.) do not have a commercial element and are for the owners use only there are no objections to that proposed.

5.4 HDC Environmental Health - No objection to the application being approved, however recommend the Environment Agency are consulted regarding pollution control from the stables.

5.5 Environment Agency - No objection. Have reviewed the Flood Risk Assessment (FRA) as submitted and have no objections on exception test grounds. The site is defended from main river fluvial flood risk. Recommended a number of advisory comments.

## **6. REPRESENTATIONS**

6.1 No representations have been received at the time of writing.

## **7. ASSESSMENT**

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

- Principle of development
- Design and Visual Amenity
- Residential amenity
- Highway safety, Access and Parking
- Flood Risk
- Biodiversity

## **Principle of development**

- 7.2 The site is located outside of any built-up area of a settlement and is therefore classified as countryside. Policy LP10 (The Countryside) of the Huntingdonshire Local Plan to 2036 is therefore relevant. Policy LP10 states that development in the countryside will be restricted to the limited and specific opportunities as provided for in other policies of this plan.
- 7.3 The application is for the erection of equestrian facilities and grazing land. The proposal would be for private use and not commercial. As such, Policy LP23 (Tourism and Recreation) is considered to be relevant in this instance.
- 7.4 Policy LP23 of the adopted Local Plan states that a proposal for a new leisure use in the countryside will be supported where it can demonstrate the following:
- (a) it is well-related to a defined settlement unless there are robust operational or sustainability reasons why it needs to be located elsewhere;
  - (b) it does not cause harm to, and where appropriate, enhances the ecological, landscape and heritage significance of the proposed location;
  - (c) the impact of the scale, character and location of the development on both its immediate surroundings and the wider landscape are minimised as far as possible;
  - (d) adequate servicing can be provided, including water supply, electricity and for sewage and waste disposal;
  - (e) it will not have an adverse impact on any internationally or nationally designated wildlife site through increased visitor pressure.
- 7.5 Policy LP23 provides support for recreational activities such as stables and equestrian uses. It is acknowledged that the application site is not well-related to a defined settlement, however the keeping and stabling of horses naturally requires an open field setting and it is therefore considered there are operational reasons for the countryside location. As discussed in following sections of this report, given the appropriate design and scale of the proposal, Officers are satisfied that the proposal would be meet criteria b) and c). Having regard to the surrounding residential and equestrian uses, it is considered that adequate servicing could be provided on site. Lastly, given the site is not located within or in close proximity to an internationally or nationally designed wildlife site. It is therefore considered that the proposal would accord with Policy LP23 of the Local Plan. It

is recommend that as part of any planning permission, a condition be imposed to ensure that the proposal remains in use as a private stable and would not be used for commercial activities or any other materially different use.

- 7.6 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;
  - (b) recognise the intrinsic character and beauty of the countryside; and
  - (c) not give rise to noise, odour, obtrusive light or other impacts that would adversely affect the use and enjoyment of the countryside by others.
- 7.7 In terms of part (a), the site and wider parcel of land is classified as Grade 1 Agricultural Land. The loss of agricultural land to equestrian use and the creation of a stables is considered minor scale in relation to the availability of the district's best and most versatile agricultural land. Furthermore, while the proposed use of the land and stables is for personal recreational use rather than for the purposes of an agricultural business, the vast majority of land within the parcel of land would remain viable for agricultural use in that the proposal is reversible and the land readily capable of reverting back to an agricultural use. The nature of the proposed use is such that it would require a reasonably sizeable area of land, to provide suitable space for the horses, and which is unlikely to be found within a built-up area boundary. The site is located within a collection of dwellings, agricultural and equestrian buildings, as such the proposed use would reflect the prevailing uses within the area. It is not considered that the proposed development would represent an unacceptable loss of agricultural land and any harm that results is very limited.
- 7.8 As discussed in the following section of this report and subject to the imposition of conditions, Officers are satisfied that the proposed development would recognise the intrinsic character and beauty of the countryside and would not give rise to noise, odour, obtrusive light or other impacts that would adversely affect the use and enjoyment of the countryside by others. As such, the proposal would meet the requirements of Policy LP10 of the adopted Local Plan.
- 7.9 With the above, the principle of development is acceptable in accordance with Policies LP10 and LP23, subject to all other planning matters being addressed.



## **Design and Visual Amenity**

- 7.10 Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036 state that developments should respond positively to their context, draw inspiration from the key characteristics of its surroundings and contribute positively to the area's character and identity.
- 7.11 The proposed stables would measure a total of 19 metres by 7.5 metres with a ridge height of 4 metres and would be constructed of timber with a felt covered roof. Ranch style timber fencing is proposed to be erected around the perimeter of the site and to divide the hardstanding and grazing areas beyond.
- 7.12 The site is located in 'The Fens' landscape character area according to the Huntingdonshire Landscape and Townscape Assessment SPD (2022) and is distinctive for its expansive landscape of flat land and open character. Middle Drove is characterised by sporadic development within the low lying flat fenland landscape and development is a mix of brick built housing and mobile homes and caravans, mostly set close to Middle Drove, interspersed by open fields and paddocks with stables. The application site forms a large open field and the open undeveloped nature of the site contributes positively to the area allowing long distance views to the surrounding open countryside.
- 7.13 Given paddock land for horses would remain open and would not involve significant development in this part of the application site, it is not considered that this would adversely impact the character of the area. The proposed stables are at an appropriate design and scale and whilst the siting of the stables on the site would inevitably alter its character, the presence and siting of built form would be similar to other development in the area and would facilitate the use of the land for equestrian purposes, reflective of surrounding land use. As a result, it would not be overly obtrusive and would integrate effectively into the countryside environment. Furthermore, views across the site to the wider countryside would be maintained. It is therefore considered that the proposal would respect the rural character of the area and not adversely impact the openness of the countryside. Notwithstanding the details submitted with the application it is considered reasonable and necessary to add conditions to secure details of the hard and soft landscaping and external lighting to ensure the prospered development can be assimilated into the countryside.

- 7.14 Subject to the imposition of conditions, the proposed development is considered to be acceptable in terms of its design and visual impact upon the site, surrounding area and the wider countryside and is therefore deemed to be in accordance with Policies LP10, LP11, LP12 and LP23 of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD and Section 12 of the NPPF 2023.

### **Residential Amenity**

- 7.15 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. It is noted that representations have been received in objection to the proposals.
- 7.16 As previously mentioned, there is gypsy and traveller accommodation to the east of the site. Given the nature of the proposed private equestrian use and the proposed screening to the eastern boundary, it is not considered that the proposed development would adversely impact any neighbouring residential properties by reason of noise, disturbance, overbearing or loss of privacy. However, it is recommended that a condition be imposed on any planning permission granted to agree any external lighting scheme, to ensure no unacceptable impacts on neighbouring properties.
- 7.17 The proposal is considered to be acceptable with regard to its impact on residential amenity and therefore accords with Policies LP10 and LP14 of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework in this regard.

### **Highway Safety**

- 7.18 Policy LP17 of the Local Plan to 2036 seeks to ensure that new development incorporates appropriate space for vehicle movements and adequate parking for vehicles and cycles.
- 7.19 The site currently has no vehicular or gated access onto the site. It is therefore proposed to create a new access off Middle Drove to access the site. Middle Drove varies in width along its length and has poor quality surfacing. At its junction with Uggmere Court Road it comprises a carriageway metalled surface of about 4.4 metre width. The Highway Authority have previously raised

concerns in regard to vehicles having to stop and wait on Uggmere Court Road while vehicles exit Middle Drove, as there is insufficient width to accommodate two vehicles on Middle Drove. The potential vehicle conflict could therefore be to the detriment of highway safety. Middle Drove already serves approximately 18 dwellings as well as lawful traveller pitches, and therefore the determinative issue is whether the intensification of the use of Middle Drove, as a consequence of the proposal, would lead to material harm to highway safety.

7.20 Following the submission of the vehicle types and numbers associated with the proposal, it is not considered that the proposed private equestrian use would lead to a material intensification of traffic movements on Middle Drove and the Highway Authority has removed their objection. It is understood that the proposed site would predominantly be accessed by a family car with occasional larger vehicles for deliveries. The land in question has an agricultural use and could therefore be used to graze animals on without any further permissions which would generate an element of movements connected with their care. On the basis that the proposed development is for private use only and does not have a commercial element, it is not considered that the proposal would be materially harmful to highway safety.

7.21 In line with the above, a condition is recommended to stipulate that the development shall only be used by the applicant and their immediate family. The condition will also specify that the development shall not be used for a livery stable or part of any other commercial enterprise as this would likely result in a significantly higher number of vehicle movements which has not been considered as part of this application.

7.22 Therefore, subject to appropriate conditions the proposal is considered acceptable in terms of its impact on highway safety and therefore accords with Policy LP17 of Huntingdonshire's Local Plan to 2036 and Section 9 of the NPPF 2023.

### **Flood Risk**

7.23 Policy LP5 of the Local Plan sets out that a proposal will only be supported where all forms of flood risk have been addressed. Paragraph 159 of the NPPF 2023 states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk however where development is necessary in such areas, the development

should be made safe for its lifetime without increasing flood risk elsewhere. Policies LP6 and LP15 set out the Council's approach to waste water and surface water management.

- 7.24 The site falls within Flood Zone 3 on the Environment Agency's Flood Map for Planning and Flood Zone 3a in Huntingdonshire's Strategic Flood Risk Assessment 2017. The previous application (reference 18/01249/FUL) was refused by the Local Planning Authority on flood risk grounds and was subsequently dismissed at appeal. However, it should be noted that the previous application also sought permission for a mobile home on the site – this element of the proposal has been removed from the current application.
- 7.25 Paragraph 162 of the NPPF 2023 states the sequential approach should be used in areas known to be at risk now or in the future from any form of flooding. However, Paragraph 168 goes on to say that applications for some minor development and changes of use should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments set out in footnote 55. The proposal is considered 'minor development' and does not require a sequential test.
- 7.26 The site is currently in agricultural use and the proposal would change the use of the land to equestrian use. Officers note that equestrian use is not explicitly identified within Annex 3 of the NPPF 2023 as to its Flood Risk Vulnerability classification. In considering the nature of the use and drawing comparisons to other uses that are listed within the classification, officers consider it is most comparative to agricultural uses, in light of the limited built development needed, the keeping of animals and the relatively small-scale amount of storage needed in association with the operation of the site. The proposed use is therefore considered to remain within the Less Vulnerable category and it is not considered that it would create any greater risk to flooding than the current use. The exception test is not required.
- 7.27 A Flood Risk Assessment (FRA) has been submitted in support of the application. The submitted FRA sets out all forms of flood risk to the site and consideration of surface water management. The FRA also puts forward recommendations for flood resistance and resilience measures which could be incorporated in the development and details safe access and egress routes. Should permission be granted, it is recommended that a condition be imposed to ensure the recommendations in the FRA are

followed. The proposal description refers to hard standing at the front of the site and the submitted Design & Access statement states that permeable surfacing would be used. Further details of the proposed surfacing material should be secured by way of condition.

- 7.28 It should be noted the Environment Agency has no objections to the proposal and provided a number of recommendations and informatives to make the development "safe" and that this position has been consistently maintained in their responses to other similar developments along Middle Drove. The Middle Level Commissioners were consulted on the application but did not provide a response.
- 7.29 For the avoidance of doubt, it is recommended that a condition be imposed to stipulate that the site shall not be used to provide any form of residential living accommodation as this would have a higher Flood Risk Vulnerability classification and the Local Planning Authority would need to reassess the flood risks associated with the development.
- 7.30 Overall, given the low vulnerability of use at the site which would not change through development and in accordance with the adopted Cambridgeshire Flood and Water SPD, it is not considered necessary to apply a district wide sequential test to the proposal. Having regard to the consultation responses from the Environment Agency, subject to adherence with the submitted FRA, it is considered that the proposal is acceptable from a flood risk and drainage perspective in accordance with Policies LP5 and LP15 of the Local Plan and the guidance of the Cambridgeshire Flood and Water SPD.

### **Biodiversity**

- 7.31 Paragraph 174 of the NPPF (2023) states planning policies and decisions should contribute to and enhance the natural and local environment. Policy LP30 of the Local Plan to 2036 requires proposals to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated and ensure no net loss in biodiversity and provide a net gain where possible.
- 7.32 The proposal includes the provision of planting on the eastern boundary of the site, details of which could be secured by way of a landscaping condition. Whilst the proposals do not indicate any measures for biodiversity enhancement, given the nature of the proposed development, and the additional landscaping



proposed, the Local Planning Authority are satisfied that the proposal would ensure no biodiversity net loss. It is also worth noting that Local Planning Authority's records indicate no presence of protected species in the area. Overall, the proposal is deemed to be in accordance with Policy LP30 of the Local Plan and Section 15 of the NPPF 2023.

### **Conclusion and Planning Balance**

7.33 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 a stable, barn and change of use to equestrian/paddock land 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 proposal would satisfactorily safeguard high amenity standards for users and occupiers of neighbouring land and buildings.

\*There are no overriding highway safety issues and the proposal is acceptable with regard to access arrangements and parking provision.

\*The proposal is acceptable in terms of flood risk and drainage.

\*The proposal is acceptable with regard to the impact on biodiversity.

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

7.34 Taking national and local planning policies into account, and having regard for all relevant material considerations, it is recommended that planning permission be granted, subject to the imposition of appropriate conditions.

### **8. RECOMMENDATION – APPROVAL subject to conditions to include the following:**

- Time limit
- Approved plans
- Materials as stated on application form
- Use for private purposes only
- External lighting scheme
- Hard and soft landscaping
- Provision of parking and turning area
- Compliance with FRA
- No residential living accommodation

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: Lucy Pateman (acting on behalf of Jennifer Wallis) [lucy.pateman@huntingdonshire.gov.uk](mailto:lucy.pateman@huntingdonshire.gov.uk)**

---

**From:** developmentcontrol@huntingdonshire.gov.uk  
**Sent:** 27 September 2019 10:28  
**To:** DevelopmentControl  
**Subject:** Comments for Planning Application 19/01847/FUL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10:27 AM on 27 Sep 2019 from [REDACTED].

### Application Summary

**Address:** Land On South Side Of Middle Drove Ramsey Heights  
Undertake landscaping and building works to an existing site to create equestrian facilities and grazing land. The

**Proposal:** proposals will include a hard standing at the front of the site, stables, and fenced off areas to create grazing land.

**Case Officer:** Will Tysterman

[Click for further information](#)

### Customer Details

**Name:** [REDACTED]  
**Email:** [REDACTED]  
**Address:** [REDACTED]

### Comments Details

**Commenter Type:** Town or Parish Council

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

**Comments:** Unanimously refused. Council's comments to a previous application on this site were upheld. It is concerned regarding developments within the area and the impact it is having on the Great Fen Project. It also wishes to restrict any future residential development on the site.

# Development Management Committee



Scale = 1:6,500

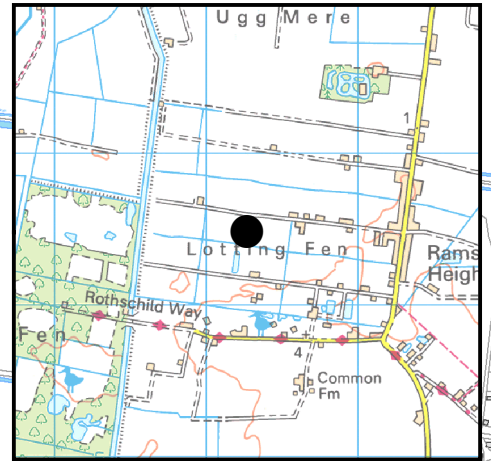
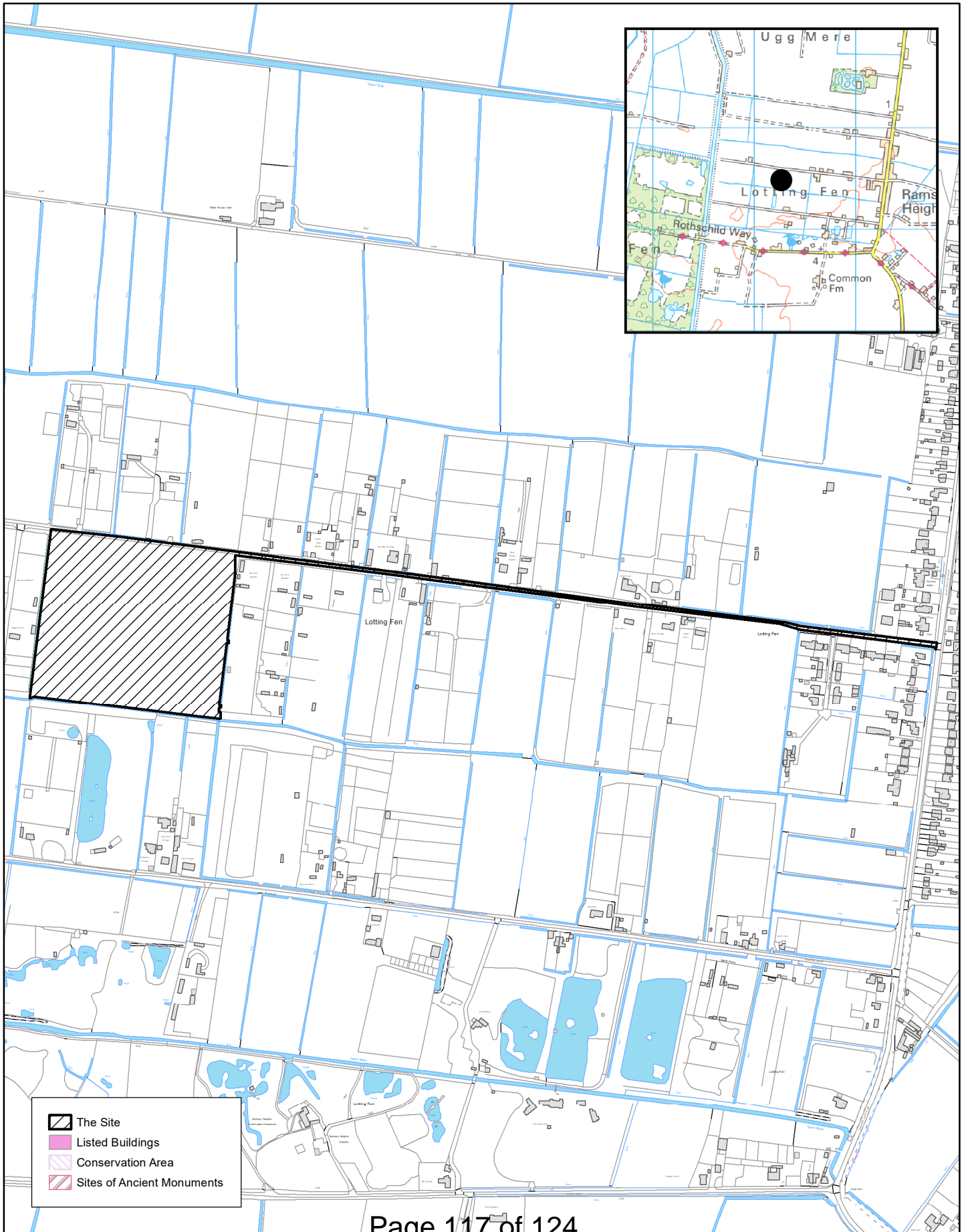
Date Created: 03/10/2023

Application Ref:19/01847/FUL

Location:Ramsey



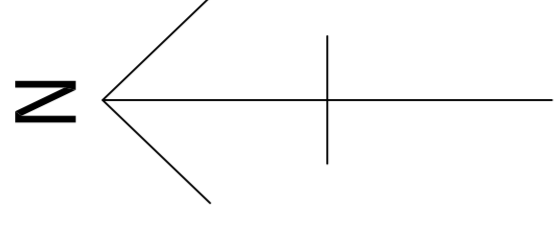
© Crown copyright and database rights 2023  
Ordnance Survey HDC 100022322



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

## NOTES

1. All Dimensions are in millimeters
2. Ensure that all dimensions are checked on site prior to supply and installation of fixtures and fittings.
3. Any discrepancies in the drawing, actual or assumed, or as a result of other specialist or consultants drawings, details etc, should be reported immediately upon discovery.
4. This is not a working drawing and should not be used as such.



Mapping contents © Crown copyright and database right. © Ordnance Survey 100020079

**Land Laying south Side  
Middle Drive  
Ramsey Heights  
Huntingdon  
PE26**

rev.	date	amendment.	chkd.	rev.	date	amendment.	chkd.
A	06/03/2019	Connecting site to Ugg Mere Road and increase plot to A2.	.				chkd.

© THE CONTRACTOR SHOULD CHECK ALL DIMENSIONS ON SITE. NO DIMENSIONS TO BE SCALED FROM THIS DRAWING.

NO PART OF THIS DRAWING IS TO BE COPIED OR REPRODUCED WITHOUT THE PRIOR CONSENT OF THE ARCHITECT.

IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE COMPLIANCE WITH THE BUILDING REGULATIONS.

ALL RIGHTS DESCRIBED IN CHAPTER IV OF THE COPYRIGHT, DESIGNS AND PATENTS ACT 1988 HAVE GENERALLY BEEN ASSERTED.

Client  
Mr & Mrs Wall  
project  
General Development

drawing  
Location Plan  
Land Laying South Side,  
Middle Drive, Ramsey Heights,  
Huntingdon PE26

drg no	rev
001	A
drawn	date
JG	26.10.2017
	scale
	1:2500 @ A2

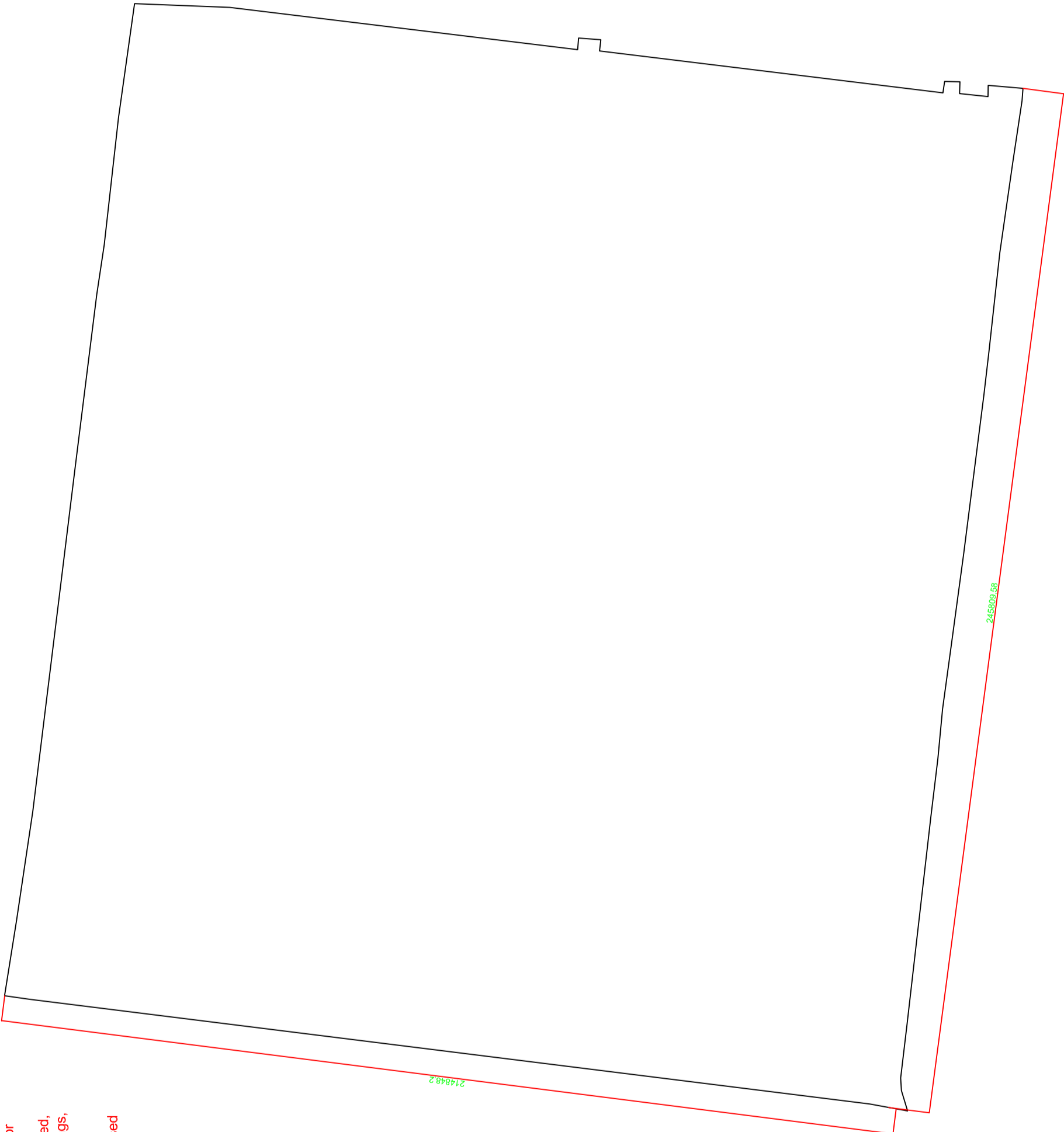
drg status.





## NOTES

1. All Dimensions are in millimeters
2. Ensure that all dimensions are checked on site prior to supply and installation of fixtures and fittings.
3. Any discrepancies in the drawing, actual or assumed, or as a result of other specialist or consultants drawings, details etc, should be reported immediately upon discovery.
4. This is not a working drawing and should not be used as such.



client	Mr & Mrs Wall	drawing	Existing Site Plan	org no	002	rev	-
project	General Development	drawn	Land Laying South Side, Middle Drive, Ramsey Heights, Huntingdon PE26	drawn	JG	date	04/07/2016
				scale		scale	MTS @ A3

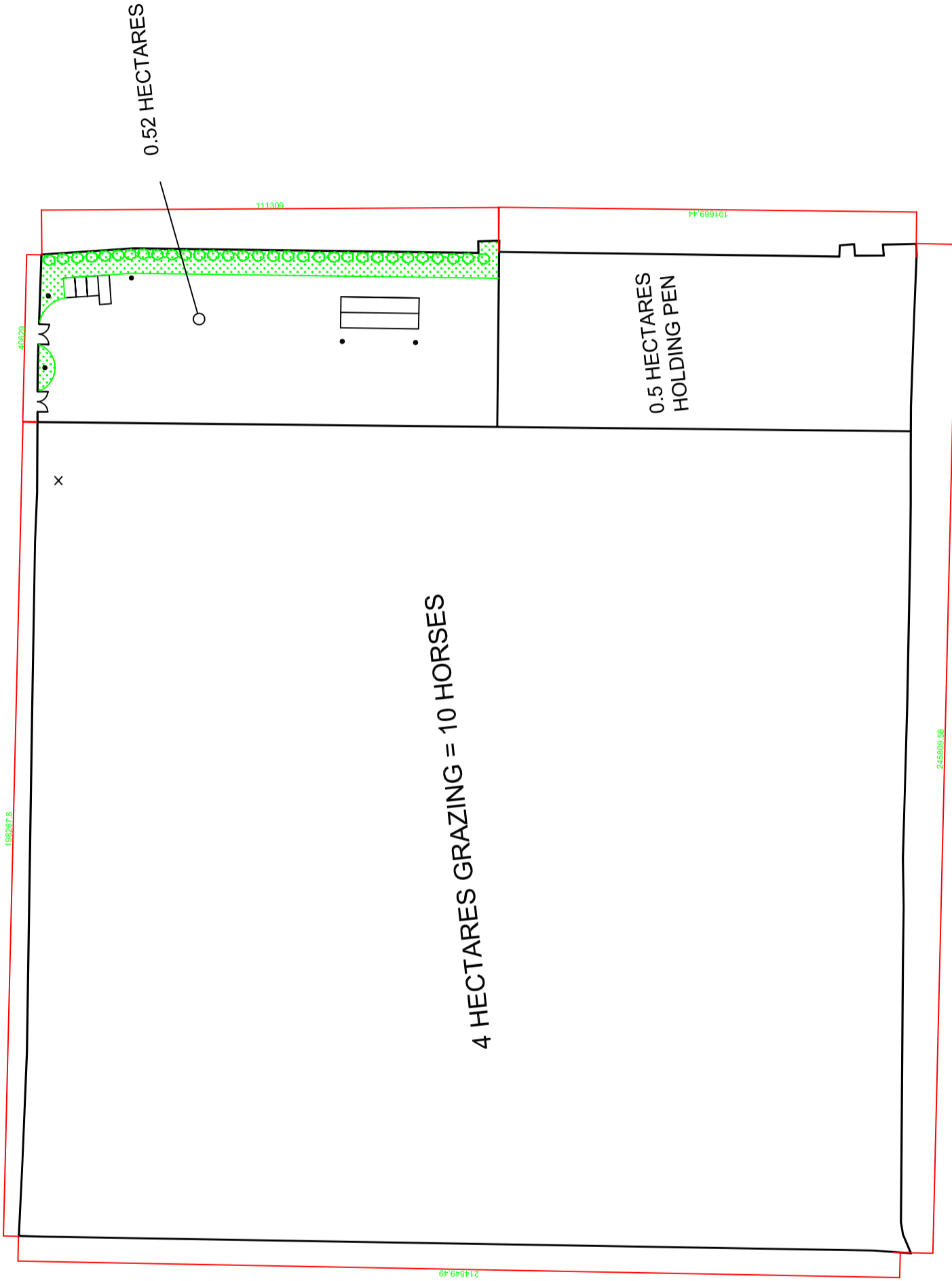
rev.	date.	amendment.	chkd.	chkd.	rev.	date.	amendment.	chkd.
				drg status.				

THE CONTRACTOR SHOULD CHECK ALL DIMENSIONS ON SITE. NO DIMENSIONS TO BE SCALED FROM THIS DRAWING.  
NO PART OF THIS DRAWING IS TO BE COPIED OR REPRODUCED WITHOUT THE PRIOR CONSENT OF THE ARCHITECT.  
IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE COMPLIANCE WITH THE BUILDING REGULATIONS.  
ALL RIGHTS DESCRIBED IN CHAPTER IV OF THE COPYRIGHT, DESIGNS AND PATENTS ACT 1988 HAVE GENERALLY BEEN ASSERTED.



**NOTES**

1. All Dimensions are in millimeters
2. Ensure that all dimensions are checked on site prior to supply and installation of fixtures and fittings.
3. Any discrepancies in the drawing, actual or assumed, or as a result of other specialist or consultants drawings, details etc, should be reported immediately upon discovery.
4. This is not a working drawing and should not be used as such.



client	Mr & Mrs Wall	drawing	Proposed Site Plan	drg no	003	rev	B
project	General Development		Land Laying South Side, Middle Drive, Ramsey Heights, Huntingdon PE26	drawn	JG	date	04/07/2016
				scale		scale	1:1250 @ A3

rev.	date.	amendment.	chkd.	rev.	date.	amendment.	chkd.
A	14.08.2018	Omit Barn and Reduce Size of Stables	.				
B	09.09.2019	Omit Mobile Home and Septic Tank	.				

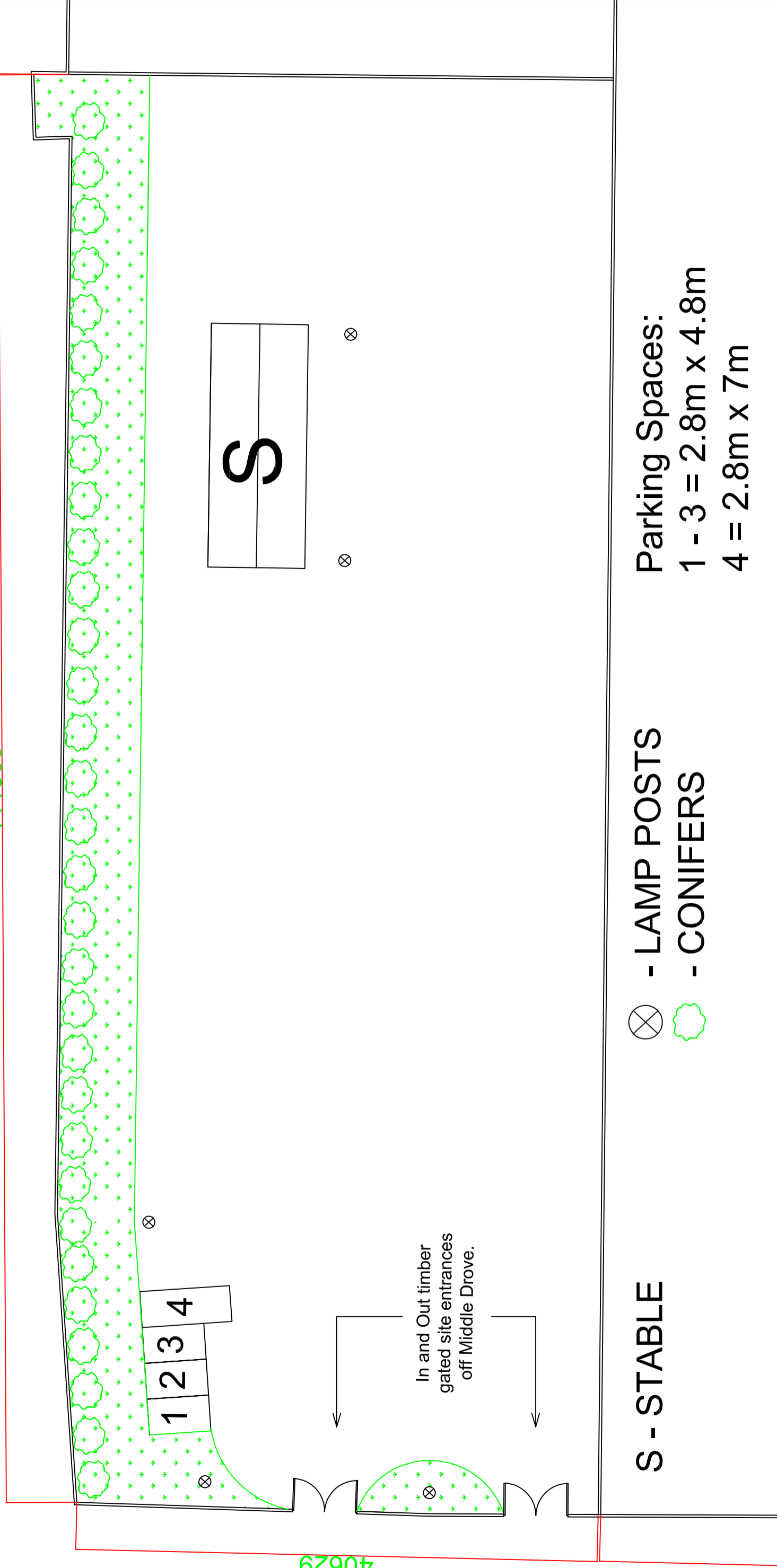
THE CONTRACTOR SHOULD CHECK ALL DIMENSIONS ON SITE. NO DIMENSIONS TO BE SCALED FROM THIS DRAWING.  
 NO PART OF THIS DRAWING IS TO BE COPIED OR REPRODUCED WITHOUT THE PRIOR CONSENT OF THE ARCHITECT.  
 IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE COMPLIANCE WITH THE BUILDING REGULATIONS.  
 ALL RIGHTS DESCRIBED IN CHAPTER IV OF THE COPYRIGHT, DESIGNS AND PATENTS ACT 1988 HAVE GENERALLY BEEN ASSERTED.



**NOTES**

1. All Dimensions are in millimeters
2. Ensure that all dimensions are checked on site prior to supply and installation of fixtures and fittings.
3. Any discrepancies in the drawing, actual or assumed, or as a result of other specialist or consultants drawings, details etc, should be reported immediately upon discovery.
4. This is not a working drawing and should not be used as such.

111309



40629

**S - STABLE**

⊗ - LAMP POSTS  
 ⊕ - CONIFERS

**Parking Spaces:**  
 1 - 3 = 2.8m x 4.8m  
 4 = 2.8m x 7m

client	Mr & Mrs Wall	drawing	Proposed Site Plan 2	orig no	004	rev	B	
project	General Development	Land Laying South Side, Middle Drive, Ramsey Heights, Huntingdon PE26	drawn	JG	date	04/07/2016	scale	1:500 @ A3

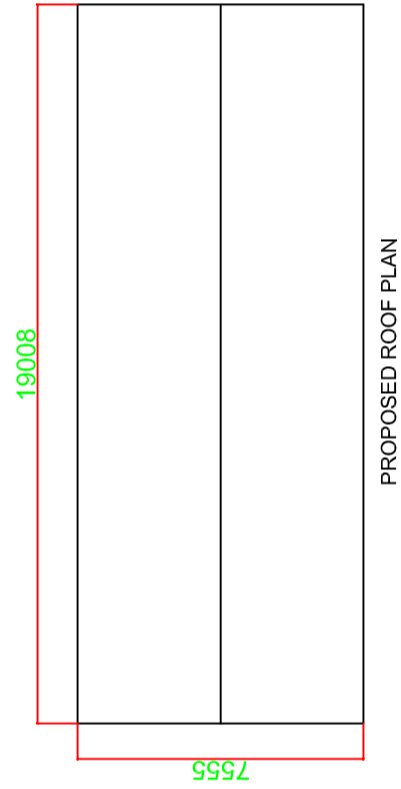
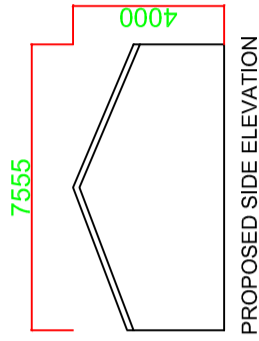
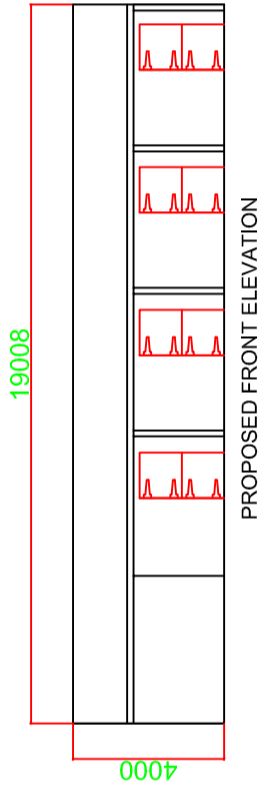
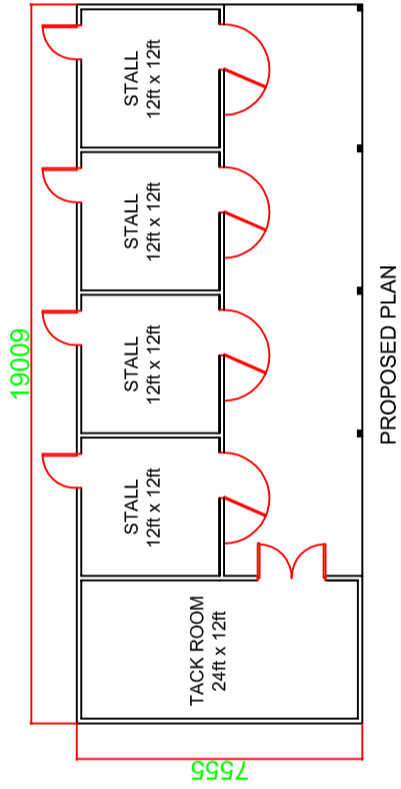
NO PART OF THIS DRAWING IS TO BE COPIED OR REPRODUCED WITHOUT THE PRIOR CONSENT OF THE ARCHITECT.  
 IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE COMPLIANCE WITH THE BUILDING REGULATIONS.  
 ALL RIGHTS DESCRIBED IN CHAPTER IV OF THE COPYRIGHT, DESIGNS AND PATENTS ACT 1988 HAVE GENERALLY BEEN ASSERTED.

chhd. \_\_\_\_\_  
 rev. date. amendment. \_\_\_\_\_  
 chhd. \_\_\_\_\_  
 drg status. \_\_\_\_\_

g s s

**NOTES**

1. All Dimensions are in millimeters
2. Ensure that all dimensions are checked on site prior to supply and installation of fixtures and fittings.
3. Any discrepancies in the drawing, actual or assumed, or as a result of other specialist or consultants drawings, details etc, should be reported immediately upon discovery.
4. This is not a working drawing and should not be used as such.



client	Mr & Mrs Wall	drg no	005	rev	A
project	General Development	drawn	JG	date	04/07/2016
drawing	Proposed Stables Land Laying South Side, Middle Drive, Ramsey Heights, Huntingdon PE26	scale		scale	1:200 @ A3

rev.	date.	amendment.	chkd.	rev.	date.	amendment.	chkd.
A	14.08.2018	Reduce Size of Stables					
				drg status.			

© THE CONTRACTOR SHOULD CHECK ALL DIMENSIONS ON SITE. NO DIMENSIONS TO BE SCALED FROM THIS DRAWING.  
 NO PART OF THIS DRAWING IS TO BE COPIED OR REPRODUCED WITHOUT THE PRIOR CONSENT OF THE ARCHITECT.  
 IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE COMPLIANCE WITH THE BUILDING REGULATIONS.  
 ALL RIGHTS DESCRIBED IN CHAPTER IV OF THE COPYRIGHT, DESIGNS AND PATENTS ACT 1988 HAVE GENERALLY BEEN ASSERTED.



**Planning Appeal Decisions Since September 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>
21/00 349/ FUL	Messrs R King and P Marsden Findlay	Brampton	Erection of dwelling and garage	Plot 4 Land at Poplars Farm, Thrapston Road, Brampton	Refused	Delegated	Dismissed	N/A



This page is intentionally left blank