



A meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** will be held in **THE CIVIC SUITE (LANCASTER/STIRLING ROOMS), PATHFINDER HOUSE, ST MARY'S STREET, HUNTINGDON, PE29 3TN** on **MONDAY, 19TH FEBRUARY 2024** at **7:00 PM** and you are requested to attend for the transaction of the following business:-

## **AGENDA**

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

### **APOLOGIES**

**1. MINUTES** (Pages 5 - 8)

To approve as a correct record the Minutes of the meeting held on 22nd January 2024.

**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) St Ives - 23/01615/FUL (Pages 9 - 34)**

Conversion of dwelling to create 2 x 2-bedroom dwellings with associated first floor extension works - 13 Needingworth Road, St Ives, PE27 5JP.

**(b) Chesterton - 23/01828/FUL (Pages 35 - 64)**

Demolition of existing farmhouse and outbuilding and erection of two new dwellings with associated parking, access and amenity space - Chesterton Lodge Farm, Great North Road, Chesterton, Peterborough, PE7 3UE.

**(c) Bluntisham - 23/01709/FUL (Pages 65 - 86)**

Proposed erection of 3-bedroom bungalow with associated parking - Land Rear of 17 High Street, Bluntisham.

#### 4. **APPEAL DECISIONS** (Pages 87 - 88)

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

#### **LATE REPRESENTATIONS**

7th day of February 2024

***Michelle Sacks***

Chief Executive and Head of Paid Service

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

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

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

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

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

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

### **Emergency Procedure**

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## HUNTINGDONSHIRE DISTRICT COUNCIL

MINUTES of the meeting of the DEVELOPMENT MANAGEMENT COMMITTEE held in the THE CIVIC SUITE (LANCASTER/STIRLING ROOMS), PATHFINDER HOUSE, ST MARY'S STREET, HUNTINGDON, PE29 3TN on Monday, 22nd January 2024

PRESENT: Councillor D L Mickelburgh – Chair.

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

APOLOGIES: Apologies for absence from the meeting were submitted on behalf of Councillors D B Dew, K P Gulson and P A Jordan.

### 42 MINUTES

The Minutes of the meeting of the Committee held on 18th December 2023 were approved as a correct record and signed by the Chair.

### 43 MEMBERS' INTERESTS

Councillor S Corney declared a Non-Registrable Interest in Minute No 45 (b) by virtue of the fact that the application related to the Ward he represented.

Councillor S McAdam declared an Other Registrable Interest in Minute No 45 (a) by virtue of the fact that he was a Member of Huntingdon Town Council, but had not taken part in any discussions or voting on the application.

Councillor T Sanderson declared an Other Registrable Interest in Minute No 45 (a) by virtue of the fact that he was a Member of Huntingdon Town Council, but had not taken part in any discussions or voting on the application.

Councillor S Wakeford declared a Non-Registrable Interest in Minute No 45 (a) by virtue of the fact that the application related to the Town he represented but not his Ward. Councillor Wakeford also stated that he was not a Member of Huntingdon Town Council.

### 44 DEVELOPMENT MANAGEMENT - OTHER APPLICATION - INSTALLATION OF A SOLAR PARK TO EXPORT UP TO 25 MW (AC) ELECTRICITY, COMPRISING UP TO 65,000 PHOTOVOLTAIC PANELS, 10 INVERTER/TRANSFORMER CABINS ASSOCIATED WORKS - LAND NORTH EAST OF BATES LODGE, PETERBOROUGH ROAD, HADDON - 22/00668/FUL

(Councillors Butler, Corney, Davenport-Ray, McAdam, Mickelburgh, Mokbul, Neish, Sanderson and Tevlin only were present in the room for this item).

Pursuant to Minute No 23/40 (a), by means of a report by the Planning Service Manager (Development Management) (a copy of which is appended in the Minute Book) the Committee gave further consideration to the application for the installation of a solar park to export up to 25 MW (AC) electricity, comprising up to 65,000 photovoltaic panels, 10 inverter/transformer cabins associated works on land North-East of Bates Lodge, Peterborough Road, Haddon. The report contained analysis of the revised National Planning Policy Framework (NPPF), which had been published after the Committee's decision. Members were acquainted with the areas of the revised NPPF that were relevant to the development proposal. Having commented that the changes did not constitute grounds to alter the decision, it was

## RESOLVED

- a) that the report now submitted be received and noted;
- b) that the revised NPPF does not materially alter the Committee's consideration of the application and the decision to refuse the application be confirmed, and
- c) that the reasons for the decision be confirmed as follows:
  1. By virtue of the siting of the development, the proposal would result in the loss of 8.3 hectares of Grade 3a Agricultural Land, designated as Best and Most Versatile Agricultural Land (BMV Land) in accordance with the National Planning Policy Framework 2023 and available for productive growth. The application fails to demonstrate the proposed development would not lead to the irreversible loss or degradation of BMV Land to the detriment of food production and its contribution to the local and rural economy, and contrary to policies LP10 and LP35 of Huntingdonshire's Local Plan to 2036 and Para 180 of the National Planning Policy Framework 2023.
  2. The application site forms part of the eastern slope of a valley located within the Northern Wolds Landscape Character Area, characterised by the ridged topography formed by streams flowing within valleys, and which includes the highest land in the District. Valley landscapes within this area are notable for being well vegetated and intimate in landscape character, with more open ridgelines and plateaux. By virtue of the significant scale of the development, located partially on the valley slope, the solar array would be visually dominant from views both near to and far from the site, particularly from Public Rights of Way (Bridleways 111/5, 111/8, 46/4 and 75/18, and Permissive Path CSS: 05/352/0003) and to users of the A605, Bullock Road and Haddon Road. It would undermine the distinctive and verdant character of the valley through the loss of vegetated fields, and the proposed landscaping scheme has not demonstrated it would be sufficient to mitigate such views given the significant topographical change across the

site and the visibility from longer views. The development therefore fails to recognise the intrinsic character and beauty of the countryside and would undermine its sensitive landscape character through inappropriate design, position, visual prominence, and the introduction of intrusive lighting into an otherwise dark landscape. The proposal would conflict with policies LP10 and LP35 of Huntingdonshire's Local Plan to 2036 and the provisions of the National Planning Policy Framework 2023, particularly paragraphs 135 and 180.

3. The proposed development, by reason of its scale, the need for lighting within an otherwise dark landscape and the introduction of glint and glare from the reflective panels, would materially harm the amenity of occupants at Bates Lodge, a residential dwelling 470m to the west of the site. The proposal is therefore contrary to policies LP14 and LP35 of Huntingdonshire's Local Plan to 2036 and the provisions of the National Planning Policy Framework, particularly paragraphs 135 and 191.
4. Insufficient information has been submitted to demonstrate the proposed development would not result in an adverse impact to the safe functioning of Sibson Airfield and RAF Wittering, or the operation of private aircraft utilising surrounding fields by virtue of glint and glare arising from reflected light from the solar panels, contrary to policies LP14 and LP35 and the provisions of the National Planning Policy Framework 2023, particularly paragraph 191.

#### **45 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) **Change of use of part of the premises from Class F1 (Educational Use) to Class E g) (iii) (Light Industrial) and associated improvements to hardstanding area and widening of the internal access road - 10 Old Houghton Road, Hartford, Huntingdon - 23/00766/FUL**

*(J Wallace, applicant, addressed the Committee on the application).*

See Minute No 43 for Members' interests.

that the application be approved subject to conditions to be determined by the Planning Service Manager (Development Management) to include those listed in paragraph 8 of the report now submitted with condition 3 being amended to

restrict use to Use Class E g) together with an additional condition so that external plant requires prior approval (including what is covered under PD).

- b) Change of use of the former Post Office (use class E) adjoining 30 High Street to form part of existing residential property (use class C3) - 30 High Street, Warboys - 23/01927/FUL**

*(Councillor G Willis, Warboys Parish Council, Councillor C Lowe, Ward Member, and E Durrant, agent, addressed the Committee on the application).*

See Minute No 43 for Members' interests.

that the application be refused because the proposal has failed to demonstrate that the site has been effectively and robustly marketed for its current use without success to demonstrate that there is no reasonable prospect of that service or facility being retained or restored. Subsequently, the application has also failed to demonstrate that the loss of the commercial site will not undermine the settlement's role in provision of services. The proposal is therefore contrary to policy LP22 part e) ii) of the Huntingdonshire Local Plan to 2036.

#### **46 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 19<sup>th</sup> FEBRUARY 2024

**Case No: 23/01615/FUL**

**Proposal: Conversion of dwelling to create 2 x 2 bedroom dwellings with associated first floor extension works.**

**Location: 13 Needingworth Road, St Ives, PE27 5JP.**

**Applicant: Mr Michael Smith**

**Grid Ref: (E) 531729 (N) 271502**

**Date of Registration: 4<sup>th</sup> September 2023**

**Parish: St Ives**

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### RECOMMENDATION - REFUSE

**This application is referred to the Development Management Committee (DMC) in accordance with the Scheme of Delegation as the site is within the St Ives Conservation Area and results in the provision of a dwelling and the Officer recommendation of refusal is contrary to that of the Town Council.**

#### 1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 13 Needingworth Road is a single storey detached dwellinghouse located in St Ives and within the St Ives Conservation Area (CA). There is a Grade II Listed Building located further along Needingworth Road to the north-east of the site, though it is not located in its immediate vicinity. The site is located within Flood Zone 3 as per the most recent Environment Agency Flood Risk Maps and Data.
- 1.2 This application seeks planning permission to add a first floor extension to the bungalow and then convert the resulting property into 2 independent two-bedroom (4 person) dwellings each with accommodation at both ground and first floor level.
- 1.3 The submitted floor plans show each dwelling unit highlighted in yellow or blue to show the extent of each. The ground floor finished floor level of both dwellings would remain as per the existing. The existing floor level has been confirmed as 6.39m above ordnance datum(AOD)

- 1.4 It should be noted that given the location within the Conservation Area the dwelling does not benefit from permitted development rights to add an additional storey.

## **2. NATIONAL GUIDANCE**

- 2.1 The National Planning Policy Framework (December 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 National Planning Policy Framework (December 2023) (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
  - 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
  - LP34: Heritage Assets and their Settings
- 3.2 Supplementary Planning Documents (SPD) and Guidance:

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

#### The National Design Guide (2021)

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

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

## 4. PLANNING HISTORY

- 4.1 7900628OUT – Erection of dwelling – land adjacent to 11 Needingworth Road (Permission)
- 4.2 7901177REM – Erection of a bungalow land adjacent Westfield (Details Approved)

## 5. CONSULTATIONS

- 5.1 St Ives Town Council recommend approval: “Members supported the proposed conversion stating it was a clever use of the space. There is a reasonable sized plot which can accommodate the proposed changes, and Members were pleased with the appearance and layout. Members also supported the applications priority of maintaining the mature trees on the plot. Positive feedback on the entire proposal which was well presented and through.”
- 5.2 Cambridgeshire County Council Highways Team – Defer for revised plans – further details in the proceeding sections of this report.

- 5.3 HDC Conservation Team – Objection but can be overcome, further details in the proceeding sections of this report.
- 5.4 HDC Environmental Health – No objections.
- 5.5 HDC Arboricultural Officer – No objections.
- 5.6 Environment Agency – No objections.

## **6. REPRESENTATIONS**

- 6.1 None received at the time of determination.

## **7. ASSESSMENT**

- 7.1 When determining planning applications, it is necessary to establish what weight should be given to each plan's policies in order to come to a decision. The following legislation, government policy and guidance outline how this should be done.
- 7.2 As set out within the Planning and Compulsory Purchase Act 2004 (Section 38(6)) and the Town and Country Planning Act 1990 (Section 70(2)) in dealing with planning applications the Local Planning Authority shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations. This is reiterated within paragraph 47 of the NPPF (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 a number of adopted neighbourhood plans, however, there is not an adopted neighbourhood plan in place for St Ives. Therefore, whilst the adopted Cambridgeshire & Peterborough Minerals and Waste Local Plan (2021) is considered relevant as part of the development plan, in this case no neighbourhood plans are given weight in the determination of this application.
- 7.4 The statutory term 'material considerations' has been broadly construed to include any consideration relevant in the circumstances which bears on the use or development of the land: *Cala Homes (South) Ltd v Secretary of State for Communities and Local Government & Anor* [2011] EWHC 97 (Admin); [2011] 1 P. & C.R. 22, per Lindblom J. Whilst accepting that the NPPF does not change the statutory status of the Development Plan, paragraph 2 confirms that it is a material consideration and significant weight is given to this in determining applications.

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

- The principle of development (including flood risk)
- Design and visual amenity
- Impact on heritage assets
- Residential amenity
- Highway safety and parking provision
- Biodiversity
- Impact on trees

#### **Other matters**

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

#### **The principle of the development including Flood Risk**

7.6 The site is located within the built-up area of St Ives which is identified as a Spatial Planning Area by Policy LP7 of the Huntingdonshire Local Plan to 2036. Policy LP7 states that a proposal for housing development (class 'C3') will be supported where it is appropriately located within a built-up area of an identified Spatial Planning Area settlement. Therefore, in this instance it is considered that the development could be acceptable in principle, subject to any other material planning considerations such as (in this case) flood risk which is covered in the below section.

#### **Flood Risk**

7.7 As established in the preceding sections of this report, the application site is in Flood Zone 3 (the zone at highest risk of flooding). Paragraph 165 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. Meanwhile, Paragraph 004 of the Flood Risk and Coastal Change Planning Practice Guidance (PPG) states that Local Planning Authorities should apply the Sequential Test and if necessary the Exception Test to ensure that flood risk is minimised and appropriately addressed. Where these tests have not been met these development should not be allowed.

7.8 Paragraph 168 of the NPPF (2023) expands upon this and states that the aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic

flood risk assessment will provide the basis for applying this test. The sequential approach should be used in areas known to be at risk now or in the future from any form of flooding.

- 7.9 The application of the sequential test for planning applications is also addressed at a local level within Policy LP5 of the Local Plan which states:

*“A proposal will only be supported where all forms of flood risk, including breaches of flood defences or other defence failures, have been addressed, as detailed in the National Planning Practice Guidance and with reference to the Cambridgeshire Flood and Water Supplementary Planning Document (SPD), such that:*

- a. the sequential approach and sequential test are applied and passed, having regard to actual and residual flood risk and including consideration of the impact of climate change.”*

- 7.10 Section 4 of the Cambridgeshire Flood and Water SPD (2017) states that the geographical area over which the sequential test is to be applied is usually over the entire Local Planning Authority area and may only be reduced in discussion with the Local Planning Authority (LPA) because of the functional requirements and objectives of the proposed development (e.g. catchment area for a school, community facilities, a shop, a public house, appropriate land use areas and regeneration zones etc.) and because there is an identified local need for that type of development.

- 7.11 Section 4.2.2 of the SPD specifically states that “all developments should be located in Flood Zone 1 unless there are no reasonably available sites. Only then should Flood Zone 2 be considered. Flood Zone 3 should only be considered if there are no reasonably available sites in Flood Zones 1 and 2”. Meanwhile section 4.2.2 states that “Applications for sites in Flood Zones 2 and 3 where there is no Sequential Test information submitted will be deemed to have failed the Sequential Test”.

- 7.12 In this case, the application is accompanied by a Flood Risk Assessment ref 3094-FRA Rev A- Number 13-Aug 2023. The FRA correctly states that the site is within Flood Zone 3 and that the development is classed as ‘more vulnerable’ as per the classification within the NPPF (2023). It goes on to advise that the site is in an area benefitting from flood defences and therefore concludes that more vulnerable development is acceptable in this location. However, it does not apply the Sequential Test stating that as a change of use, and so it is exempt from both the Sequential and Exception Test.

7.13 With regard to the above, Officers acknowledge that Paragraph 174 of the NPPF (2023) states that applications for some minor development and changes of use should not be subject to the sequential or exception tests, and, as detailed above the FRA believed this to be the case. However, Paragraph 051 of the PPG defines the below as minor development:

- minor non-residential extensions (industrial/commercial/leisure etc): extensions with a floorspace not in excess of 250 square metres.
- alterations: development that does not increase the size of buildings, e.g. alterations to external appearance.
- householder development: for example, sheds, garages, games rooms etc. within the curtilage of the existing dwelling, in addition to physical extensions to the existing dwelling itself.

The PPG clearly states that “this definition excludes any proposed development that would create a separate dwelling within the curtilage of the existing dwelling (e.g. subdivision of houses into flats) or any other development with a purpose not incidental to the enjoyment of the dwelling.” Therefore, the proposed development does not fall within the definition of a minor development. This proposal is for an extension to the house and then to change the enlarged property from 1 into 2 dwellings, therefore the proposal is not just for the change of use of the existing house into 2, and so does not meet the definition of a change of use. Officers are not in agreement with the submitted FRA that a Sequential test is not required in line with Para 174 of the NPPF.

7.14 As is required for development of this nature in Flood Zone 3 the Environment Agency (EA) have been consulted. They initially objected to the development stating that the submitted FRA was not acceptable as it did not meet the requirements for site specific flood risk assessments. They particularly highlighted that the FRA failed to provide a finished floor level and did not propose to raise the floor level (of the existing dwelling and resulting 2 dwellings) above the flood depth to provide an allowance for climate change. The submitted FRA made the case that this proposal offered a betterment in terms of flooding for the existing bungalow, by the provision of first floor bedroom accommodation and space for safe refuge. And whilst this is acknowledged and is of benefit of to the existing bungalow, the ground floor of this existing property would still be at risk of flooding, and in addition this proposal is adding an additional dwelling, whose ground floor would also be at risk of flooding. If the existing property wanted to reduce its current risk of flooding it could add a dormer or first floor extension in isolation to achieve this, without adding a new property, which results in 2 properties being at risk of flooding rather than one. A note was also included with regard to the Local Planning Authority’s requirement to determine whether there are other sites available

at a lower flood risk as required by the Sequential test in the NPPF.

- 7.15 Following the above, whilst the LPA have not accepted a revised FRA the agent has contacted the EA directly and has provided some further clarity on the finished floor levels (of the existing bungalow and the proposed 2 dwellings) 6.39 AOD concluding that these are almost at the level requested for a 1 in 100 year climate change level of 6.5AOD. The agent has also provided some justification as to why these changes would be challenging to incorporate. Having reviewed this submission the EA have withdrawn their objection but recommend that in the event that Members choose to approve the application that the flood resilience measures proposed in the FRA are incorporated and these matters can be dealt with by condition. As per section 7.14 above, it is the Local Authority's responsibility to determine whether a Sequential test is required and is passed, not the Environment Agency.
- 7.16 Whilst Officers acknowledge the above, it remains that as per the PPG the Sequential Test should have been applied to the development as it is not considered to be solely for a change of use, it is for an extension to a dwelling and then the conversion of resulting building into 2 dwellings, so an intensification of the existing C3 use by provision of 2 dwellings, not a subdivision of an existing dwelling into 2 dwellings. The proposal results in the provision of a further dwelling in Flood Zone 3, where both it and the existing dwelling are at risk of flooding, regardless of its other merits and flood mitigation. As per the advice above, it is therefore considered to be contrary to the NPPF (2023) Policy LP5 of the Local Plan to 2036 and the Government Flood Risk and Coastal Change Planning Practice Guidance (PPG). It is considered that had the Sequential Test had been applied it would have likely failed as there are other areas within the Local Authority area in Flood Zone 1 where one single dwelling could be accommodated.
- 7.17 In the interests of transparency it must be made clear that the agent has provided examples of a number of other developments approved in the St Ives area where it has been deemed that the Sequential Test need not be applied. There is a variance to the developments but all related to a change of use to all or part of an existing building. On some occasions there were some elements of extensions at ground floor. However, this application is considered to differ in the respect that it is not solely a change of use or subdivision of an existing building. Were this an existing dwelling, which was capable of being sub-divided then Officers would accept that it could be considered as a change of use, whereby a sequential test would not be required. In this case, the provision of two dwellings on this site will only be possible with the addition of an approx. 81m<sup>2</sup> first floor addition.



The result will be an additional dwelling (a more vulnerable use) in Flood Zone 3.

- 7.18 Further to the above, the agent has also provided details of an appeal APP/P1133/W/21/3277468 between Miss M L Woollett and Teignbridge District Council in relation to 1a Somerset Place, Teignmouth, Devon. The appeal related to a refused application (20/02154/FUL) for the change of use, alterations and extension to form a three bedroom dwelling above a commercial unit. This involved the addition of a second and third floor extension and Officers considered that the Sequential Test should be applied. The Inspector did not agree with this determination treating the application as a change of use. It should however be noted that in that case there was a change of use element involved (the ground floor shop and storage changing to a garage and bin storage area). The first floor already existed as did the main sections of the second and third floor. There was an extension at second and third floor levels (which supported the change of use) but the development did include some element of change of use. In this case, whilst it is acknowledged that the subdivision of an **existing building** for Class C3 use would be considered a change of use, in this case there is no change of use. The existing dwelling is Class C3 (the submitted statement confirms it will be retaining the existing use) and the additional accommodation can only be achieved by extending the property.
- 7.19 Officers have considered a separate appeal (APP/X1165/W/21/3282199) between Mr Graham Kenny and Torbay Council where the proposal related in the conversion of a house into two separate dwellings. The appeal site was located within Flood Zone 3. The Inspector concluded that the proposal did not result in a change of use and therefore did not benefit from the exceptions in relation to flooding as detailed in Paragraph 174 of the NPPF (2023) and its associated footnote (60). Further, it was considered that the proposed scheme would not fall within the definition of minor development as per the PPG.
- 7.20 The above matters are included for completeness and to identify that there are varying decisions in relation to assessing flood risk both at LPA and Inspectorate level. Officers accept that in the event of a refusal any application could result in an appeal but in this case the wording of the Local Plan to 2036 and PPG is clear and it remains that the development proposed would be contrary to these Policies as the Sequential Test has not been applied to the development.
- 7.21 In terms of surface water, Officers do not consider that the increase in floor space (over the existing footprint and excluding the existing single storey projection) would result in increased surface water. The permeable surfacing in the garden is retained and attention to this in the parking to the front has been

considered. The access from Needingworth Road shall also require adequate drainage to prevent surface water pooling on the highway and can be managed by way of condition.

- 7.22 Overall, having regard to the above assessment the provision of an additional single market dwelling in Flood Zone 3 is considered unacceptable in principle and should be refused.

### **Design and Visual Amenity**

- 7.23 Needingworth Road is an extensive road in St Ives hosting a mix of both commercial and residential development (though residential is the key theme). There is a clear variance in the age, scale, and design of the buildings forming the streetscene and there are a number of other developments leading from it. In the immediate vicinity of number 13 there is a mix of traditional and modern development and no prevailing theme. To the south are a pair of traditional dwellings and an integrated garage located directly on the Needingworth Road frontage whilst to the north-east, number 15 is a large, double fronted traditional building being used as a Nursery. In between the two is a two storey building which is set well back in its plot, more modern in appearance and which appears to be an ancillary building serving the Nursery. To the south is Olivers Lodge Hotel, again an imposing and traditional building but with a modern extension to the side which is prominent in the streetscene.
- 7.24 Number 13 appears to be a late 1970's / early 1980's bungalow of brick and tile construction with a flat roof projection housing a garage, utility area, W.C and storage which extends forward of the principle elevation. It is not linear with the adjacent developments and has a gravel driveway beyond a wall which most certainly pre-dates the property.
- 7.25 In order to facilitate the development a first floor pitched roof extension will be added across the existing footprint. The single storey flat roof projection shall be retained and the overall height whilst increased will not differ significantly from the existing bungalow. Given the location and the scale and design of adjacent developments it is not considered that the increase in scale alone will result in a harmful or incongruous addition to the streetscene.
- 7.26 However, notwithstanding the above, Officers do have concerns regarding the proposed use of cladding at first floor level. Whilst it is acknowledged that the application of such material may be favourable in comparison to a poorly matched brick this is not a characteristic of the area and would appear a 'jarring' and unsympathetic to the surrounding buildings and streetscene. It is considered that a carefully selected brick (which could be dealt with by way of condition in the event that Members choose to approve or a successful appeal), would be preferable. As this

could be dealt with by way of condition it is not solely a reason for refusal in this instance. Remaining materials are detailed to match the existing and are therefore considered acceptable.

- 7.27 In terms of outside space, the development appears to retain the existing wall and access (though this is discussed in more detail in the proceeding sections of this report) and utilise a mixture of hard and soft landscaping with parking provided by way of a permeable grass grid system (to allow for drainage). The rear/sides are laid to garden with a shared and two private garden spaces provided separated by typical boundary treatments. This is not dissimilar to the existing arrangement in terms of appearance.
- 7.28 Overall, having regard to the above assessment and subject to a condition relating to external materials to deal with the cladding, the development is considered acceptable in terms of design and visual amenity and would integrate well into the locality. It therefore accords with Policies LP11 and LP12 of the Local Plan to 2036 in this regard.

### **Impact on Heritage Assets**

- 7.29 As detailed in the preceding section of this report, the application site lies within the St Ives CA and there is a Grade II Listed Building (Sacred Heart Church) approx. 77 metres north-east. Subsequently a Planning, Design, Access and Heritage Statement has been provided and HDC's Conservation Team have been consulted.
- 7.30 It should be noted at this stage that Section 72 of the Planning (LBCA) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area. Section 66 of the Planning (LBCA) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Meanwhile, Paragraph 199 of the NPPF set out that "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance." Paragraph 200 states that "Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification."

- 7.31 Huntingdonshire Local Plan Policy LP34 aligns with the statutory provisions and NPPF advice.
- 7.32 Having reviewed the submission Conservation Officers are satisfied that given the separation to the Sacred Heart Church that there will be no unacceptable impacts on the Listed Building or its setting. They go on to state that: “The space around the existing bungalow between it and the neighbouring properties allows wide views of the proposed first floor and this will be seen in the background of the 19th century Villa at Number 15 and in views along Needingworth Road from the north. The timber clad first floor will also be visible in views in the background to the 19th Century terrace and historic rear outbuildings from the south along Needingworth Road, and from Park Avenue.
- 7.33 There are no timber clad buildings in this part of the Conservation Area and the proposed dwellinghouse stands among the existing houses so will be seen as a conflicting element within the other houses. Timber cladding is not appropriate at this location because (until recently) it is generally associated with rural outbuildings, rather than the first floor of houses on the main street. Such building materials are particularly out of context at 13 Needingworth Road because of its position among 19th century brick buildings, but also within a wider group of traditionally constructed dwellings.
- 7.34 The proposal increases the visibility of the building at Number 13 and in the background in views of the neighbouring buildings. However, because of the setback from the road and the space between the neighbouring buildings the proposed dwellinghouse will be seen as a relatively small feature within those views. Therefore, in principle, the proposed increase in height is not considered harmful to the character or appearance of the Conservation Area, but the proposed first floor timber cladding would be noticeable as an element which conflicts with the traditional materials of the other buildings in the location so the proposed cladding is considered harmful to the character and appearance of the Conservation Area. Although that harm is considered to be less than substantial there is no clear and convincing justification for the use of the proposed timber cladding and there appears no public benefit in the use of that particular material instead of a more sympathetic material. Recommendation is therefore not to support this proposal.”
- 7.35 However, notwithstanding the above, Conservation Officers have caveated that if the proposed first floor external materials were of a more traditional material (such as brick and subject to approval) then the potential impact of the proposal on the CA may be more sympathetic its significance, character and appearance.

- 7.36 Therefore, given the advice from the Conservation Team in terms of scale and design, Officers are satisfied that subject to a condition to secure details of appropriate materials in the event that Member choose to approve or a successful appeal that the development would accord with Policy LP34 of the Local Plan to 2036, the LBCA Act 1990 and the NPPF (2023) in this regard.

### **Residential Amenity**

- 7.37 Policy LP14 of the Local Plan to 2036 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.”
- 7.38 In terms of overbearing impact, overshadowing and loss of light in respect of the increased height, Officers are satisfied that given the limited increase (2.3 metres addition to eaves and 2.2 metres to ridge) that the impacts will be minimal. Number 11 Needingworth Road is located forward in relation to the application dwelling and therefore the increased height will not be directly adjacent to this dwelling. There are some long (unoccupied) outbuildings to the rear of number 11 and a separation distance of approx. 7.6 metres from the side of the converted property and the outbuilding at the closest point. Therefore, there is greater separation to the rear garden area of number 11 and this arrangement, alongside solar orientation minimises any significant harm. The north-eastern elevation shall be adjacent to the parking area associated with the nursery and therefore not harmful, there is also a separation of approx. 5 metres to the common boundary. The same consideration applies to the north-west boundary with ‘Westfield’ given the degree of separation and orientation of the dwellings.
- 7.39 In terms of overlooking and loss of privacy, the proposed first floor side windows serve a landing/stairwell as opposed to a habitable room. The window to the side (north-east) elevation looks towards the parking area of the nursery (an area which is already publicly visible) and there are some dense and substantial trees along the boundary which obscures the view. The window to the side (south-west) elevation looks towards the rear garden area of number 11. Whilst the views are somewhat obscured by the single storey outbuilding to the rear of number 11 there are opportunities for some views to be afforded of the rear garden of number 11 (including to the area directly to the rear of the property), therefore in the event of an approval or successful appeal this would be conditioned as obscure glazed and have its means of opening restricted. The remaining first floor windows serving bedrooms in both the front and rear elevation are considered to be acceptable. Those to the front look towards Needingworth Road whilst those to the rear look towards the common boundary with Westfield. There is approx.

10 metres to the boundary (which is bounded by dense trees/hedgerows) and approx. 22 metres to the side elevation of Westfield (at the closest point). Recognised standards generally require a back to back separation of 21 metres and so this relationship (given it exceeds this and looks to the side) is considered acceptable.

- 7.40 In terms of amenity for the future occupiers of the dwellings, there are windows serving all habitable rooms and so a suitable degree of natural light will be afforded by these. Consideration has also been given to outdoor amenity space with both a shared and private garden area for each. Whilst these are not excessive in scale, given the sustainable location of the site with easy access to leisure and recreational activities and space this is considered to be acceptable. Lastly, given the existing and retained use (Class C3) there is no reason to consider that the intensification of the site with an extra dwelling would result in increased noise or present any other impacts. As highlighted earlier in this report, HDC's Environmental Health Team have been consulted and raise no objections.
- 7.41 Taking all of the above matters into consideration the development is therefore considered to be acceptable in terms of residential amenity and accords with Policy LP14 of the Local Plan to 2036 in this regard.

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

- 7.42 The proposal retains the existing access from Needingworth Road and provides off road parking for four vehicles within the site. The scale of these is considered to be acceptable and ample for the scale of development (particularly having regard to the sustainable location). Cycle storage is identified on the plans to the south-east of the site (close to the Needingworth Road frontage). No details have been provided as to the scale or design of this storage. Policy LP17 requires one clearly identified secure cycle space per bedroom for all Class C3 development whilst the Design Guide advises that this should be covered storage. Given the location and lack of detail provided Officers would wish to secure details by condition and this could be added in the event of an approval or a successful appeal.
- 7.43 Cambridgeshire County Council Highways Team have been consulted on the proposals and state that as a shared access for two dwellings it would need to be constructed in accordance with the Highways Development Management General Principles for Development document. Given the location, Highways state that it will require visibility splays of 2.4m x 43m and the access should be a minimum of 5m in width for 8m from the highway boundary to allow two-way simultaneous vehicle movements of vehicles and pedestrian visibility splays of 2m x 2m onto the back of the footway. Therefore, they deferred for further submission.

- 7.44 As Huntingdonshire District Council do not accept revisions on planning applications no further information has been passed to CCC for consultation. However, the agent has provided an indicative plan showing that these requirements can be achieved. Whilst there are no formal comments from CCC, Officers are satisfied that in the event that Members choose to approve or a successful appeal this matter could be conditioned. The submitted plans (showing the access arrangements) as part of any discharge of condition could then be submitted to CCC for review. It should be noted that Conservation Offices have been consulted on the proposed changes to the access (the re-design of the boundary wall) and have advised that they would not raise any objections on heritage grounds to these works taking place.
- 7.45 Highways also noted that the parking/turning area had not been dimensioned on the original plan but were broadly satisfied that it would be acceptable. Again, these details have been provided on the indicative plan and appear in line with the CCC assumptions.
- 7.46 Therefore, subject to conditions, Officers are satisfied that the development would be achieved with adequate parking provision for both motor vehicles and cycles and there would be no significantly detrimental impact on highway safety as a result. It would therefore accord with Policy LP17 of the Local Plan to 2036 in this regard.

### **Biodiversity**

- 7.47 Policy LP30 of the Local Plan to 2036 states that “a proposal will ensure no net loss in biodiversity and achieve a net gain where possible.” In this case the application is accompanied by an Ecological Impact Assessment (EIA) dated July 2023 which highlights that there will be no impact on designated sites of national or international importance or loss of or adverse impacts to Priority Habitats or Priority Species. The EIA goes on to advise of mitigation and enhancement measures which includes (given the identification of a single bat in building a - the main pitched roof element of the existing dwelling) the requirement for a European Protected Species License to be obtained for the works to be completed lawfully. The submitted plans detail biodiversity enhancements (such as bat, bird and hedgehog boxes) and these matters could be addressed by way of condition in the event of an approval or a successful appeal.
- 7.48 Overall, Officers are satisfied that provided attention is given to the requirements of the EIA the development could proceed with no net loss of biodiversity and a net gain could be achieved in accordance with LP30 of the Local Plan to 2036.

## **Impact on Trees**

- 7.49 Whilst there are no trees subject to Preservation Orders within the site, given the location in the St Ives CA the trees/hedgerows are afforded formal protection. Officers note that as per the Ecological Impact Assessment it is intended to retain all mature and semi-mature trees and that these will require protection during the development stages. HDC's Arboricultural Officer has been consulted and advises that they have no objections to the development from an arboricultural perspective. They state that the trees shown on the drawings are small/medium shrubs and as such there would be no requirement for conditions to be added.
- 7.50 Officers are therefore satisfied that the development is acceptable in terms of its impact on trees and therefore accords with Policy LP31 of the Local Plan to 2036 in this regard.

## **Other matters**

- 7.51 Policy LP37 of the Local Plan to 2036 states that "where ground contamination of a site and/or adjacent land is possible, due to factors including but not limited to existing or previous uses, the risks of ground contamination, including ground water and ground gases, will need to be investigated. In this case, the site is existing Class C3 (residential) and shall be retained as such. No obvious extensive ground works are required. HDC's Environmental Health Team have also been consulted and raise no objections or requirement for condition. The development therefore accords with Policy LP37 of the Local Plan to 2036 in this regard.
- 7.52 Policy LP25 of Huntingdonshire's Local Plan to 2036 which requires all new dwellings to comply with optional Building Regulation requirement M4(2) 'accessible and adaptable homes', unless it can be demonstrated that site specific factors make this impractical or unviable. The submitted statement confirms that the development would accord and this could be secured by condition in the event that Members choose to approve or a successful appeal.
- 7.53 Part j of Policy LP12 of the Local Plan relates to sustainable design and construction methods and ensures that a development makes efficient use of energy, water and other resources, such that all new homes comply with the optional building regulation requirement for water efficiency. The submitted statement confirms that the development would accord and this could be secured by condition in the event that members choose to approve or a successful appeal.
- 7.54 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. No CIL forms have been provided with the application, and, given the reasons for refusal these have not been pursued on this occasion. This matter would generally be dealt with by the Council's Implementation Team and would be pursued by them in the event of approval.

- 7.55 A Unilateral Undertaking Form for wheeled bins contributions has been signed and provided to the LPA on the 24<sup>th</sup> of November 2023. The development is therefore considered to accord with Policy LP4 of the Local Plan to 2036 in this regard.

**8. RECOMMENDATION – REFUSAL FOR THE FOLLOWING REASON:**

1. It is considered that the proposed development resulting in the addition of one dwelling in Flood Zone 3 would fail the sequential test for flooding contrary to Policy LP5 of the Huntingdonshire's Local Plan to 2036 (2019), Section 4 of the Cambridgeshire Flood and Water SPD 2017, and Paragraphs 165 and 168 of the NPPF 2023. The proposed development is therefore unacceptable in principle as it would result in additional 'more vulnerable' development in Flood Zone 3 and place people and property at an unwarranted risk of flooding. The principle of the proposed development is therefore unacceptable.

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

**CONTACT OFFICER: Kevin Simpson**

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

**PLANNING APPLICATIONS**  
**Official Planning Recommendations from Planning Committee Meeting 12 October 2023**

Application No Applicant/Agent	Proposed Development	Recommendations
<p><b>23/O1646/FUL</b>            Mr Joseph Vickery            Davies Vickery Associates            Touchstone            Godstone Road            Bletchingley, Surrey            RH1 4PL</p>	<p>Change of use from Class E (Commercial, Business and Service) to F1 (Learning and non-residential institutions) to provide Energy Training Academy within existing buildings.  <b>4 Harding Way</b>  <b>St Ives</b></p>	<p><b>Approval</b> – no change to the existing layout of the building; application requests only a change of use. Members support the concept and are pleased with the proposed change of use to the facility.</p>
<p><b>23/O1662/HHFUL</b>            Mr John Patrick Asher            27 Robbs Walk            St Ives PE27 5NA</p>	<p>Installation of air conditioning unit using an external unit mounted at the rear of the property.  <b>27 Robbs Walk</b>  <b>St Ives</b></p>	<p><b>Approval subject to</b> – Environmental Health being satisfied with noise regulation measurements. Members were concerned about noise emissions and Environmental Health’s uncertainty over what the expected increase in noise and emissions would be. If there is a change in noise level, this could affect adjoining occupiers and lead to complaints.             In principle it seems a non-obtrusive proposal, but Environmental Health must be satisfied with the effects of the application.</p>
<p><b>23/O1615/FUL</b>            Mr Martin Page            Brown &amp; Co            The Fairways            Wyboston Lakes</p>	<p>Conversion of dwelling to create 2 x 2-bedroom dwellings with associated first floor extension works.  <b>13 Needingworth Road</b>  <b>St Ives</b></p>	<p><b>Approval</b> – Members supported the proposed conversion, stating it was a clever use of the space. There is a reasonably sized plot which can accommodate the proposed changes, and members were pleased with the appearance and layout. Members also supported the application’s priority of</p>

<p>Great North Road Wyboston, Beds. MK44 3AL</p>		<p>maintaining the mature trees on the plot. Positive feedback on the entire proposal, which was well presented and thorough.</p>
<p><b>23/01656/HHFUL</b> Mr Oliver Brookes Cameron Bosque Brookes Architects 7 Hill Estate Houghton, Huntingdon PE28 2BX</p>	<p>First floor and small Ground floor extension to create an additional bed space. <b>1 Collingwood Close St Ives</b></p>	<p><b>Refusal</b> – based on the grounds of lack of privacy and light to neighbouring property. The increased height of the extension will decrease light to the neighbour’s garden, due to the proximity between plots. A new window in the extension will overlook directly into the neighbour’s property, thus decreasing their current level of privacy.</p>
<p><b>23/01730/HHFUL</b> Mr Jason Tyers JPT Design Consultants Ltd. The Studio 23 Halifax Road Upper Cambourne CB23 6AX</p>	<p>Single storey rear extension. <b>18 Wellington Avenue St Ives</b></p>	<p><b>Approval</b> – based upon the size and scale of the development; no issues raised.</p>
<p><b>23/01103/HHFUL</b> Mr Jason Tyers JPT Design Consultants Ltd. The Studio 23 Halifax Road Upper Cambourne CB23 6AX</p>	<p>Single storey extension to the rear following demolition of the existing conservatory, plus part garage conversion. <b>5 Links Way St Ives</b></p>	<p><b>Approval</b> – based on the appropriate size and type of development. No significant change to the footprint and no issues raised.</p>

# Development Management Committee



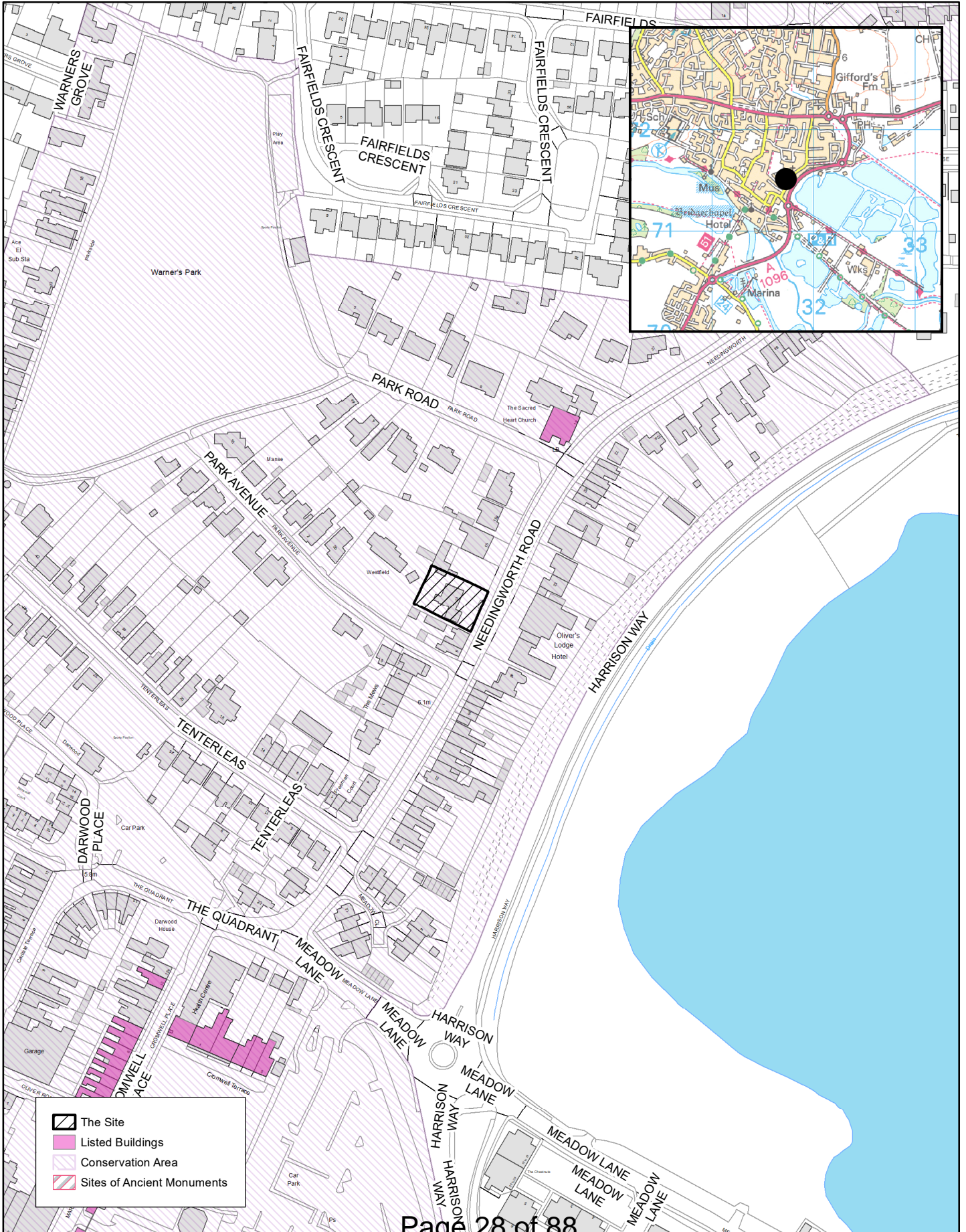
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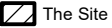



Application Ref: 23/01615/FUL

Date Created: 31/01/2024

Parish: St Ives

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Ordnance Survey HDC 100022322



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



Proposed Site Plan  
Scale: 1:200

Existing Site Plan  
Scale: 1:200

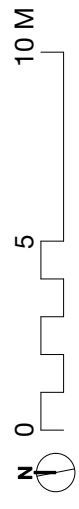
B 30/08/2023 Bin And Cycle Storage Added  
A 28/07/2023 Issued for Planning

# Smith Architects

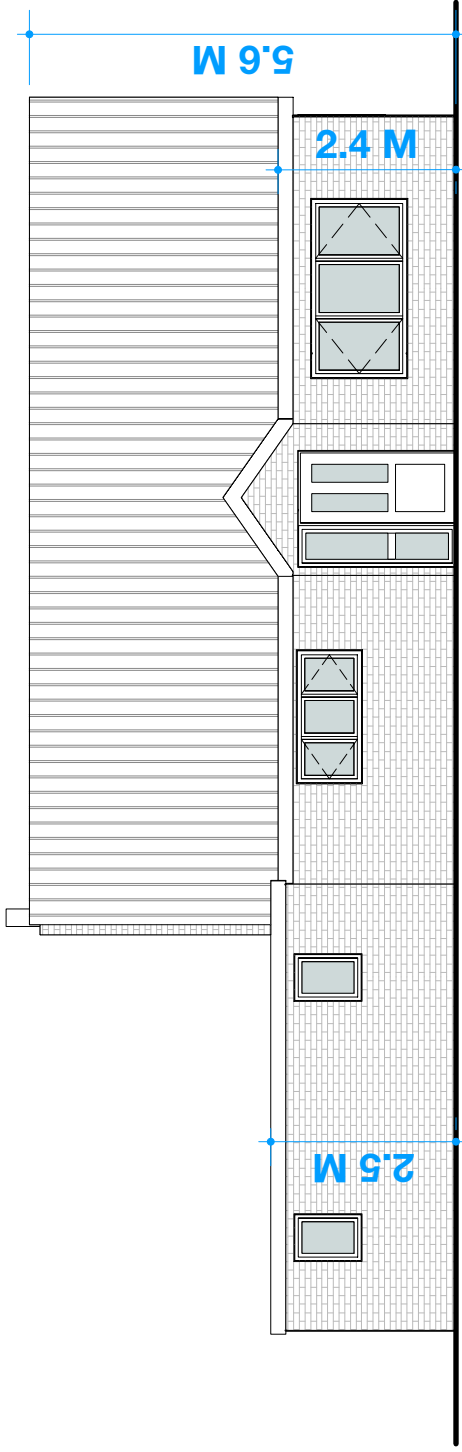
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1:200 - A3

## PLANNING

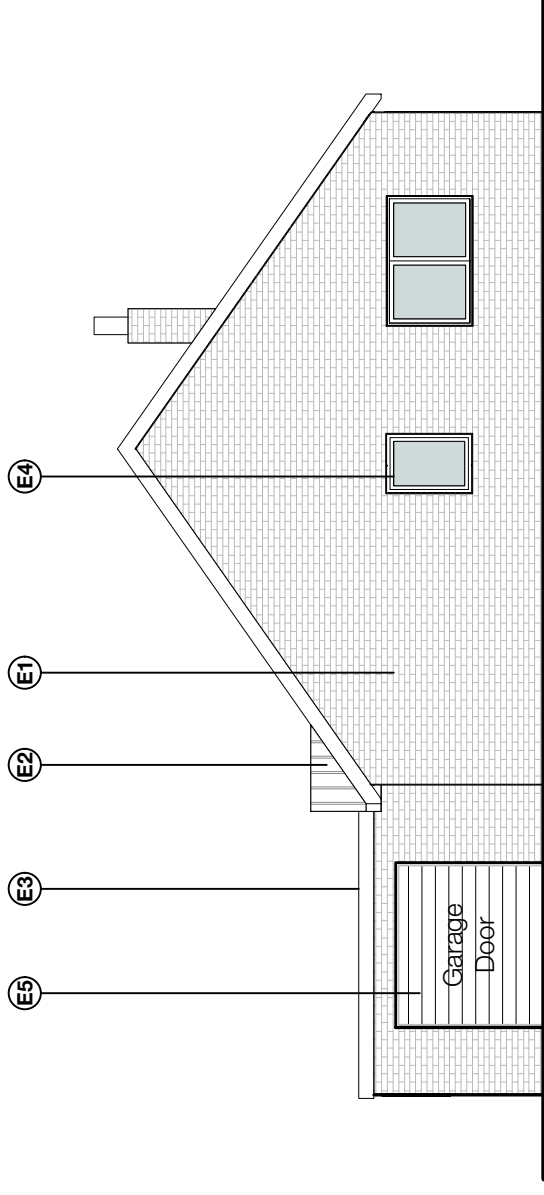
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Stowe Management Ltd 13 Needingworth Road, St. Ives, PE27 5JW  
28 New Road St Ives, PE27 5BG  
E: info@smitharchitects.uk T: 01460 763257



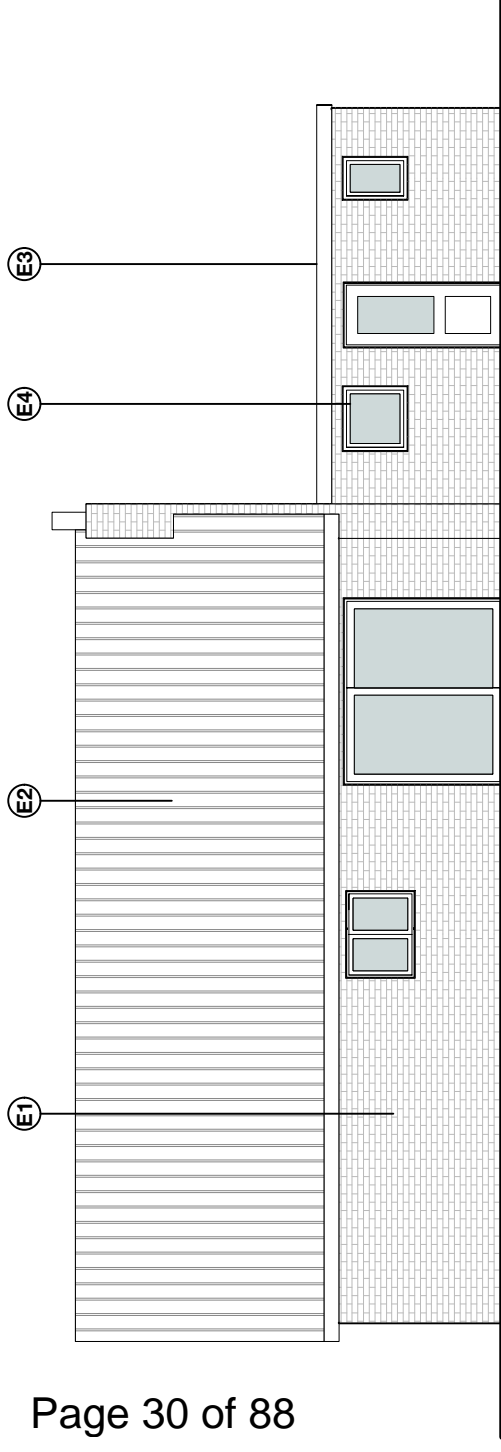
16/12/2022



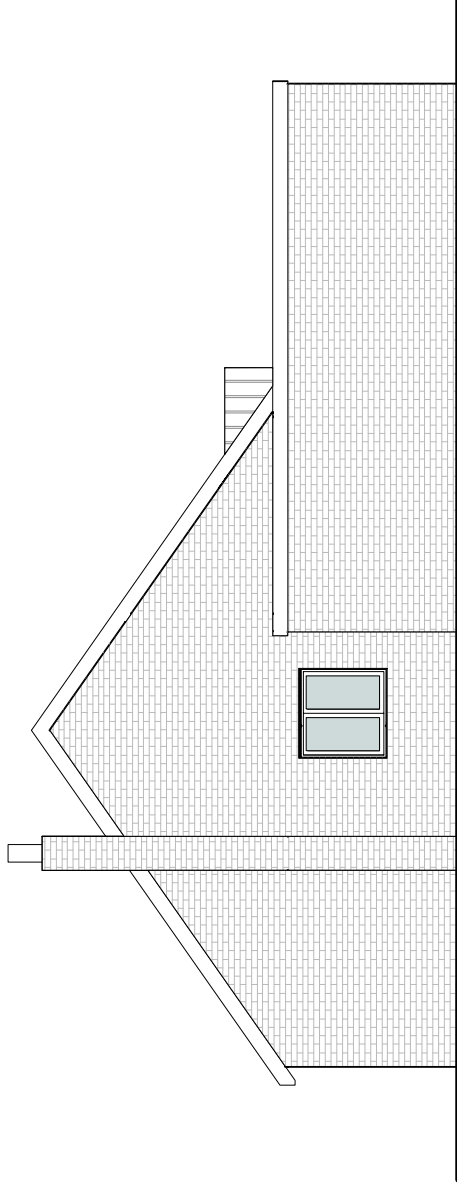
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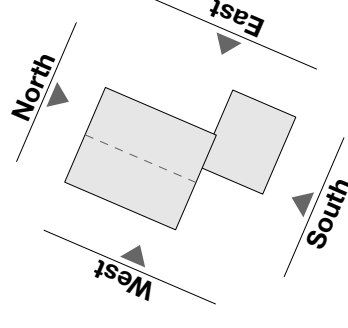
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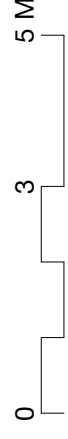
**Existing West Elevation**  
Scale: 1:100



**Existing South Elevation**  
Scale: 1:100



- Material Notes**
- E1. Existing Brickwork
  - E2. Existing Pan Tile Roof
  - E3. Existing Asphalt Roof
  - E4. uPVC windows & Doors
  - E5. Metal garage doors



A 28/07/2023 Issued for Planning

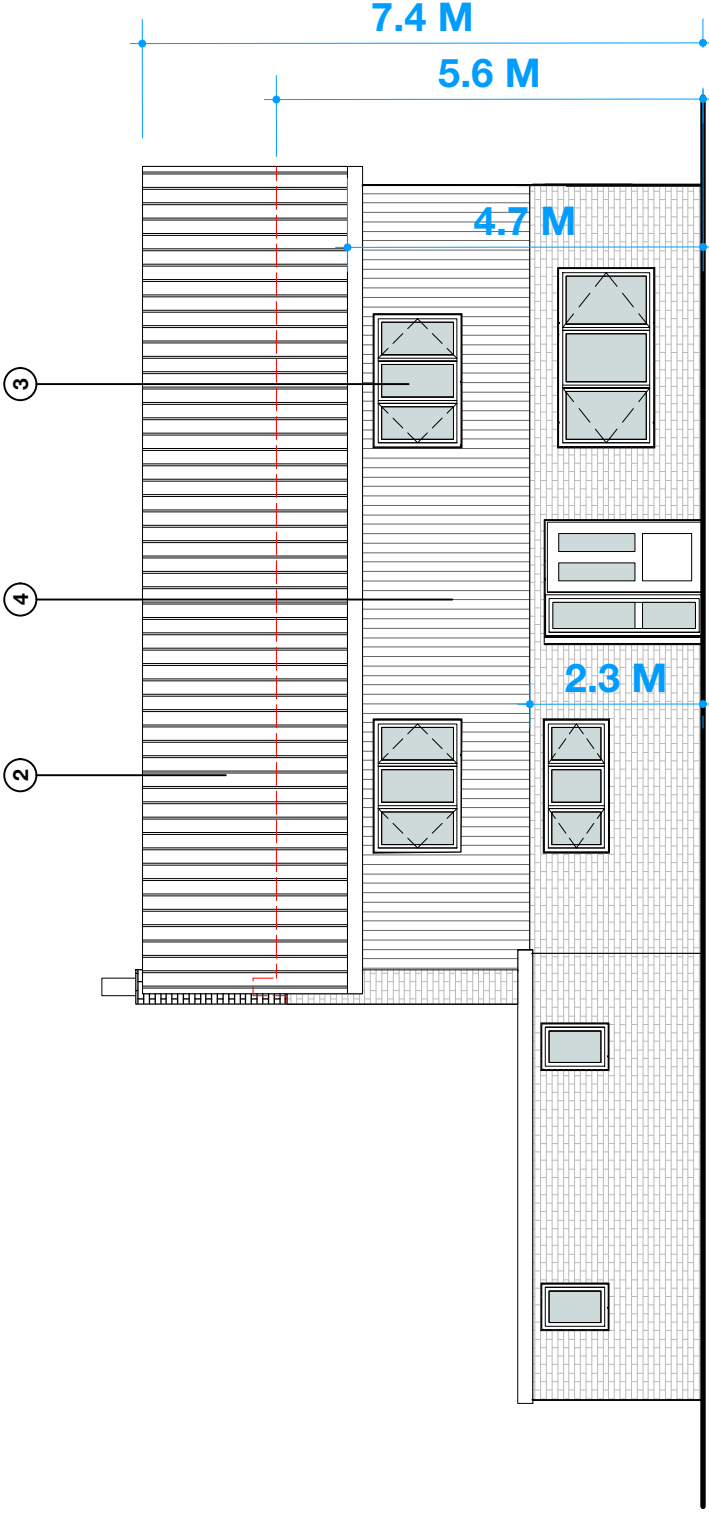
**Smith Architects**

Existing Elevation 1:100 - A3

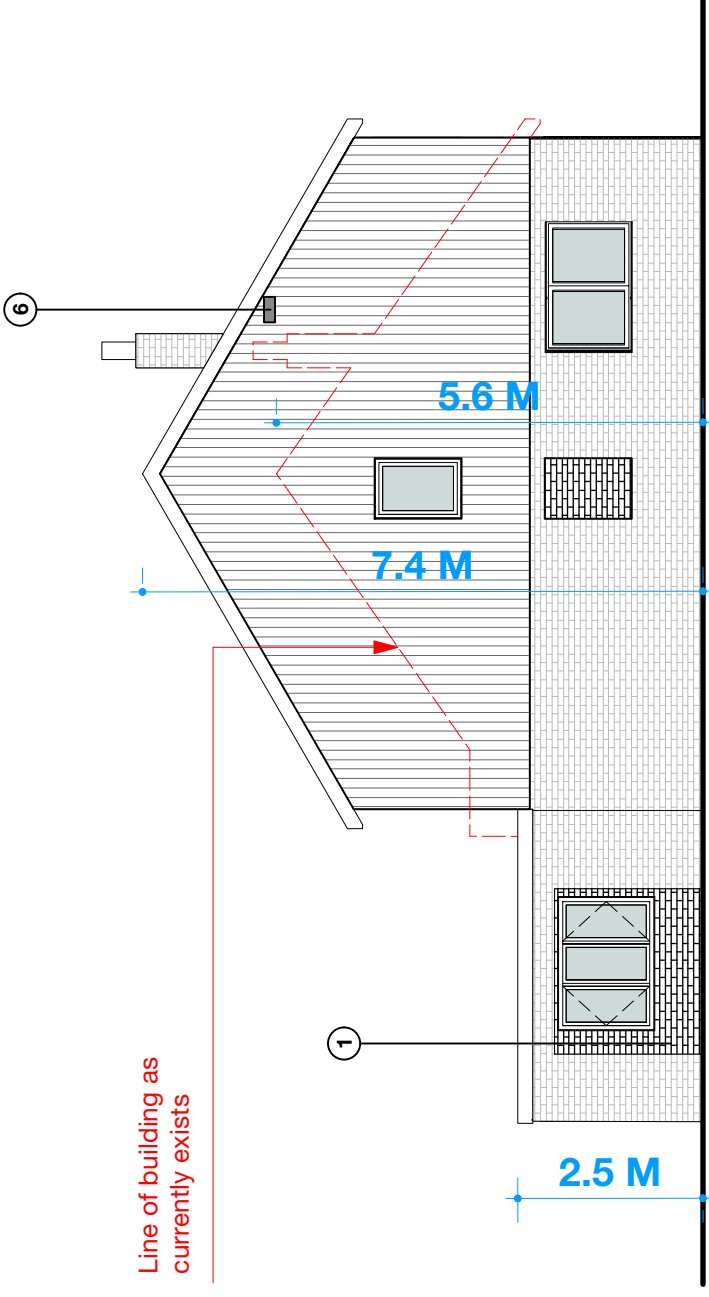
**PLANNING**

0119-SA-P06-A-Existing Elevation 16/12/2022

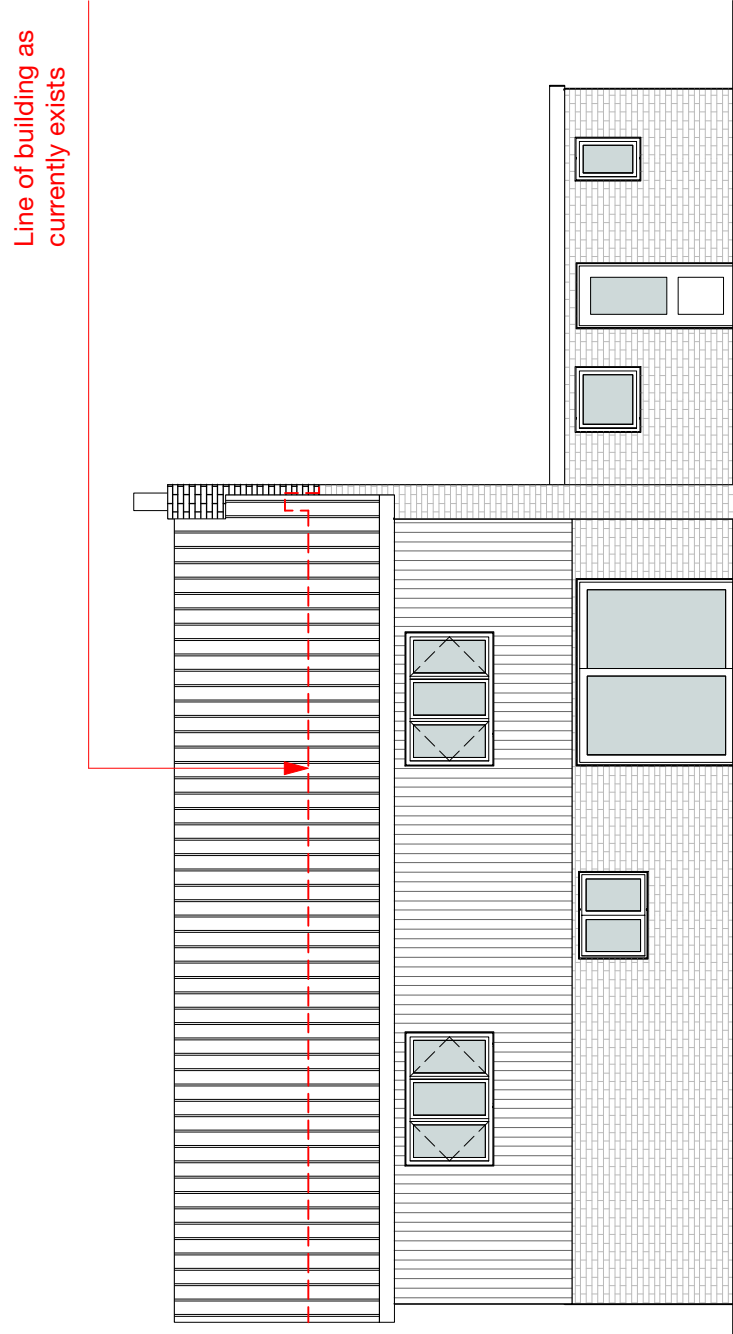
Stowe Management Ltd 13 Needlingworth Road, St. Ives, PE27 5JW  
25 New Road St Ives, PE27 5EG  
E: info@smitharchitects.uk T: 01480 763257



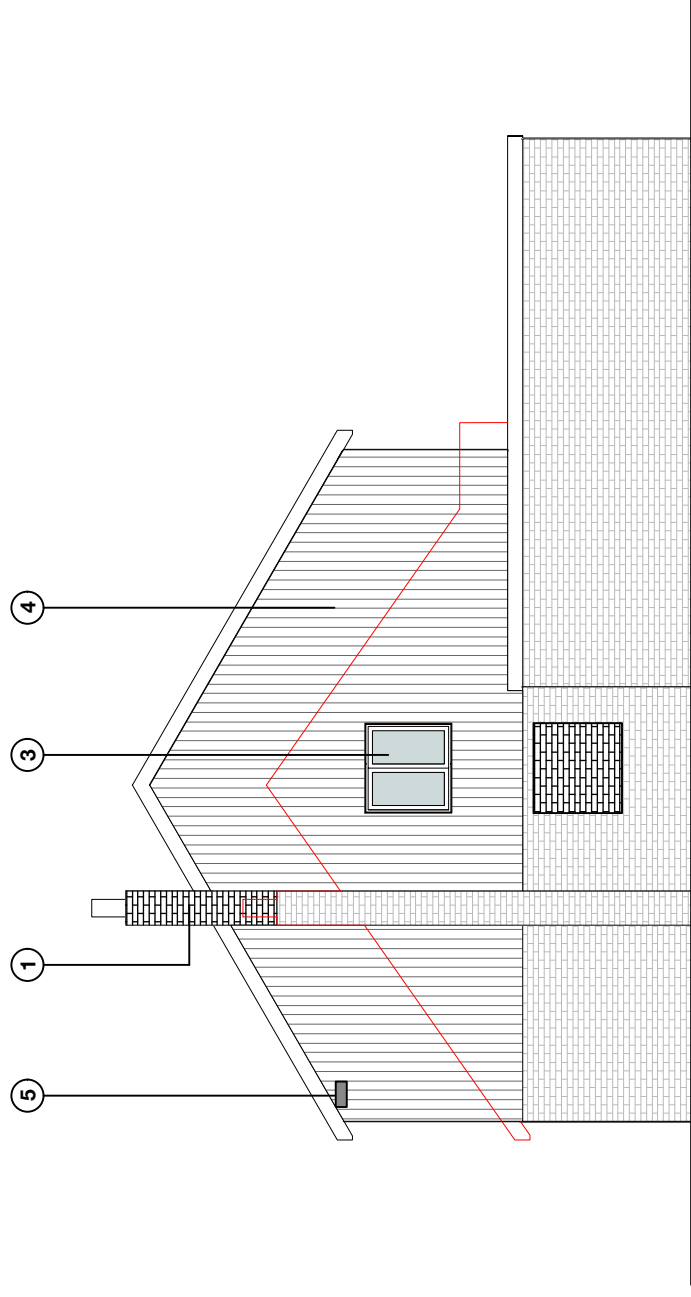
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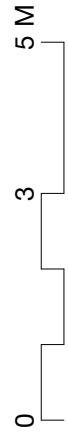
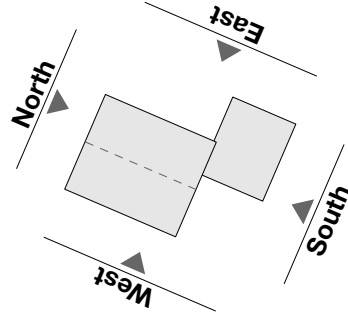
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Proposed West  
Scale: 1:100



Proposed South Elevation  
Scale: 1:100

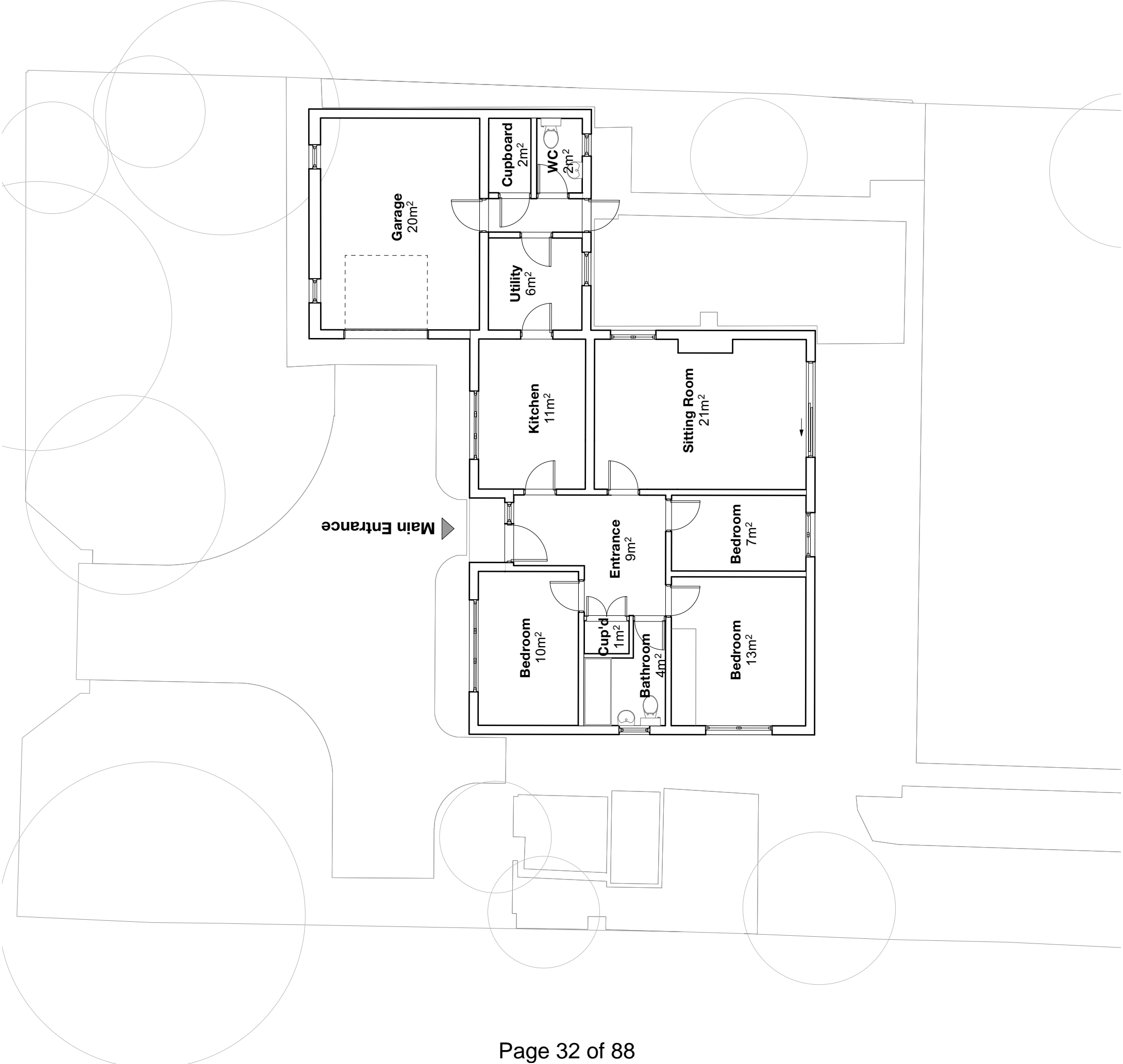


- Material Notes**
1. Brickwork To Match
  2. Pan Tiles to Match Existing
  3. New uPVC windows & Doors to match existing
  4. New Timber Boarding
  5. New Bat Box, exact location to be confirmed with specialist
  6. New Swift Bird Box, exact location to be confirmed with specialist

A 28/07/2023 Issued for Planning

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Proposed Elevations  
1:100 - A3  
**PLANNING**  
0119-SA-P07-A-Proposed Elevations 16/12/2022  
Stowe Management Ltd 13 Needlingworth Road, St. Ives, PE27 5JW  
28 New Road St Ives, PE27 5EG  
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Main Entrance

Garage  
20m<sup>2</sup>

Utility  
6m<sup>2</sup>

Cupboard  
2m<sup>2</sup>

WC  
2m<sup>2</sup>

Kitchen  
11m<sup>2</sup>

Sitting Room  
21m<sup>2</sup>

Bedroom  
10m<sup>2</sup>

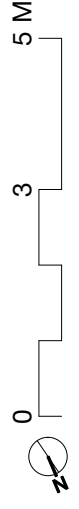
Entrance  
9m<sup>2</sup>

Bedroom  
7m<sup>2</sup>

Cup'd  
1m<sup>2</sup>

Bathroom  
4m<sup>2</sup>

Bedroom  
13m<sup>2</sup>



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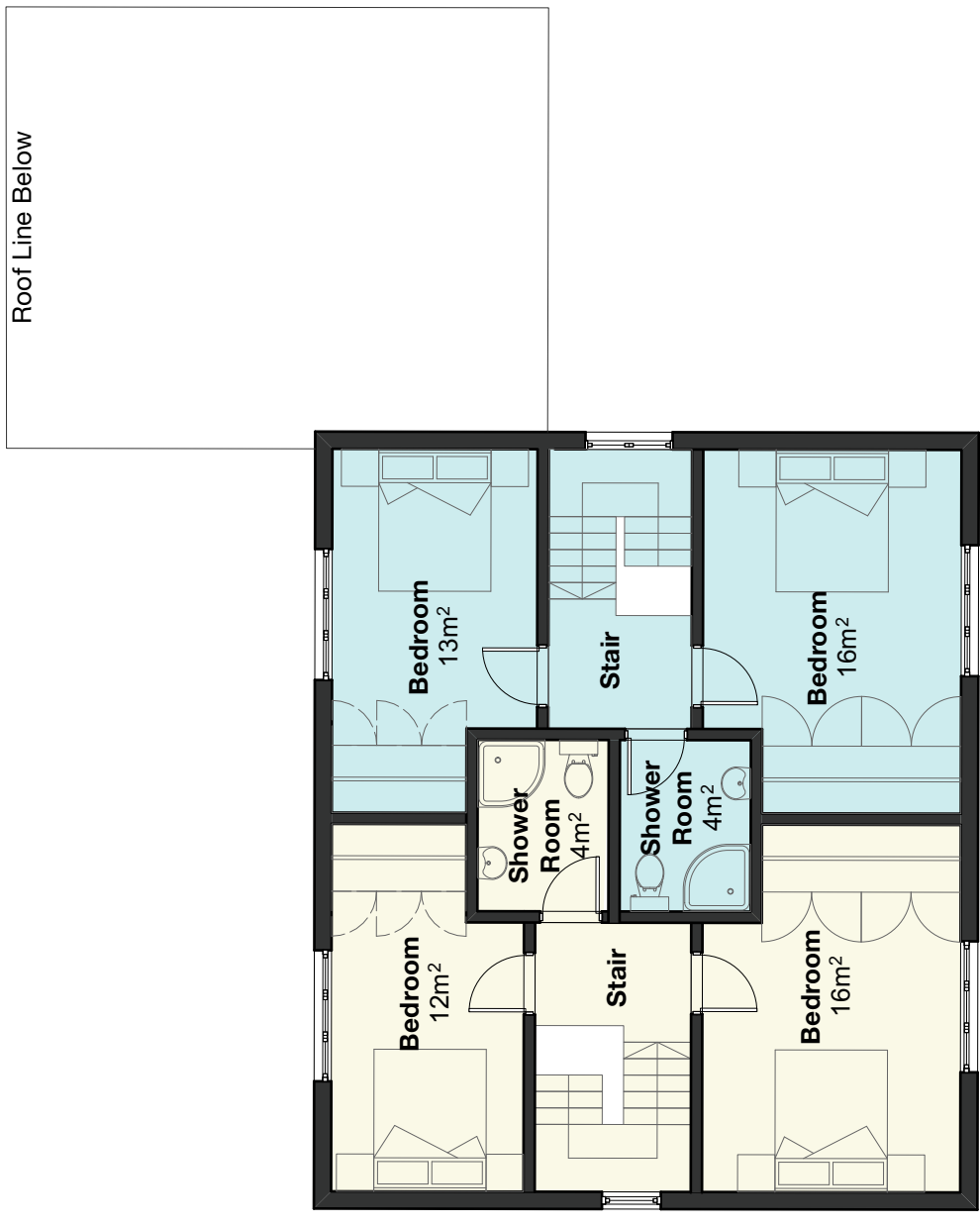
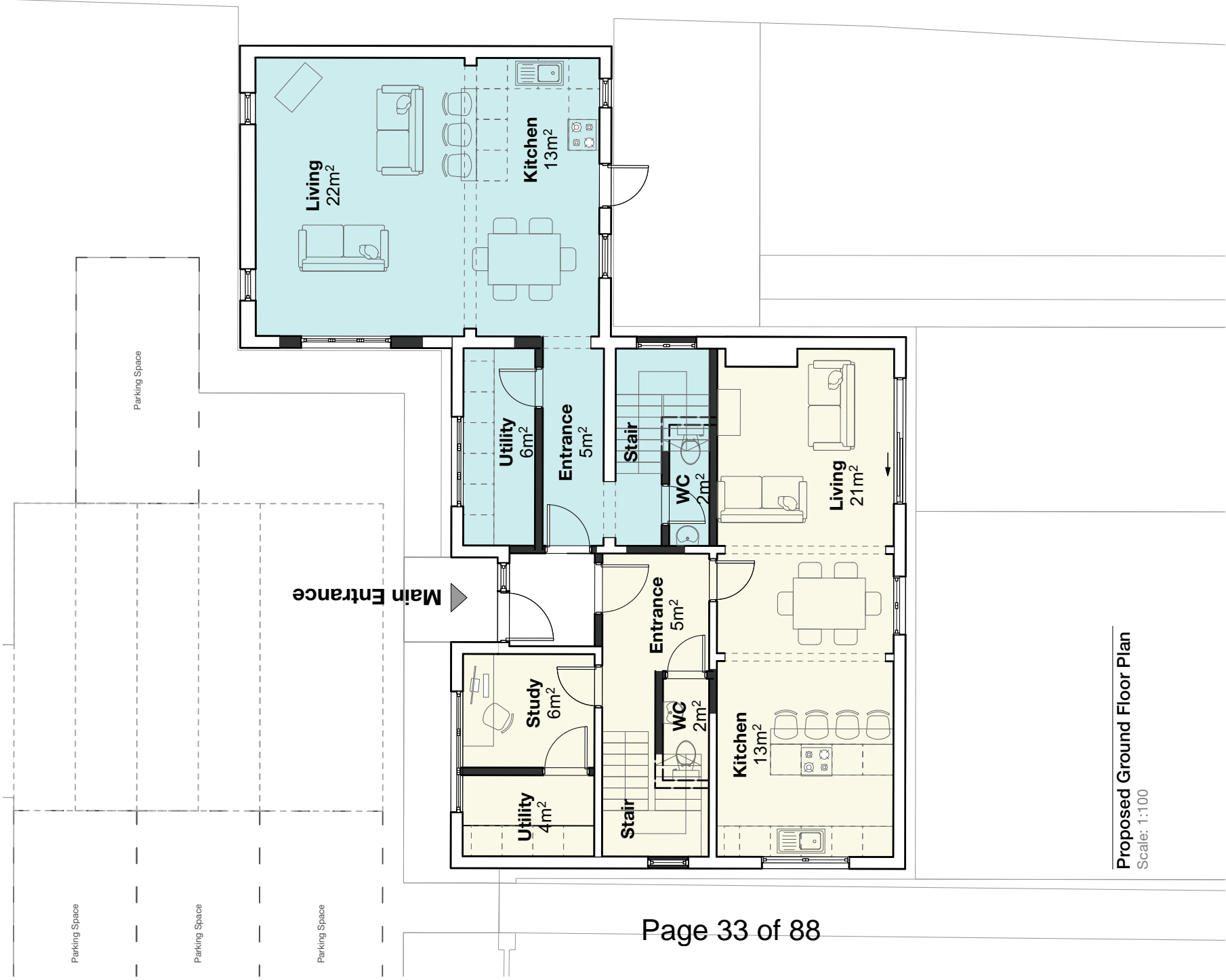
Existing Ground Floor 1:100 - A3

## PLANNING

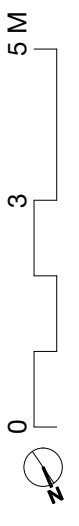
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Stowe Management Ltd 13 Needlingworth Road, St. Ives, PE27 5JW  
28 New Road St Ives, PE27 5EG  
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- Unit 1**  
2 bed - 4 person  
98 m<sup>2</sup> G.I.F.A.
- Unit 2**  
2 bed - 4 person  
96 m<sup>2</sup> G.I.F.A.
- Existing Wall
- Proposed Wall



A 28/07/2023 Issued for Planning

# Smith Architects

Proposed Ground Floor 1:100 - A3

## PLANNING

0119-SA-P05-A-Proposed Ground Floor 16/12/2022

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## DEVELOPMENT MANAGEMENT COMMITTEE 19<sup>th</sup> FEBRUARY 2024

**Case No:** 23/01828/FUL

**Proposal:** DEMOLITION OF EXISTING FARMHOUSE AND  
OUTBUILDING AND ERECTION OF TWO NEW  
DWELLINGS WITH ASSOCIATED PARKING, ACCESS  
AND AMENITY SPACE

**Location:** CHESTERTON LODGE FARM, GREAT NORTH ROAD,  
CHESTERTON

**Applicant:** ROBIN, JENNIFER AND ALISON WATERWORTH

**Grid Ref:** 511710 295846

**Date of Registration:** 28<sup>TH</sup> SEPTEMBER 2023

**Parish:** CHESTERTON

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### RECOMMENDATION - REFUSE

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

#### 1. DESCRIPTION OF SITE AND APPLICATION

##### Site and Surroundings

- 1.1 The site is located approximately 1km north-west of the settlement of Chesterton. It is accessed via a private access track off Oundle Road and currently operates as a dairy farm. The existing farmhouse subject to this application is located at the south-east edge of the site and benefits from a large garden which runs to the east away from the frontage. To the rear (north) is a brick outbuilding and the main working farm buildings are then set to the west and north-west.
- 1.2 The farmhouse is currently vacant and is constructed of orange/red brick with a tiled pitched roof and external chimney stacks. A two-storey side extension exists to the west side and there is also an extended wing to the rear/north side. There is a gap of approximately 6 metres between the rear of the house and the adjacent outbuilding, however, a link (now demolished) used to join the two buildings together.

## Proposal

- 1.3 This application seeks planning approval for the demolition of the existing farmhouse and outbuilding and the erection of two dwellings with associated parking, access and amenity space at Chesterton Lodge Farm, Great North Road, Chesterton.
- 1.4 The proposed semi-detached dwellings would comprise of one four-bedroom property and one three-bedroom property. The proposed building would be U-shaped, two-storeys in height and would be of a gable-end design with a small lean-to element on both properties.
- 1.5 This application is an amended scheme following the withdrawal of a previous application (reference 22/02116/FUL) which sought planning permission for the proposed refurbishment and extension of the existing farmhouse and then subdivision to create three separate dwellinghouses.
- 1.6 Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.
- 1.7 This application has been accompanied by the following documents:
  - Planning, Design and Access Statement
  - Ecological Impact Assessment
  - Arboricultural Impact Assessment
  - Tree Survey Schedule

## 2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (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 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 15<sup>th</sup> 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
- LP20: Homes for Rural Workers
- LP25: Housing Mix
- LP30: Biodiversity and Geodiversity
- LP31: Trees, Woodland, Hedges and Hedgerows
- LP33: Rural Buildings

3.2 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>

3.3 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
- 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.

For full details visit the government website

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

- 4.1 22/02116/FUL – Proposed refurbishment and extension of the existing farmhouse and subdivision to create three separate dwellinghouses – Withdrawn.
- 4.2 1302017FUL – Creation of an agricultural access and track – Approved.

#### **5. CONSULTATIONS**

- 5.1 Chesterton Parish Council – Recommends Approval.

This new Application (replacing 22/02116/FUL) concerns the demolition of the farmhouse (rather than its restoration and conversion) and its replacement with two new dwellings, plus associated ground works.

Chesterton Lodge (then known as “Lower Lodge”) was probably built contemporaneously with its ‘twin’ (“Upper Lodge”, currently Hill Farm), sometime in the early 19thC. These two new farmsteads each comprised a farmhouse with an adjoining crewyard surrounded by outbuildings, and are clearly shown on the 1837 Tithe Map. Less clear, however, is the 1805 Estate Map, but these two farms are distinctly named on it.

When the forebears of the present owners came to Chesterton in 1902, Lower Lodge seems to have been principally a dairy farm. The family have continued with that policy and currently have an accredited dairy herd which is accommodated in very modern dairy buildings; nevertheless, the buildings and equipment need almost constant supervision and rigorous maintenance of the plant. This supervision has previously been done by staff living off-site, but this has found to be far from ideal, as reliable, qualified staff are difficult to find, and demand better quality accommodation than has previously been on offer.

Although standing on a distinct ridge, Chesterton Lodge is relatively isolated and it is probably invisible to the residents living in the village and from any public footpaths, except possibly from the A1, but only if someone is briefly distracted when the sun picks out the house. Even so, the only close neighbours are other employees or tenants on the same land-holding. Consequentially, those “Material Planning Considerations” such as loss of light, outlook and privacy are rendered virtually irrelevant. As to

'Highway Issues' it should be noted that access to the site is via a modern farm road (with a standard highway-engineered junction with Oundle Road) at the western end of the village.

Of the remaining MPC's that leaves us with design, appearance and materials. Due to the continuing malfunction of the new software we have been unable to view any of the drawings associated with this application. Consequently our 'observations' are limited to viewing what we can, principally the "Planning, Design and Access Statement". From this it appears that the proposed two dwellings are semidetached, covering most of the existing building's 'footprint'. The new buildings will be more compact, and (unsurprisingly) less high. The only real extra building will be the generous provision to house motor cars. None of this calls for adverse comment.

That the new buildings will be of similarly coloured brick, with sympathetic roofs of clay tile and slate tile, will deftly reflect the buildings which are to be demolished. One or more elevations will be 'broken-up' by the addition of timber cladding. All this seems to reflect the vernacular tradition and calls for no criticism.

- 5.2 Cambridgeshire County Council Highway Authority – No objection.

The existing access was approved via application 13/02017/FUL and is of a standard suitable for shared agricultural/residential use with the appropriate visibility splays. No significant adverse effect upon the Public Highway should result from this proposal, should it gain benefit of Planning Permission.

- 5.3 Cambridgeshire County Council Archaeology Team – No objections but consider that the site should be subject to a programme of archaeological investigation secured through condition.

- 5.4 Huntingdonshire District Council's Environmental Protection Officer – Further information needed.

This is an application for two residential dwellings next to what appears to be a cattle farm. We are unable to make a valid comment on this proposal unless a noise and odour assessment has been undertaken and submitted.

## **6. REPRESENTATIONS**

- 6.1 No third party representations were received during the course of the 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 (2021). The development plan is defined in Section 38(3)(b) of the 2004 Act as "the development plan documents (taken as a whole) that have been adopted or approved in that area".
- 7.3 In Huntingdonshire the Development Plan (relevant to this applications) consists of:
- Huntingdonshire's Local Plan to 2036 (2019)
  - Cambridgeshire & Peterborough Minerals and Waste Local Plan (2021)
- 7.4 The statutory term 'material considerations' has been broadly construed to include any consideration relevant in the circumstances which bears on the use or development of the land: *Cala Homes (South) Ltd v Secretary of State for Communities and Local Government & Anor* [2011] EWHC 97 (Admin); [2011] 1 P. & C.R. 22, per Lindblom J. Whilst accepting that the NPPF does not change the statutory status of the Development Plan, paragraph 2 confirms that it is a material consideration and significant weight is given to this in determining applications.
- 7.5 The main issues to consider in the determination of this application are:
- The Principle of Development
  - Design and Visual Amenity
  - Residential Amenity
  - Highway Safety
  - Flood Risk and Drainage
  - Biodiversity
  - Impact on Trees
  - Accessible and Adaptable Homes
  - Water Efficiency
  - Developer Contributions
  - Archaeology



## The Principle of Development

- 7.6 The site is located outside of any built-up area of a settlement and is therefore considered to be countryside land. The starting point for assessing the principle of any development in the countryside is Policy LP10 of Huntingdonshire's Local Plan to 2036.
- 7.7 Policy LP10 of the Local Plan states that development in the countryside will be restricted to the limited and specific opportunities as provided for in other policies of this plan and that all development in the countryside must:
- a. seek to use land of lower agricultural value in preference to land of higher agricultural value:
    - i. avoiding the irreversible loss of the best and most versatile agricultural land (Grade 1 to 3a) where possible, and
    - ii. avoiding Grade 1 agricultural land unless there are exceptional circumstances where the benefits of the proposal significantly outweigh the loss of land;
  - b. recognise the intrinsic character and beauty of the countryside; and
  - c. not give rise to noise, odour, obtrusive light or other impacts that would adversely affect the use and enjoyment of the countryside by others.
- 7.8 The application site comprises an existing dwelling and associated curtilage and the application seeks approval for the demolition of the existing buildings and the erection of two dwellings in its place. The proposal would not result in loss of agricultural land. Criteria (b) and (c) will be addressed in the design section of this report.
- 7.9 In addition to complying with Policy LP10, development in the countryside is restricted to the limited and specific opportunities as provided for in other policies of the Local Plan, including Policy LP33 'Rural Buildings' which is most relevant in this instance.
- 7.10 Policy LP33 states that a proposal for the replacement of a building in the countryside will be supported where it meets criteria (a), i to iii and the proposal would lead to a clear and substantial enhancement of the immediate setting. Furthermore, a modest increase in floorspace will be supported.
- 7.11 Criteria (a) i to iii states that it must be demonstrated that the building is (i) redundant or disused; (ii) of permanent and substantial construction; and (iii) not in such a state of dereliction or disrepair that significant reconstruction would be required.
- 7.12 Based on the information submitted and the site visit undertaken by the case officer, the Local Planning Authority are satisfied that the building in question is disused, of permanent and substantial

construction and is not in such a state of dereliction or disrepair that significant reconstruction would be required. As such, the building is considered to meet criteria (a), (i), (ii) and (iii) of Policy LP33 and therefore, the principle of the erection of a replacement building in this instance is acceptable.

- 7.13 With regard to the existing and proposed floorspace, the Gross Internal Area (GIA) of plot 1 would be 173sqm and Plot 2 140sqm, giving a total of 313sqm. This compares to the existing house which, over three floors has a GIA of 331sqm. The proposed floor space of the dwellings is therefore lower than the existing farmhouse. The proposals have also been designed with a much lower ridge height. As such, the proposal is considered to be in accordance with Policy LP33 in this regard. Furthermore, the need for the proposal to lead to a clear and substantial enhancement of the immediate setting is discussed in the following section of this report.
- 7.14 With regards to the creation of an additional dwelling as part of the proposed demolition and rebuild, the submitted Planning Statement seeks to demonstrate that the site benefits from a fall-back to support the principle of the development of two dwellings in this instance. It is recognised that paragraph 84 d) of the National Planning Policy Framework allows for the subdivision of an existing residential building in an isolated location. Officers note this argument, however as assessed above, it is considered that the proposal complies with the requirements of Policy LP33 and therefore the principle of the replacement of an existing dwelling with two dwellings is supported.
- 7.15 The submitted Planning Statement also states that “Good quality farm managers in this field expect that accommodation will be provided for them and their family as part of their employment package...the proposal would provide the farm with an excellent opportunity to offer accommodation to potential staff associated with the dairy business and thereby support the overall viability of the enterprise.” However, as the application does not specifically seek approval for the erection of two rural workers dwellings, with limited information supplied in this regard, the proposal would not satisfy Policy LP20 (Homes for Rural Workers) of the adopted Huntingdonshire Local Plan to 2036. This is discussed further in the ‘Residential Amenity’ section below.
- 7.16 The site is located approximately 1km north-west of the settlement of Chesterton and it is accessed via a private access track off Oundle Road. It is considered that future occupants would be heavily reliant on the use of private cars due to the lack of services and facilities in Chesterton and the absence of alternative sustainable transport options such as public transport, safe footpaths and/or cycle paths. However, having regard to the existing residential use and that the proposal would comply with

Policy LP33 outlined above, it is not considered that the unsustainable location of the proposed dwellings would warrant a refusal of the application.

- 7.17 Overall, it is considered that the proposal accords with the aims of Policies LP10 and LP33 of the Local Plan. The principle of development is therefore acceptable, subject to compliance with other material planning considerations discussed below.

### **Design and Visual Amenity**

- 7.18 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.
- 7.19 Section 12 of the NPPF (2023) seeks to achieve well designed places, noting that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development.
- 7.20 The HDS Design Guide (2017) is relevant to the application proposals, in particular chapter 4 and sections 3.7 and 3.8. The guide states that the size, shape and orientation (the form) of a building can have a significant impact upon its surroundings. The form of new buildings should generally reflect traditional built forms found in Huntingdonshire. The scale, massing and height of proposed development should be considered in relation to that of adjoining buildings, the topography, pattern of heights in the area and views, vistas and landmarks.
- 7.21 It should also be noted that the application site is located within the Northern Wolds Landscape Character Area as set out in the Landscape and Townscape Supplementary Planning Document (2022). The landscape character of the Northern Wolds is achieved through the distinctive and repeated pattern of ridges, valleys and regularly spaced settlements.
- 7.22 This application seeks approval for the demolition of the existing farmhouse and outbuilding and the erection of a replacement building comprising one four-bedroom dwelling and one three-bedroom dwelling. The proposed building would be U-shaped, two-storeys in height and of a gable-end design with a small lean-to element on both properties.
- 7.23 The overall scale and design of the proposed replacement building is considered to be acceptable with the overall height decreasing

and the proposal being sited in a similar location as the existing buildings. The proposed design demonstrates a clear hierarchy of height, with the highest part of the building comprising living accommodation in the main body of built form with lower subservient elements comprising car ports, cycle and refuse storage. The proposal would be constructed with a red/orange facing brick finish with elements of dark stained horizontal cladding and oak posts to reflect the countryside location. This traditional design approach would not detract from the rural setting of the site and surrounding area.

- 7.24 It is worth noting that due to the distance between the site and the public highway of Oundle Road to the south and the A1 to the east, the proposal would not be readily visible from public vantage points and would not result in visual harm to the wider countryside.
- 7.25 The proposed redevelopment would provide opportunities to tidy up the site and secure a comprehensive landscaping scheme. It is therefore recommended that a condition be imposed on any planning permission granted to secure a detailed boundary treatment and soft and hard landscaping scheme and ensure its implementation.
- 7.26 For the reasons above, Officers are of the view that the proposed development would lead to a clear and substantial enhancement of the immediate setting. As such, subject to the imposition of conditions on any planning permission granted, the Local Planning Authority are satisfied that the proposal would be in accordance with Policies LP10, LP11, LP12 and LP33 of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework in this regard.

### **Residential Amenity**

- 7.27 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.

### **Amenity of neighbouring properties**

- 7.28 Given the isolated nature of the site in terms of neighbouring residential dwellings with the closest neighbouring properties approximately 950m south-east, the proposal is not considered to result in any detrimental impacts in this regard.

### Amenity for future occupiers

- 7.29 The orientation and layout of the proposed dwellings ensures that there would be very little overlooking between the dwellings and each property would have its own private amenity space.
- 7.30 However, the site forms part of the wider dairy/cattle farm of Manor Farm with the proposed private, residential dwellings to be located directly south-east of the existing agricultural buildings. As such, the Council's Environmental Protection team have raised concerns over potential noise and odour impacts from the operational farm on the amenities of the future occupiers of the dwellings and have therefore requested further assessments be undertaken. The application is not supported by a noise or odour Assessment, and accordingly the Local Planning Authority are not able to satisfy themselves that the proposal would provide an acceptable level of residential amenity for future owners/occupiers of the proposed dwellings.
- 7.31 The planning statement suggests that the proposed dwellings would be lived in by dairy workers, but there is no mention in the application that the proposal is to be considered as homes for rural workers under Policy LP20 and no justification has been provided in this regard. The application has not been assessed on this basis, therefore a condition to restrict the occupancy of the dwellings to rural workers would not appropriate to overcome the concerns raised by Environmental Health in relation to noise and odour.
- 7.32 As set out above, the proposed development is located adjacent to a dairy farm and it has not been accompanied by an odour and noise assessment as requested by Environmental Health. It is therefore considered that there is insufficient evidence submitted to demonstrate that the development would not adversely affect the future occupiers of the dwellings in terms of unacceptable noise and odour impacts. The proposal therefore fails to accord with Policy LP14 of the Local Plan to 2036.

### **Highway Safety**

- 7.33 The existing property of Chesterton Lodge is accessed via an existing private access drive off Oundle Road approved under planning permission 1302017FUL. Given the proposal seeks approval for the erection of a replacement dwelling, including the creation of a second dwelling, the previously approved access is considered to be of a standard suitable for shared agricultural and residential uses with the appropriate visibility splays. The Highway Authority have raised no objection to the proposal.

- 7.34 Furthermore, based on the submitted block plan, the Local Planning Authority are satisfied there is adequate provision for off-street car parking and turning facilities to ensure that vehicles enter the highway in a forward gear.
- 7.35 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 National Planning Policy Framework in this regard.

### **Flood Risk and Drainage**

- 7.36 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 165-175 of the NPPF (2023)).
- 7.37 In this case, 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 not in an area noted as susceptible to ground water flooding. Accordingly, the sequential and exceptions tests for flooding nor the submission of a flood risk assessment are considered necessary in this instance in accordance with the NPPF and national guidance.
- 7.38 Given the low flood risk and minor scale of development, Officers are satisfied that full details of the surface and foul water drainage can be secured as part of building regulations and other relevant legislative requirements in this instance.
- 7.39 Overall, the proposal is considered to be acceptable with regard to its impact on both flood risk 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.

### **Biodiversity**

- 7.40 Paragraph 180 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.

- 7.41 This application has been accompanied by an Ecological Impact Assessment and Bat Survey. This acknowledges that there are seven designated sites within 2km of the site and one SSSI – Castor Flood Meadows which lies 1.2km northeast of the site. The site therefore falls within the impact risk zone (IRZ) for this SSSI. However, the addition of one dwelling is unlikely to generate a significant number of new visits to the protected site and therefore it is unlikely that there would be any material increase in recreational pressure on Castor Meadows SSSI.
- 7.42 The Local Planning Authority are satisfied the submitted report appropriately appraises the site, the potential impacts of the proposal on protected species, hedgerows and trees and provides suitable mitigation measures to ensure the protection of habitats. While biodiversity enhancement measures have not been detailed, given the scale and nature of the proposal, the Local Planning Authority are satisfied this can be agreed via a suitably worded condition.
- 7.43 Overall, subject to the imposition of conditions, the proposal is considered to 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.

### **Impact on Trees**

- 7.44 Policy LP31 of the Huntingdonshire Local Plan to 2036 requires proposals to demonstrate that the potential for adverse impacts on trees, woodland, hedges and hedgerows has been investigated and that a proposal will only be supported where it seeks to conserve and enhance any existing tree, woodland, hedge or hedgerow of value that would be affected by the proposed development.
- 7.45 The proposal would involve the removal of a small number of trees within the site. The application has been accompanied by an Arboricultural Impact Assessment which concludes that the trees on site are mostly in poor condition. The removal of the trees would allow the garden to be re-instated and a new landscaping scheme will ensure that replacement trees are incorporated within the development.
- 7.46 Accordingly, subject to the imposition of a condition regarding landscaping details, the proposal is considered acceptable in accordance with Policy LP31 of the Local Plan to 2036.

### **Accessible and Adaptable Homes**

- 7.47 Policy LP25 of the Huntingdonshire's Local Plan to 2036 states that proposal for new housing will be supported where they meet

the optional Building regulation requirement M4(2) 'accessible and adaptable dwellings' unless it can be demonstrated that site specific factors make this impractical or unviable.

- 7.48 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**

- 7.49 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 can be attached to any consent to ensure compliance with the above, in accordance with Policy LP12 (j) of Huntingdonshire's Local Plan to 2036.

### **Developer Contributions**

#### Bins

- 7.50 Part H of the Developer Contributions SPD (2011) requires a payment towards refuse bins for new residential development. An incomplete Unilateral Undertaking to secure the provision of wheeled bins has been submitted as part of the application. On this basis the proposal would not provide a satisfactory contribution to meet the tests within the CIL Regulations. The proposal would therefore fail to accord with Policy LP4 of the Huntingdonshire Local Plan to 2036 and the Developer Contributions Supplementary Planning Document (2011).

#### Community Infrastructure Levy (CIL)

- 7.51 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.

### **Archaeology**

- 7.52 Cambridgeshire County Councils Archaeology Team were formally consulted on the application. The Archaeology Officer notes that records indicate that this site lies in an area of high archaeological potential, situated in close proximity to the south-west of the nationally important Roman settlement of Durobrivae (National Heritage List for England reference 1021429), of which the scheduled area includes the buried and surviving earthwork remains of the fort and walled Roman town, its west, south and



east suburbs and extramural cemeteries, as well as the buried remains of earlier prehistoric structures. Further prehistoric ring-ditches and enclosures as well as a Roman Road on a NW-SE alignment which is likely associated with the Roman settlement are visible as cropmarks present within the field to the immediate east of the site (Cambridgeshire Historic Environment Record references 09096, 09175).

- 7.53 Chesterton Lodge Farmhouse is present on early edition Ordnance Survey mapping dated to 1885 where it is represented as part of a farmstead identified as 'Lower Lodge' (CHER ref MCB25029). Only the (substantial) farmhouse itself and perhaps one of the smaller barns to the rear appears to remain from the 19th century layout, the rest of the buildings having been superseded by modern farm buildings during the 20th century. A limited selection of photos contained in the Planning, Design and Access Statement as well as close-up images within the Ecological appraisal document show that the main range and rear service wing to be constructed of soft pre-industrial brick with coped gables and likely to be of 18th or very early 19th century date. Despite later unsympathetic alterations Chesterton Lodge Farmhouse is considered to be a non-designated heritage asset for its historical and archaeological interest, representing at minimum two centuries of continuous usage of the site, and should be considered as such under the terms of the NPPF in the determination of the present application.
- 7.54 Accordingly whilst they have no objection to the proposal, they consider that the site should be subject to a programme of archaeological investigation secured through condition. This is considered to be in accordance with the NPPF (2023) and Local Plan Policy LP34 (Heritage Assets and their settings).

## **Conclusion**

- 7.55 As outlined above, all planning applications should be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 7.56 Whilst the principle of the erection of two dwellings in the countryside is considered to be acceptable under Policy LP33 of the Local Plan, given the close proximity to the operational dairy/cattle farm, the Local Planning Authority are not able to satisfy themselves that the proposal would be acceptable in terms of noise and odour impacts on any future owner/occupier of the proposed dwellings.
- 7.57 Finally, a complete Unilateral Undertaking to secure the provision of wheeled bins has not been provided during the course of the application.

7.58 Having regard for all relevant material considerations, it is concluded that the proposal would not accord with local and national planning policy. Therefore, it is recommended that planning permission be refused.

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

1. The proposed development is located adjacent to a dairy farm and it has not been accompanied by an odour and noise assessment as requested by Environmental Health. It is therefore considered that there is insufficient evidence submitted to demonstrate that the development would not adversely affect the future occupiers of the dwellings in terms of unacceptable noise and odour impacts. The proposal therefore fails to accord with Policy LP14 of the Local Plan to 2036.
2. The application is not accompanied by a completed Unilateral Undertaking for the provision of wheeled bins and therefore fails to comply with part H of the Developer Contributions Supplementary Planning Document (2011) and Policy LP4 of the Huntingdonshire Local Plan to 2036.

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

**CONTACT OFFICER: Lucy Pateman Senior Development  
Management Officer [lucy.pateman@huntingdonshire.gov.uk](mailto:lucy.pateman@huntingdonshire.gov.uk)**

Dear Sirs:

As requested, I am pleased to submit the observations of Chesterton Parish Meeting ('CPM') on Planning Application 23/01828/FUL, relating to Chesterton Lodge, Chesterton.

As we understand it, this new Application (replacing 22/02116/FUL) concerns the demolition of the farmhouse (rather than its restoration and conversion) and its replacement with two new dwellings, plus associated ground works.

Chesterton Lodge (then known as "Lower Lodge") was probably built contemporaneously with its 'twin' ("Upper Lodge", currently Hill Farm), sometime in the early 19thC., when the parish was divided into three farming units. These two new farmsteads each comprised a farmhouse with an adjoining crewyard surrounded by outbuildings, and are clearly shown on the 1837 Tithe Map. Less clear, however, is the 1805 Estate Map, but these two farms are distinctly named on it.

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Although standing on a distinct ridge, Chesterton Lodge is relatively isolated and it is probably invisible to the residents living in the village and from any public footpaths, except possibly from the A1, but only if someone is briefly distracted when the sun picks out the house. Even so, the only close neighbours are other employees or tenants on the same land-holding. Consequentially, those "Material Planning Considerations" such as loss of light, outlook and privacy are rendered virtually irrelevant. As to 'Highway Issues' it should be noted that access to the site is via a modern farm road (with a standard highway-engineered junction with Oundle Road) at the western end of the village.

Of the remaining MPC's that leaves us with design, appearance and materials. Due to the continuing malfunction of the new software we have been unable to view any of the drawings associated with this application. Consequently our 'observations' are limited to viewing what we can, principally the "*Planning, Design and Access Statement*". From this it appears that the proposed two dwellings are semi-detached, covering most of the existing building's 'footprint'. The new buildings will be more compact, and (unsurprisingly) less high. The only real extra building

will be the generous provision to house motor cars. None of this calls for adverse comment.

That the new buildings will be of similarly coloured brick, with sympathetic roofs of clay tile and slate tile, will deftly reflect the buildings which are to be demolished. One or more elevations will be 'broken-up' by the addition of timber cladding. All this seems to reflect the vernacular tradition, and calls for no criticism..

Finally, as far as I am aware, no 'representations' have been made to any member of CPM by any residents canvassing support for objections.

This Application has been submitted to members of our Standing Committee and none has offered any adverse comment. Instead CPM submits the foregoing observations, and is pleased to recommend 'Approval'.

Yours faithfully



Clerk, Chesterton Parish Meeting

# Development Management Committee



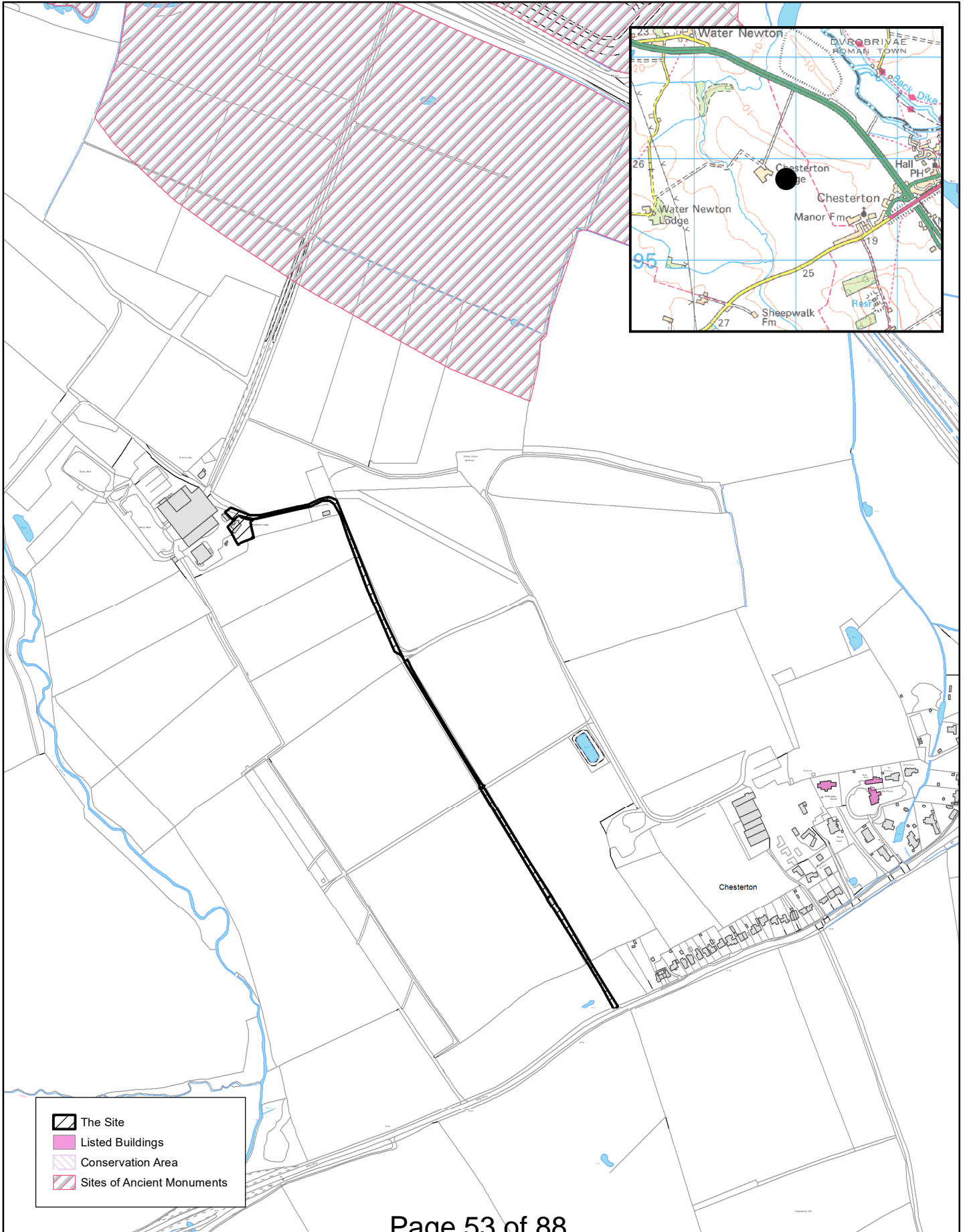
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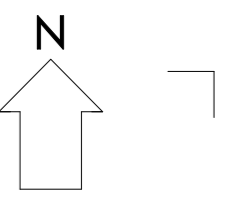
Application Ref:23/01828/FUL

Date Created: 06/02/2024

Parish: Chesterton

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Project:

**Manor Farm, Chesterton  
Peterborough**

Drawing title:

**Location/Access plan**

Scale

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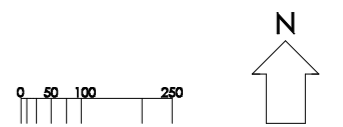
Date

**May 23**

Drwg No.

**22050\_04**

Revision



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NORTH WEST ELEVATION



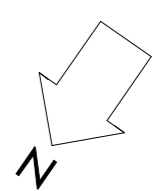
NORTH EAST ELEVATION



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION



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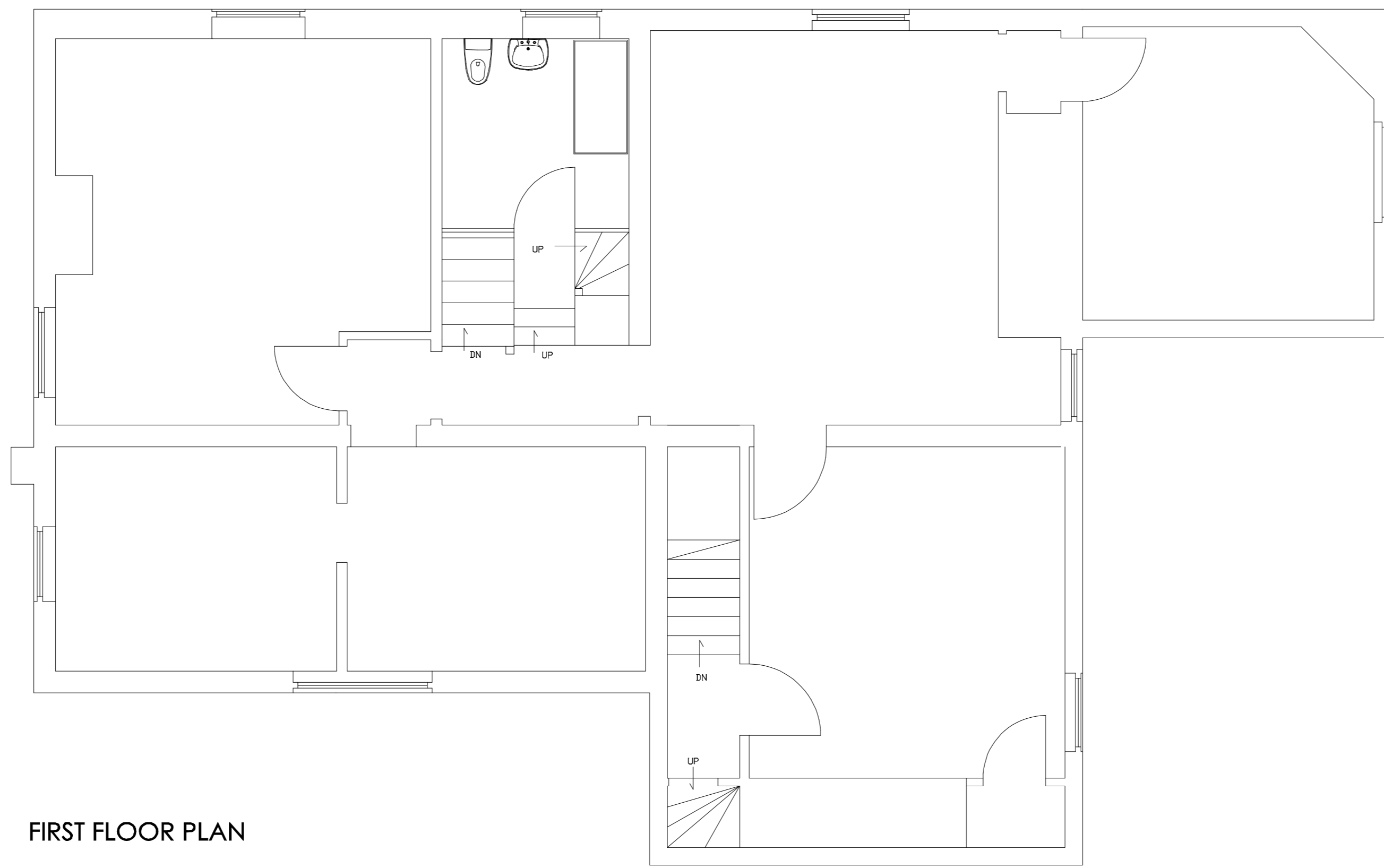
Project: **Chesterton Lodge,  
Manor Farm, Chesterton  
Peterborough**

Drawing title: **Existing elevations**

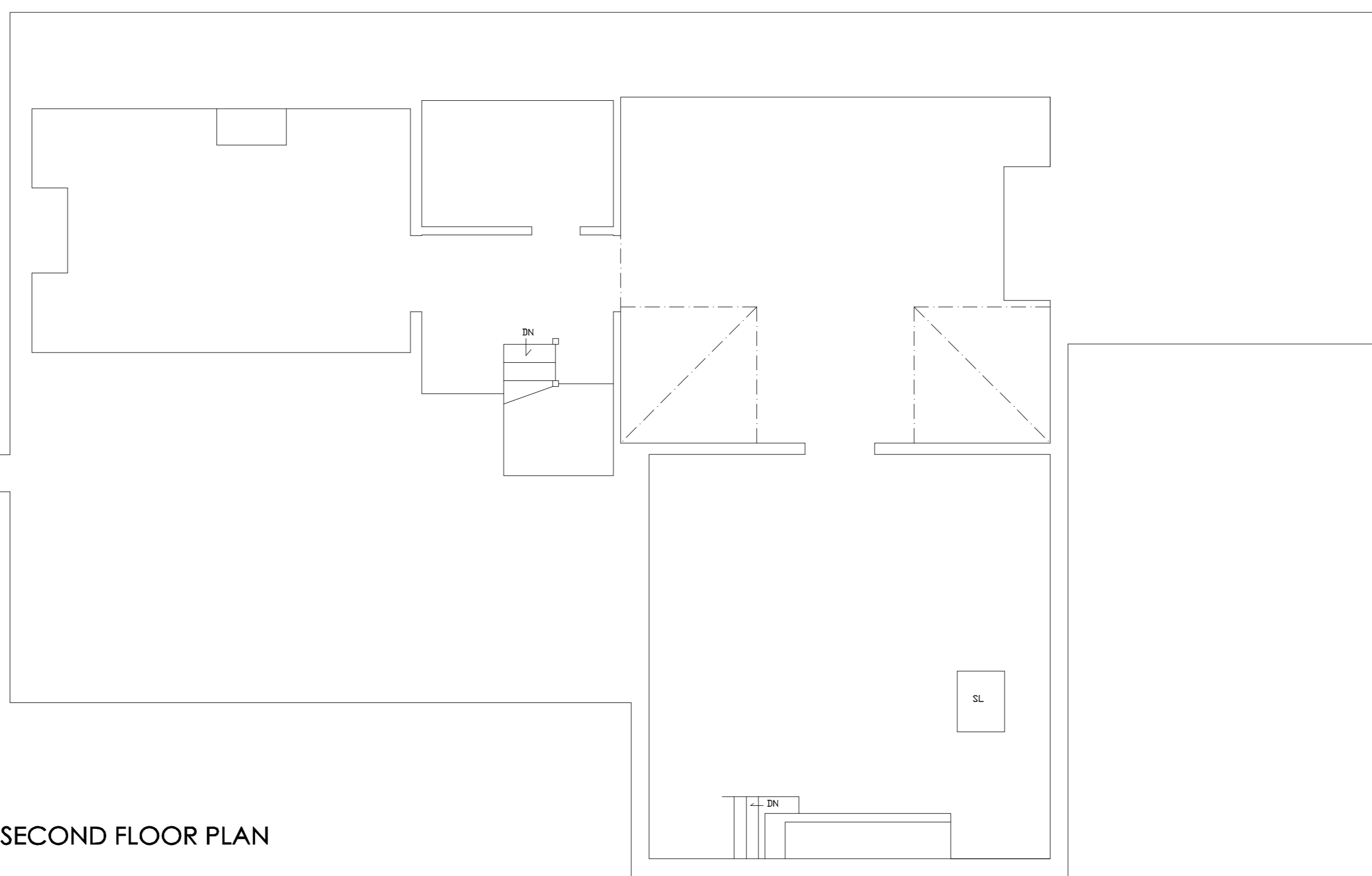
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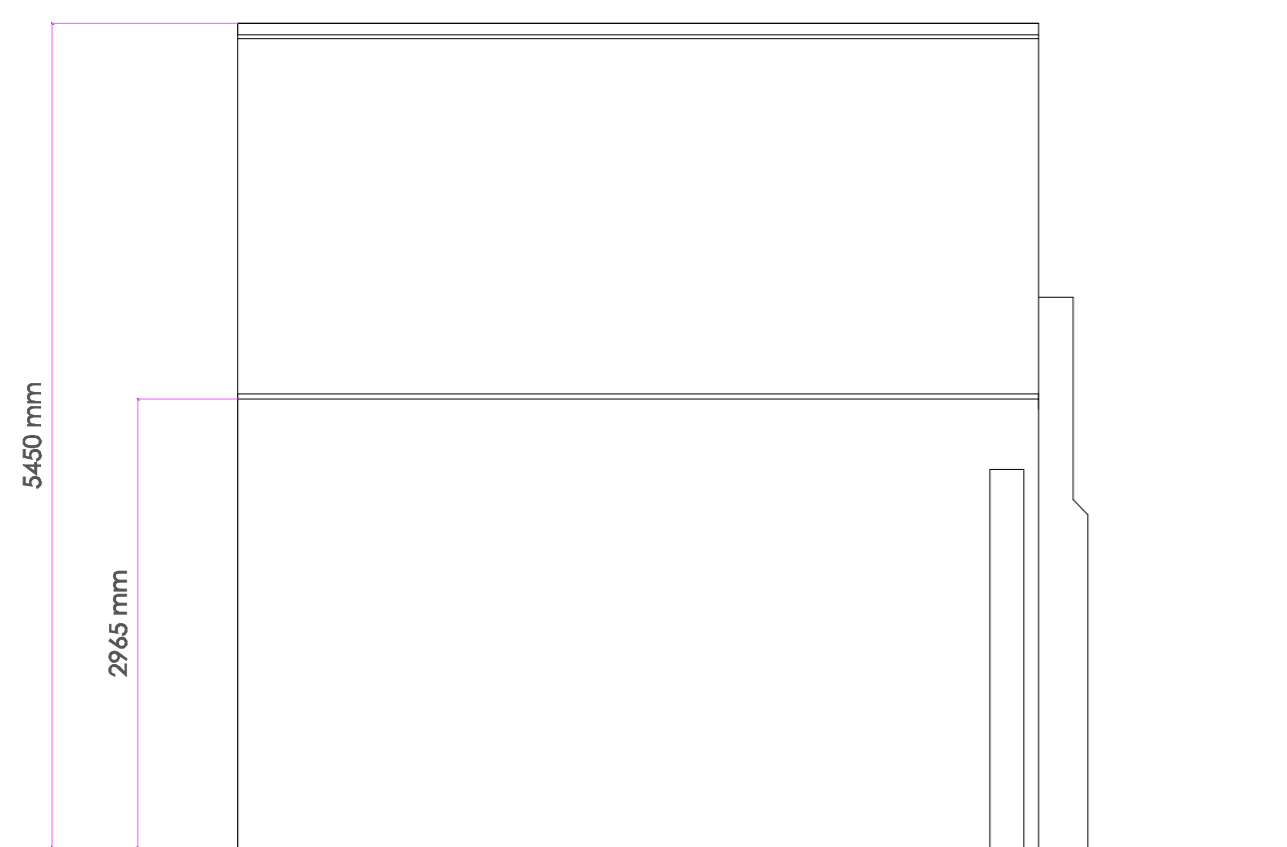
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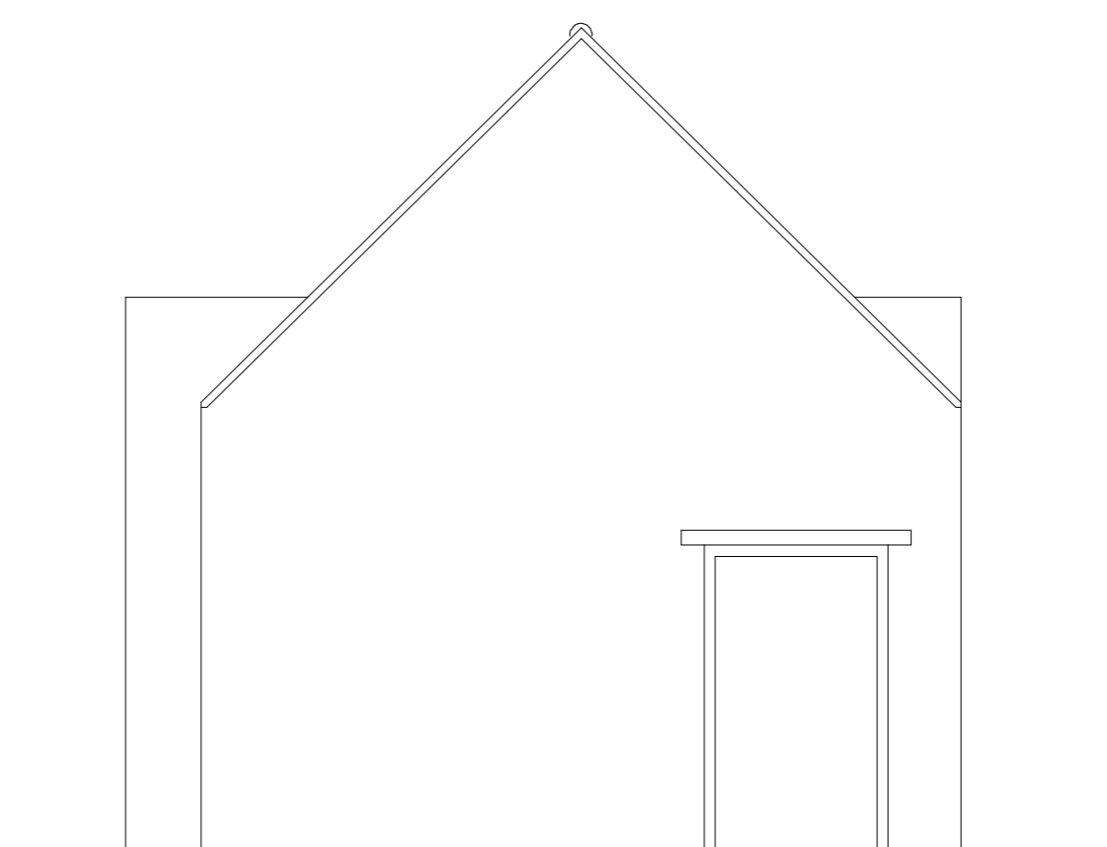
FIRST FLOOR PLAN



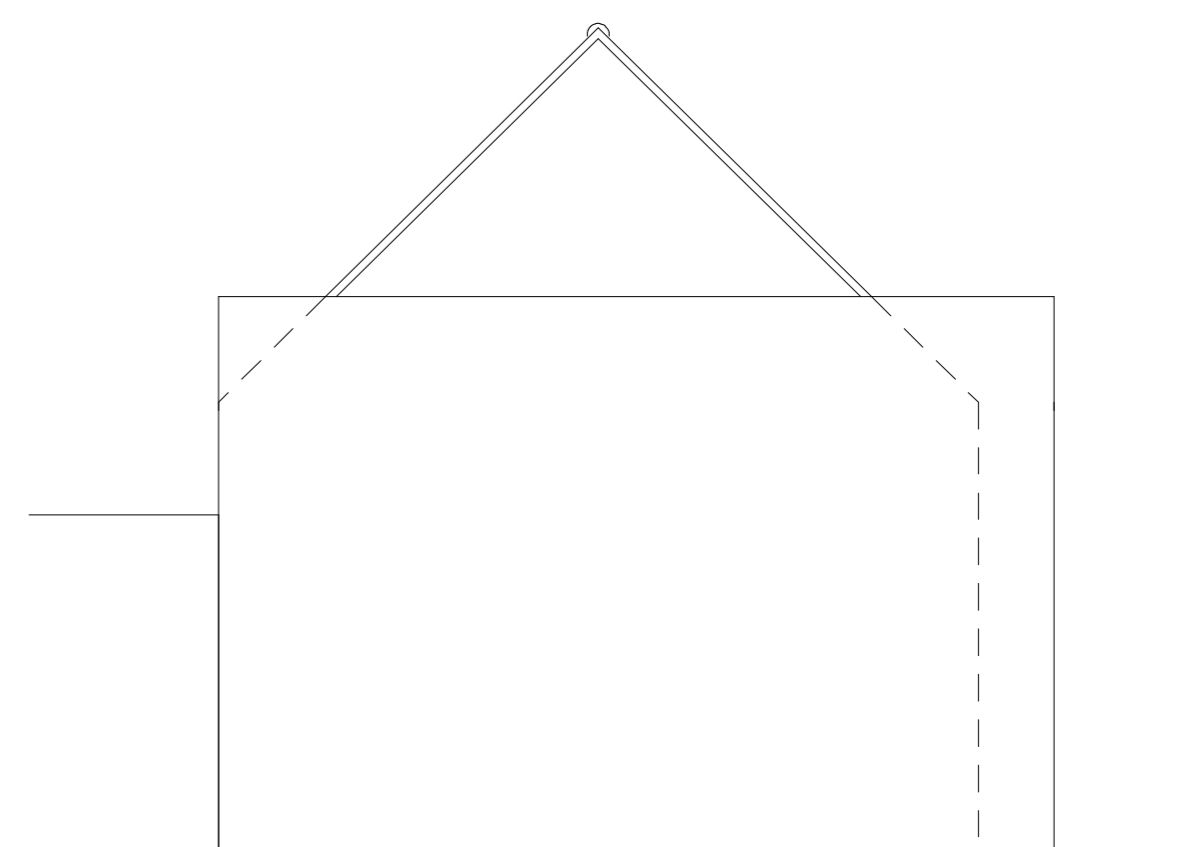
SECOND FLOOR PLAN



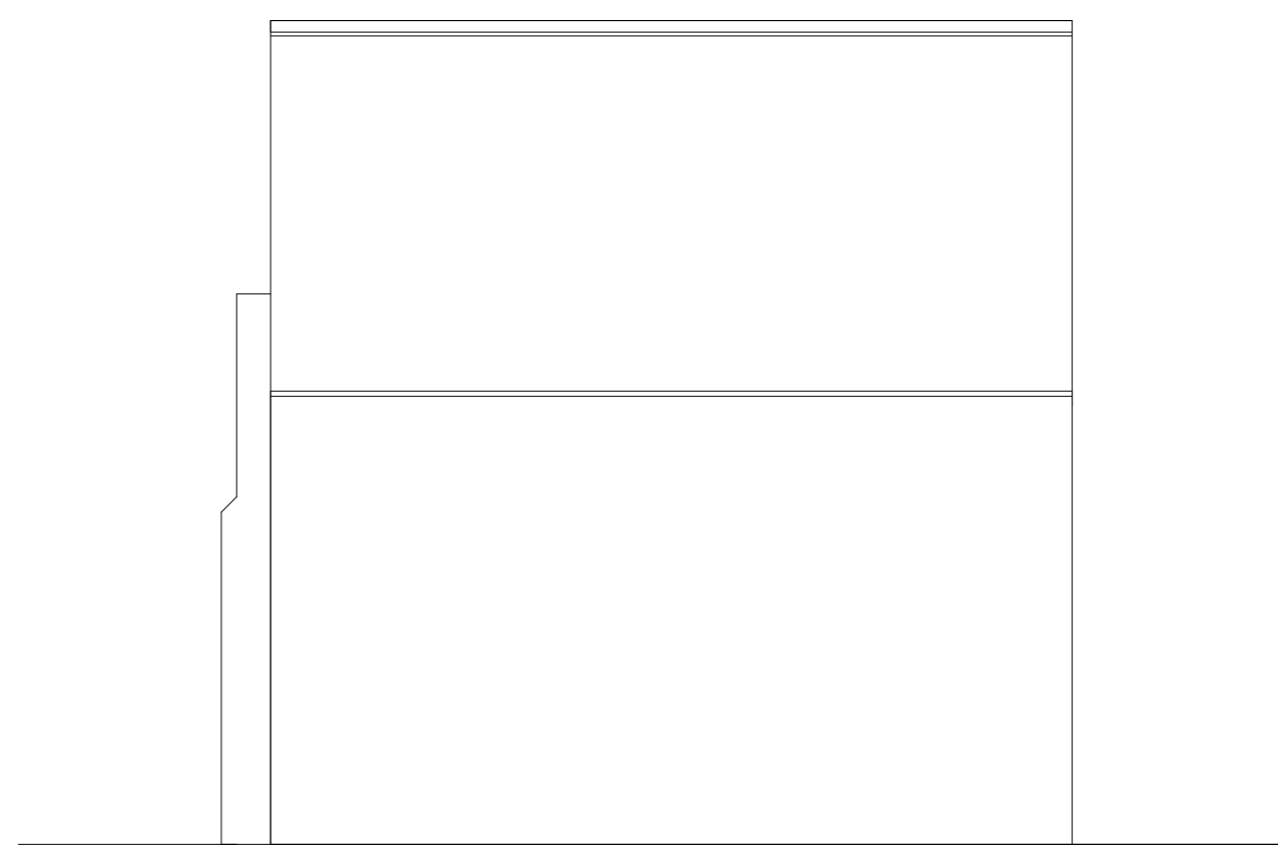
NORTH ELEVATION



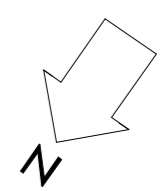
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



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Project: **Chesterton Lodge,  
Manor Farm, Chesterton  
Peterborough**

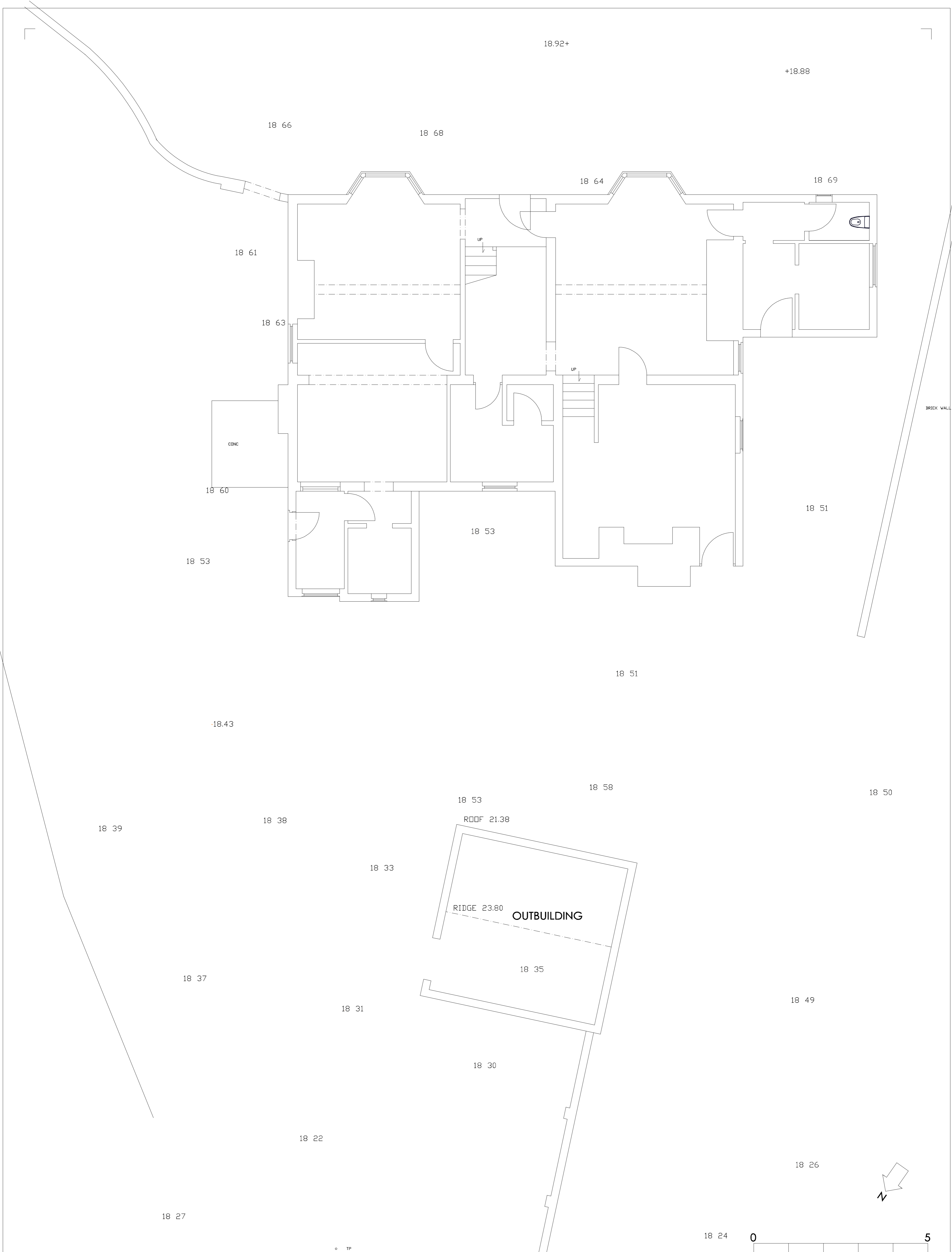
Drawing title: **Existing first and second floors  
Existing outbuilding elevations**

Scale Date Drwg No. Revision

1:50@A1 Mar 22 22050\_02 A

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Project: **Chesterton Lodge,  
 Manor Farm, Chesterton  
 Peterborough**

Drawing title: **Existing ground floor/site**

Scale Date Drwg No. Revision

**1:50@A1 Mar 22 22050\_01**

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Total site area: 1520sqm

KEY

- Structures to be demolished
- 2.5m x 5.0m parking with 6.0m reversing



**PLOT ONE**  
(720sqm including building/excluding communal courtyard)

**PLOT TWO**  
(550sqm including building/excluding communal courtyard)

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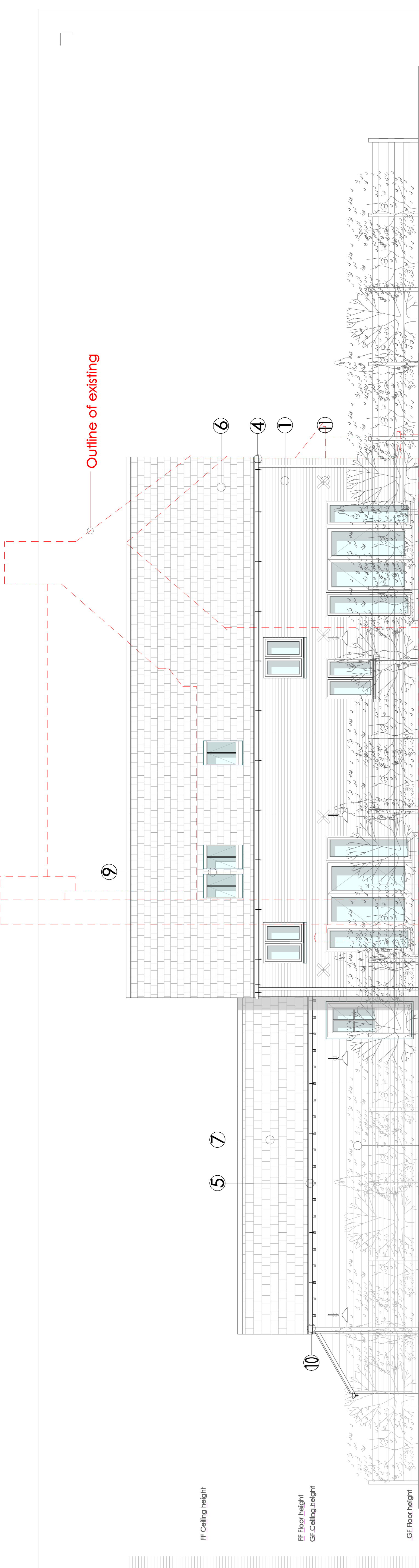
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Project: **Manor Farm, Chesterton  
Peterborough**

Drawing title: **As proposed Block/Roof plan**

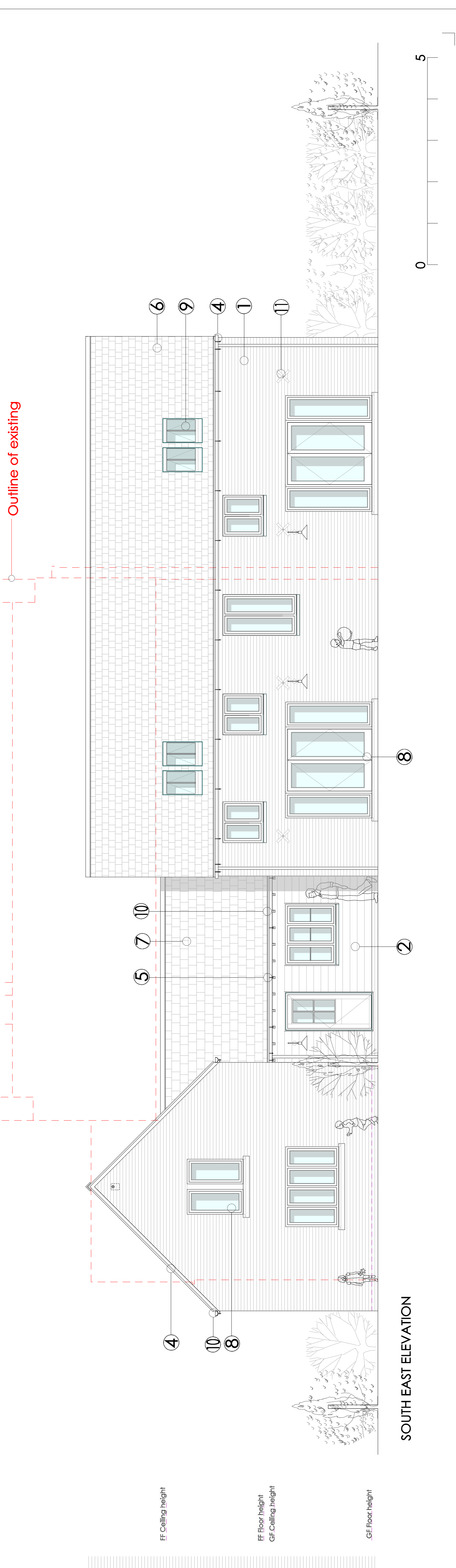
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1:500@A1	May 23	22050_107	A

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SOUTH WEST ELEVATION

- 1 - Lightly textured red/orange facing brick with flush joints
- 2 - Dark stained horizontal featheredged cladding
- 3 - Seasoned oak posts on galvanise base plate
- 4 - Clipped eaves detailing with expressed brick course
- 5 - Exposed rafter feet eaves detailing
- 6 - Red/terracotta plain clay tile
- 7 - Grey slate tile with riven edge
- 8 - Factory finished timber joinery with recon stone cills
- 9 - Conservation type rooflight set within roof depth
- 10 - Round aluminium rainwater goods in black
- 11 - Black metal patress ties
- 12 - Dark-stained timber ledge and braced doors



SOUTH EAST ELEVATION

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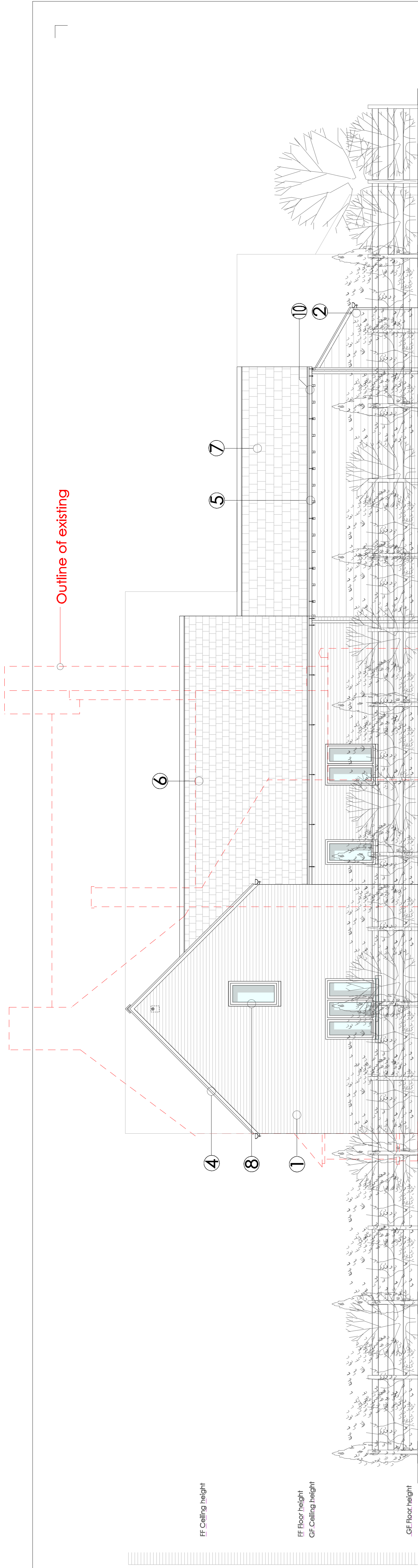
Project: **Chesterton Lodge,  
 Manor Farm, Chesterton  
 Peterborough**

Drawing title: **As proposed elevations (2)**

Scale: **1:50@A1** Date: **May 23** Drwg No.: **22050\_105 A** Revision:

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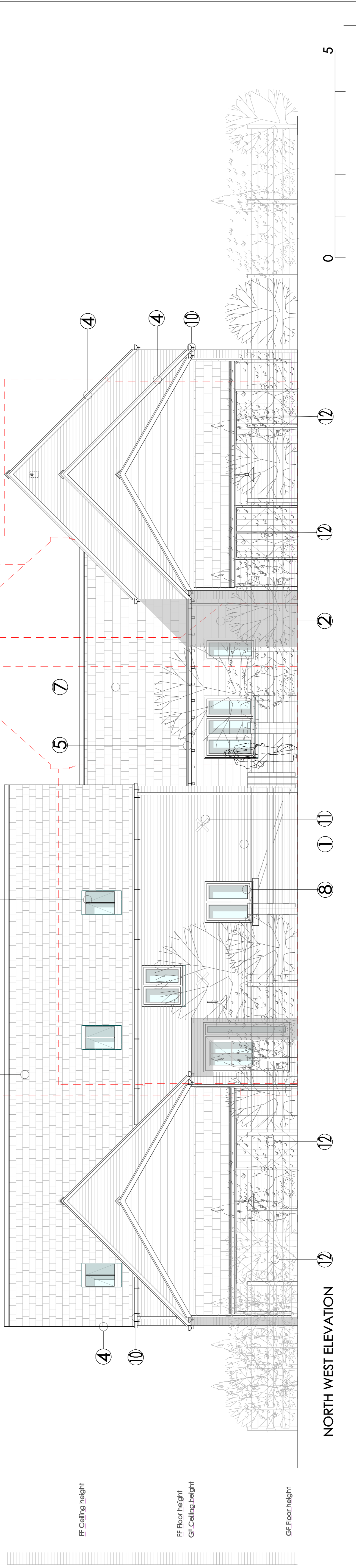
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**NORTH EAST ELEVATION**

- 1 - Lightly textured red/orange facing brick with flush joints
- 2 - Dark stained horizontal featheredged cladding
- 3 - Seasoned oak posts on galvanise base plate
- 4 - Clipped eaves detailing with expressed brick course
- 5 - Exposed rafter feet eaves detailing
- 6 - Red/terracotta plain clay tile
- 7 - Grey slate tile with riven edge
- 8 - Factory finished timber joinery with recon stone cills
- 9 - Conservation type rooflight set within roof depth
- 10 - Round aluminium rainwater goods in black
- 11 - Black metal patress ties
- 12 - Dark-stained timber ledge and braced doors

Outline of existing



**NORTH WEST ELEVATION**

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Project:

Chesterton Lodge,  
 Manor Farm, Chesterton  
 Peterborough

Drawing title:

As proposed elevations (1)

Scale

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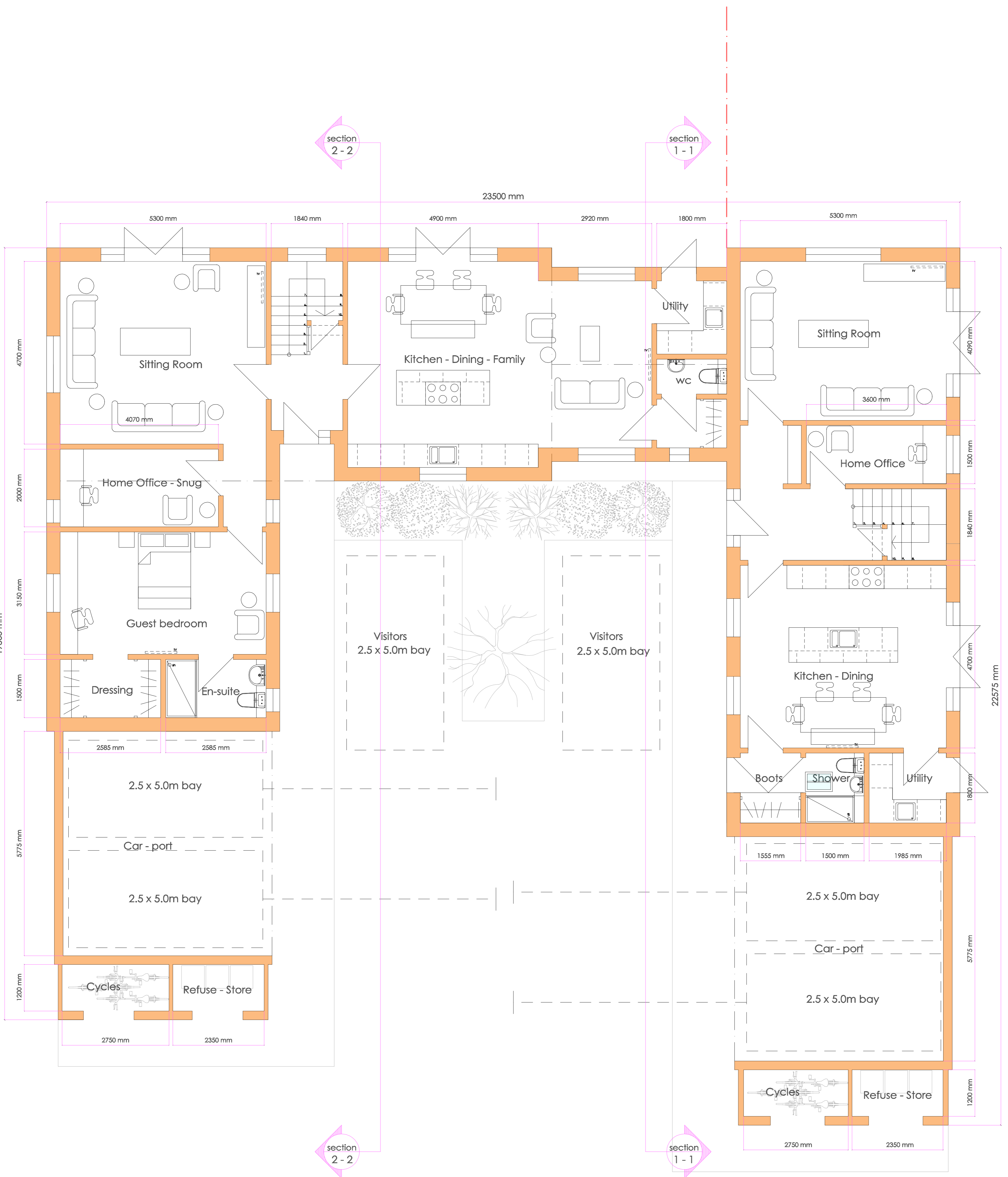
Date

May 23

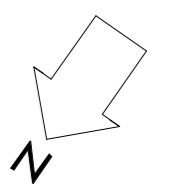
Drwg No.

22050\_104 A

Revision



Unit One	Unit Two
GF - 113sqm	GF - 77sqm
FF - 60sqm	FF - 63sqm
Total - 173sqm (1860sqft)	Total - 140sqm (1500sqft)
Existing GIA to be demolished: 331sqm (3562sqft)	
Proposed GIA -313sqm (3369sqft)	



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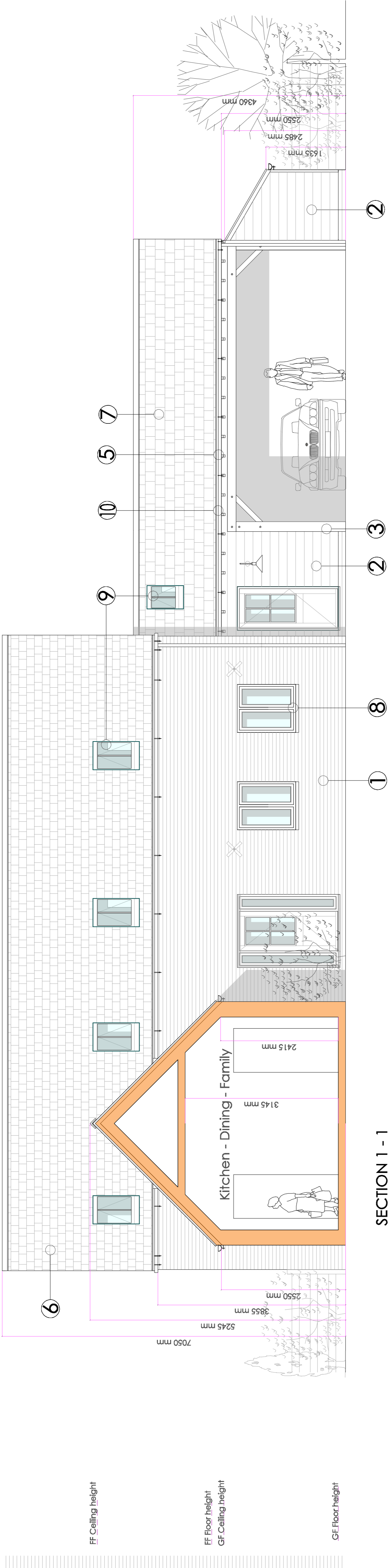
Project: Chesterton Lodge,  
Manor Farm, Chesterton  
Peterborough

Drawing title: As proposed ground floor plan

Scale: 1:50@A1 Date: Mar 23 Drwg No.: 22050\_102 A Revision:

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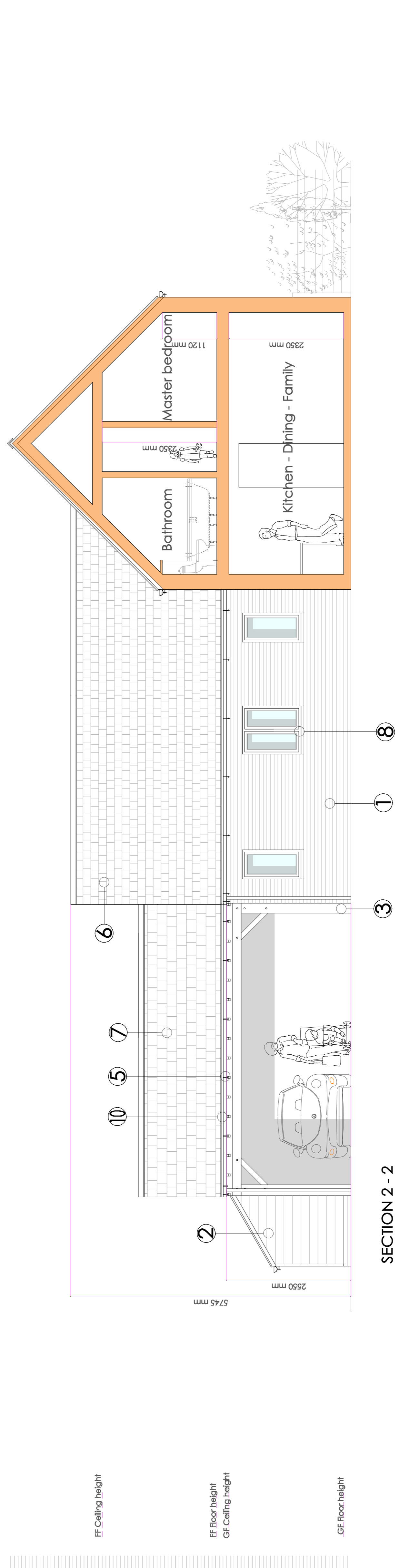


SECTION 1 - 1

FF Ceiling height

FF Floor height  
GF Ceiling height

GF Floor height

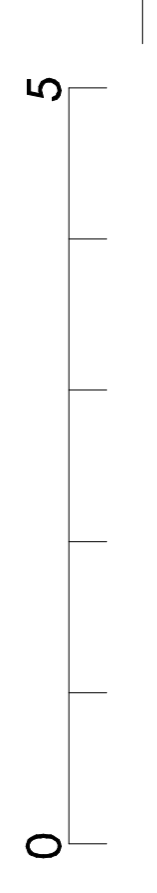


SECTION 2 - 2

FF Ceiling height

FF Floor height  
GF Ceiling height

GF Floor height



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Project:  
Chesterton Lodge,  
Manor Farm, Chesterton  
Peterborough

Drawing title:

As proposed sections

Scale: 1:50@A1  
Date: May 23  
Drwg No. 22050\_106  
Revision:

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**DEVELOPMENT MANAGEMENT  
COMMITTEE 19<sup>th</sup> FEBRUARY 2024**

**Case No: 23/01709/FUL**

**Proposal: PROPOSED ERECTION OF 3-BEDROOM BUNGALOW  
WITH ASSOCIATED PARKING**

**Location: LAND REAR OF NO. 17 HIGH STREET, BLUNTISHAM**

**Applicant: MR. B HODSON**

**Grid Ref: 536821 274735**

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

**Parish: BLUNTISHAM**

---

**RECOMMENDATION - REFUSE**

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

**1. DESCRIPTION OF SITE AND APPLICATION**

Site and Surroundings

- 1.1 The site is located to the rear of No. 17 High Street, Bluntisham, and currently comprises garden area along with an area of hard surfacing for the storage of building equipment. The site is located centrally within the settlement of Bluntisham, in a predominantly residential area. The site is situated within the Bluntisham Conservation Area and there are listed Buildings to the north, south and west.
- 1.2 The site is in Flood Zone 1 (low risk of flooding), and is identified as low risk (less than 25%) to ground water flooding in the Strategic Flood Risk Assessment 2017.

Proposal

- 1.3 This application seeks approval for the erection of a detached, three-bedroom bungalow on land to the rear of No. 17 High Street, Bluntisham. The proposed bungalow would be of a gable-end design and be constructed with facing brick, vertical timber boarding and grey slate roof tiles. The dwelling would be served by an existing access between No 17 and 19 High Street which

currently provides access to an existing garage and lean to/car port to the rear of No. 17 (which are to be retained).

1.4 This application has been accompanied by the following:

- Design and Access Statement
- Heritage Statement
- Preliminary Ecological Appraisal
- Tree Report

1.5 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 (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 [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
- LP20: Homes for Rural Workers
- LP25: Housing Mix
- LP30: Biodiversity and Geodiversity
- LP31: Trees, Woodland, Hedges and Hedgerows
- LP34: Heritage Assets and their Settings

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

- Huntingdonshire Design Guide Supplementary Planning Document (2017)
- Bluntisham Conservation Area Character Statement
- 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>

### 3.3 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
- 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.

For full details visit the government website

## 4. PLANNING HISTORY

- 4.1 17/01146/HHFUL – First floor bedroom extension over existing ground floor sun lounge – Approved.
- 4.2 16/02384/CLPD – Proposed drop kerb – Approved.
- 4.3 16/02163/HHFUL – Creation of new vehicular access to property – Withdrawn.

- 4.4 16/01537/HHFUL – First floor rear extension with Juliet balcony – Approved.

## 5. CONSULTATIONS

- 5.1 Bluntisham Parish Council – Recommend approval. The Parish Council want to ensure a condition is placed on the application that no vehicle crossing is permitted along meeting walk. The bins need to be collected from 17 High Street to avoid blocking the path. Vehicle access to the property must at all times be via 17 High Street.
- 5.2 Cambridgeshire County Council’s Highway Authority – Concerns raised. The proposal is not in accordance with previous correspondence regarding an acceptable layout.

As it stands within the current application the vehicle access would still be a shared access with No.17 High Street and so would need to have the appropriate vehicle to vehicle visibility splays required for a shared access, which can’t be achieved in this location. If both No.17 and the new bungalow proposed had completely separate vehicle accesses on to the High Street, these vehicle to vehicle splays, required for a shared access, would not be required.

Await amended plans in accordance with that layout approved by the Highway Authority previously.

- 5.3 Huntingdonshire District Council’s Environmental Protection Officer – No issues to raise.

- 5.4 Huntingdonshire District Council’s Conservation Officer – Objection.

The proposal would cause harm to the morphology of the Conservation area and be at odds with the established pattern of development in this part of the Conservation area. This development would be experienced in public views and the design of the structure has little relevance to the architectural language of this part of the Conservation area. In line with the contents of paras 195-214 of the NPPF, the public benefits of this proposal do not justify the less than substantial harm arising from this development.

The proposals do not have regard to the preservation and enhancement of the Bluntisham Conservation Area, and are therefore not in accordance with ss. 72 of the Planning (LBCA) Act 1990, the NPPF or policy LP 34 of the adopted Huntingdonshire Local Plan.

- 5.5 Huntingdonshire District Council’s Urban Design Forum – Objection.

Whilst the revised siting and scale and massing of the proposal and retention of the boundary wall in front of No. 17 following involvement at pre-application stages is supported, Urban Design recommend refusal as the artificial subdivision of the site and introduction of a tandem form of development would be of out of character with the prevailing pattern and grain of development along this part of the High Street within the Conservation Area. The narrow access and back land location creates a poor relationship and reduced legibility from the High Street whilst the comings and goings of vehicles could result in adverse amenity impacts to Nos. 17 and 19 either side.

The scheme is therefore considered contrary to Local Plan Policy LP11, LP12 a and b, LP14 and the Place Making Principles set out in Chapter 3 of the HDC Design Guide SPD 2017.

## **6. REPRESENTATIONS**

6.1 Three letters of objection were received during the course of the application by neighbouring properties raising the following concerns:-

- Formation of an access over a long established public footpath
- Impacts on neighbouring properties amenities
- Proximity to boundary and neighbouring compost heap
- Overshadowing and loss of sunlight to garden
- Impact on habitats and wildlife.
- Legal issues over sale of land

6.2 Concerns were also raised in regard to legal issues relating to land ownership – however, this is not a material planning consideration and therefore shall not be considered as part of this application.

6.3 Letters of support were also received from four different households during the course of the application (including the applicant) making the following comments:-

- Provides opportunity to turn neglected site into a much needed bungalow
- Good design – not visually prominent
- Tidy up the site
- Support biodiversity/habitats
- No impacts to neighbours
- Utilises existing driveway
- Rear pedestrian access only, no vehicle access including during construction
- Bins collected from High St only
- Supports recommendations of Parish Council

## **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 the NPPF (2022). The development plan is defined in Section 38(3)(b) of the 2004 Act as "the development plan documents (taken as a whole) that have been adopted or approved in that area".
- 7.3 In Huntingdonshire the Development Plan (relevant to this applications) consists of:
- Huntingdonshire's Local Plan to 2036 (2019)
  - Cambridgeshire & Peterborough Minerals and Waste Local Plan (2021)
- 7.4 The statutory term 'material considerations' has been broadly construed to include any consideration relevant in the circumstances which bears on the use or development of the land: *Cala Homes (South) Ltd v Secretary of State for Communities and Local Government & Anor* [2011] EWHC 97 (Admin); [2011] 1 P. & C.R. 22, per Lindblom J. Whilst accepting that the NPPF does not change the statutory status of the Development Plan, paragraph 2 confirms that it is a material consideration and significant weight is given to this in determining applications.
- 7.5 The main issues to consider in the determination of this application are:
- The Principle of Development
  - Design, Visual Amenity and Impact on Heritage Assets
  - Residential Amenity
  - Highway Safety
  - Flood Risk and Surface Water
  - Biodiversity
  - Impact on Trees
  - Accessible and Adaptable Homes
  - Water Efficiency
  - Developer Contributions

### **The Principle of Development**

- 7.6 The site is located within the built-up area of Bluntisham, which the adopted Huntingdonshire Local Plan to 2036 identifies as a Small Settlement. As such, Policy LP9 is considered relevant in determining whether the principle of development is acceptable.

- 7.7 Policy LP9 of the adopted Local Plan states that *‘a proposal that is located within a built-up area of a Small Settlement will be supported where the amount and location of development proposed is sustainable in relation to*
- (a) the level of service and infrastructure provision within the settlement;*
  - (b) opportunities for users of the proposed development to access everyday services and facilities by sustainable modes of travel including walking, cycling and public transport and*
  - (c) effect on the character of the immediate locality and the settlement as a whole.’*
- 7.8 With regard to criteria (a) and (b) of Policy LP9, the settlement of Bluntisham includes a range of services and facilities of a day-to-day nature including a primary school, a service station (with convenience store), a public house, church and a recreational ground. The site is in close proximity to a number of bus stops that provide regular transport to Ramsey, Somersham, St Ives and other neighbouring settlements. As such, the Local Planning Authority are satisfied that the erection of one dwelling in this location is considered to be sustainable in terms of the level of existing service and infrastructure within the settlement to serve the dwelling with access to sustainable modes of travel to access everyday services and facilities.
- 7.9 In regard to criterion (c), the effect on the character of the immediate locality is discussed below and is considered to be unacceptable.
- 7.10 The proposal fails to meet the criterion (c) of Policy LP9 of the Local Plan. The principle of development is therefore considered to be unacceptable for the reasons below.

### **Design, Visual Amenity and Impact on Heritage Assets**

- 7.11 This application seeks planning permission for the erection of a detached, three-bedroom bungalow on land to the rear of No. 17 High Street, Bluntisham. The site is located within the Bluntisham Conservation Area and also lies within the settings of Listed Buildings, including 26 High Street, 25 and 27 (Listed as 29 and 29) High Street; Sycamore House 32 High Street and the Barograph Memorial, High Street (all Grade II Listed Buildings).
- 7.12 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area. Section 66 of the Planning (LBCA) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest

which it possesses. Local Plan Policy LP34 aligns with the statutory provisions and NPPF advice.

- 7.13 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.
- 7.14 Section 12 of the NPPF (2023) seeks to achieve well designed places, noting that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development.
- 7.15 The National Design Guide (2020) sets out the characteristics of well-designed places and demonstrates what good design means in practice. It covers the following: context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources and lifespan. Of particular note to the current proposals is guidance relating to design and how this understands and relates well to the site within its local and wider context, how the history of the place has evolved and that local sense of place and identity are shaped by local history, culture and heritage, how a proposal responds to existing local character and identity, whether proposals are well designed, high quality and attractive and whether they are of an appropriate building type and form.
- 7.16 The HDS Design Guide (2017) is relevant to the application proposals, in particular chapter 4 and sections 3.7 and 3.8. The guide states that the size, shape and orientation (the form) of a building can have a significant impact upon its surroundings. The form of new buildings should generally reflect traditional built forms found in Huntingdonshire. The scale, massing and height of proposed development should be considered in relation to that of adjoining buildings, the topography, pattern of heights in the area and views, vistas and landmarks.
- 7.17 The guide notes that with regard to building detailing, the district has various architectural styles and materials which reflects the local vernacular. It is noted that new buildings should be designed in harmony and proportional to each other, complimenting the overall street character of the place. Appropriate spaces between buildings helps to create an interesting streetscape. Detailed guidance is also provided relating to roofs, eaves and ridge lines and chimneys. With regards to materials, these should complement the successful parts of any surrounding developments in order to conserve or enhance the distinctive character of the various parts of the district and to ensure that buildings sit comfortably within the landscape.



- 7.18 This application seeks permission for the erection of a detached, three-bedroom bungalow on land to the rear of No. 17 High Street, Bluntisham. The proposed bungalow would be of a gable-end design and be constructed with facing brick, vertical timber boarding and grey slate roof tiles.
- 7.19 The High Street is characterised by ribbon development with dwellings either, immediately abutting the back edge of the footpath or setback behind low-level walls/railing/landscaping. There are also examples of dwellings positioned around cul-de-sacs, for example, The Shires to the south and Sayers Court to the north. The dwellings in the immediate surrounding area generally have generous gardens extending to the rear. The Bluntisham Conservation Area Character Statement notes at Para 4.1 that the prevailing character of Bluntisham Conservation area is largely derived from a few substantial detached Listed properties cited on back of footpath locations and interspersed with clusters of modern development. The High Street gives the Conservation area a linear form.
- 7.20 The subdivision of the rear of No. 17 High Street for the proposed dwelling is considered would erode the established character of the area and cause harm to the morphology of the Bluntisham Conservation Area. While it is recognised there are examples in the nearby area of clusters of dwellings positioned within small cul-de-sacs, these typically comprise of 4, 5 or 6 dwellings with wider access roads from the High Street. Views into the Conservation area from Orchard End would also be affected. The existing Leyland Cypress Hedge will be managed and lowered, opening up views into the site where the development can be seen.
- 7.21 As such, the proposed development would undermine the predominate pattern of frontage development and would erode the sense of space and long spacious garden through its artificial subdivision. It is considered that such an arrangement would appear harmfully out of character with the prevailing pattern of development along this part of the High Street and within the Bluntisham Conservation Area.
- 7.22 With regards to the design and appearance of the proposed dwelling, the Council's Conservation Officer concludes that the overall design of the proposed bungalow has limited interest. The development would be experienced in public views and the design of the structure has little relevance to the architectural language of this part of the conservation area. As such it does not contribute positively to the character and appearance of the Bluntisham Conservation Area.
- 7.23 Overall, the Council's Conservation Officer has concluded the proposed development would result in less than substantial harm

to the character and appearance of the Bluntisham Conservation Area.

- 7.24 Paragraph 208 of the National Planning Policy Framework states that where a development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 7.25 However, as the proposal seeks approval for the erection of one, private residential dwelling in an area the Local Planning Authority is able to demonstrate a 5-year housing land supply, any public benefits to arise from the proposal (employment for construction and use of local services) are considered to be negligible and would not outweigh the identified harm. Furthermore, the applicant has not put forward any public benefits as part of the submitted Heritage Statement.
- 7.26 The proposal would result in a development that by virtue of its design and location, would result in the introduction of a tandem form of development that is out of keeping with the prevailing pattern and grain of development along this part of the High Street and does not respect the character, appearance and form of the Bluntisham Conservation Area. Whilst the identified harm is considered to be less than substantial there would be no public benefits derived from the provision of a single market dwelling to outweigh this harm. As such, the proposal is considered to be contrary to Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990, Policies LP9, LP11, LP12 and LP34 of the adopted Huntingdonshire Local Plan to 2036 and Section 16 of the National Planning Policy Framework in this regard. The proposal would therefore have an unacceptable effect on the character of the immediate locality and the settlement as whole, contrary to criterion (c) of Policy LP9 Huntingdonshire Local Plan. Subsequently, the principle of development is not supported.

### **Residential Amenity**

- 7.27 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.

#### Amenity of neighbouring properties

- 7.28 The closest neighbouring residential properties that are most likely to be impacted upon as a result of the proposed development are Nos. 13, 15, 17 and 19 High Street and No. 1 Sayers Court.
- 7.29 The proposed development is not considered to result in any detrimental overbearing, overshadowing or overlooking impacts on the neighbouring property of No. 17 High Street as the

proposed dwelling would be single-storey in height and approximately 11.7m from the shared boundary.

- 7.30 The proposed dwelling would be accessed via the existing vehicular access that currently serves No. 17 and runs along the northern edge of the site. While it is recognised that increasing the use of the access to serve the proposed three bedroom dwelling would result in some noise and disturbance impacts, given the scale of the proposal and the northern elevation windows on the existing property are secondary, smaller windows, the impacts are not considered to be severe enough to warrant refusal of planning permission in this instance.
- 7.31 With regards to No. 15 High Street, the proposed dwelling would be approximately 2m from the rear boundary of the neighbouring property, which comprises a close boarded fence and a hedge, with the south-west corner of the proposed dwelling in line with the north-east corner of the neighbouring properties boundary. Given the close proximity and the gable-end of the proposed dwelling addressing the neighbouring property, the proposal is considered to result in some overbearing and overshadowing impacts. However, given the design of the proposed dwelling with a smaller gable at the south-west end of the dwelling with a maximum ridge height of 4m, the impacts are not considered to be severe enough to warrant refusal of planning permission. Furthermore, given the orientation of the proposed dwelling, the area of the neighbouring property that would be impacted upon is considered to be limited.
- 7.32 With regard to No. 13 High Street, the proposed dwelling is not considered to result in any detrimental impacts on the neighbouring property or its private rear amenity space given the single-storey scale of the proposed dwelling with the roof sloping away from the shared boundary – which is approximately 10m south and made up of a proposed 1.8m close boarded fence and existing tree planting.
- 7.33 The proposed dwelling is not considered to result in any significantly detrimental overbearing, overshadowing or overlooking impacts on the neighbouring properties of No. 19 High Street or No. 1 Sayers Court as the proposed dwelling would be approximately 1m (at its closest point at the western end) to the shared boundary to the north (comprised of a 1.8m high close boarded fence) with the roof sloping away from the boundary and a maximum eaves height of 2.6m.

#### Amenity for future occupiers

- 7.34 The proposal is also considered to provide a high standard of amenity for future owners/occupiers of the proposed dwelling as there is an appropriately sized private amenity space surrounded by close boarded fencing and hedging. The proposed dwelling

would appear to have an acceptable level of daylight, sunlight and outlook.

- 7.35 Overall, taking the above factors into consideration, the proposal would be 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**

- 7.36 Policies LP16 and LP17 of the Local Plan to 2036 seeks to ensure that new development incorporates appropriate space for vehicle movements, facilitates access for emergency vehicles and service vehicles and incorporates adequate parking for vehicles and cycles.
- 7.37 The proposed dwelling would be accessed via the existing vehicular access serving No. 17 High Street – a classified C road subject to a 30mph speed limit.

#### Highway Safety

- 7.38 The proposal involves the retention of the existing access arrangement, including an existing low level wall and railings along the south-west end of the boundary. However, given the intensification of the access to become a shared access for 2 dwellings, the Local Highway Authority have advised that it would not be possible to achieve the appropriate vehicle to vehicle visibility splays.
- 7.39 It is also worth noting that the Local Highway Authority recommend the proposed access arrangements be amended to reflect previous correspondence on the pre-application proposal which included the removal of the existing low level wall and railings to provide completely separate accesses for the existing and proposed dwellings.
- 7.40 The proposed development would result in an intensification of the existing access to be a shared access for the existing dwelling and the proposed dwelling. Due to this, the proposed access would not be able to achieve the appropriate vehicle to vehicle visibility splays. The proposal would therefore fail to provide safe and acceptable access arrangements for the proposed development and would result in an unacceptable impact on highway safety. As such, the proposal is contrary to Policy LP17 of Huntingdonshire's Local Plan to 2036.

## Parking

- 7.41 The proposed three-bedroom dwelling would provide adequate off-street car parking spaces (two spaces) to the front of property and adequate space to ensure that vehicles enter the highway in a forward gear. Furthermore, the proposal includes the provision of cycle storage for at least three bicycles to encourage sustainable modes of transport. the proposal which would comply with aims of policies LP16 and LP17 of the of the Huntingdonshire Local Plan in regards to car and cycle parking.

## **Flood Risk and Surface Water**

- 7.42 National guidance and Policy LP5 of the Local Plan to 2036 seek to steer new developments to areas at lowest risk of flooding and advises this should be done through application of the Sequential Test, and if appropriate the Exceptions Test (as set out in paragraphs 165-175 of the NPPF (2023)).
- 7.43 In this case, the application site is situated in Flood Zone 1 based on the Environment Agency Floods Maps and is identified as low risk (less than 25%) to ground water flooding in the Strategic Flood Risk Assessment 2017.
- 7.44 Given that the site is in Flood Zone 1 and comprises less than 1 hectare of land, the sequential and exceptions tests for flooding nor the submission of a site specific flood risk assessment are considered necessary in this instance in accordance with the NPPF and NPPG.
- 7.45 The application form states that surface water would be disposed via a soakaway and that the method for foul water drainage would be via mains sewer. Given the low flood risk and minor scale of development, Officers are satisfied that full details of the surface and foul water drainage can be secured as part of building regulations and other relevant legislative requirements in this instance.
- 7.46 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**

- 7.47 Paragraph 180 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.

- 7.48 This application has been accompanied by a Preliminary Ecological Appraisal which states that the site offers a negligible ecological value and offers recommendations to protect nesting birds, bats and hedgehogs as well as biodiversity enhancement measures including bird boxes, bat boxes and a hedgehog home in the south-eastern corner of the site.
- 7.49 Officers are satisfied with the findings of the submitted Appraisal and are satisfied that the proposal would result in a no net loss in biodiversity. Conditions would be imposed on any planning permission granted to ensure the development is carried out in strict accordance with the submitted Preliminary Ecological Appraisal.
- 7.50 As such, subject to the imposition of conditions, the proposal is considered to broadly accord with the objectives of Policy LP30 of Huntingdonshire's Local Plan to 2036 and Section 15 of the National Planning Policy Framework in this regard.

### **Impact on Trees**

- 7.51 Policy LP31 of the Huntingdonshire Local Plan to 2036 requires proposals to demonstrate that the potential for adverse impacts on trees, woodland, hedges and hedgerows has been investigated and that a proposal will only be supported where it seeks to conserve and enhance any existing tree, woodland, hedge or hedgerow of value that would be affected by the proposed development.
- 7.52 The proposal would involve the removal of a small section of hedge with the remainder of hedging to be retained and trimmed where necessary. The application has been accompanied by a Tree Report which concludes that the hedge to be removed is in poor condition.
- 7.53 Accordingly, subject to the imposition of a condition regarding landscaping details the proposal is considered acceptable in accordance with Policy LP31 of the Local Plan to 2036.

### **Accessible and Adaptable Homes**

- 7.54 Policy LP25 of the Huntingdonshire's Local Plan to 2036 states that proposal for new housing will be supported where they meet the optional Building regulation requirement M4(2) 'accessible and adaptable dwellings' unless it can be demonstrated that site specific factors make this impractical or unviable.

- 7.55 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**

- 7.56 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 can be attached to any consent to ensure compliance with the above, in accordance with Policy LP12 (j) of Huntingdonshire's Local Plan to 2036.

### **Developer Contributions**

#### Bins

- 7.57 Part H of the Developer Contributions SPD (2011) requires a payment towards refuse bins for new residential development. A Unilateral Undertaking to secure the provision of wheeled bins has not been submitted as part of the application. On this basis the proposal would not provide a satisfactory contribution to meet the tests within the CIL Regulations. The proposal would therefore fail to accord with Policy LP4 of the Huntingdonshire Local Plan to 2036 and the Developer Contributions Supplementary Planning Document (2011).

#### Community Infrastructure Levy (CIL)

- 7.58 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**

- 7.59 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 7.60 As a result of the form, siting and design, the proposed dwelling is considered to result in less than substantial harm to the character and appearance of the Bluntisham Conservation Area and surrounding area and the proposal is not considered to generate sufficient public benefits to outweigh the identified harm. Furthermore, given the intensification of the existing access and the lack of information on vehicular visibility splays, Officers are not able to satisfy themselves that the proposal would provide a safe access that would not result in an unacceptable impact on highway safety.

- 7.61 It is also worth noting that a Unilateral Undertaking to secure the provision of wheeled bins has not been provided during the course of the application.
- 7.62 Having regard for all relevant material considerations, it is concluded that the proposal would not accord with local and national planning policy. Therefore it is recommended that planning permission be refused.

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

1. The proposal would result in a development that by virtue of its design and location, would result in the introduction of a tandem form of development that is out of keeping with the prevailing pattern and grain of development along this part of the High Street and does not respect the character, appearance and form of the Bluntisham Conservation Area. Whilst the identified harm is considered to be less than substantial there would be no public benefits derived from the provision of a single market dwelling to outweigh this harm. As such, the proposal is considered to be contrary to Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990, Policies LP9, LP11, LP12 and LP34 of the adopted Huntingdonshire Local Plan to 2036 and Section 16 of the National Planning Policy Framework in this regard. The proposal would therefore have an unacceptable effect on the character of the immediate locality and the settlement as whole, contrary to criterion (c) of Policy LP9 Huntingdonshire Local Plan. Subsequently, the principle of development is not supported.
2. The proposed development would result in an intensification of the existing access to be a shared access for the existing dwelling and the proposed dwelling. Due to this, the proposed access would not be able to achieve the appropriate vehicle to vehicle visibility splays. The proposal would therefore fail to provide safe and acceptable access arrangements for the proposed development and would result in an unacceptable impact on highway safety. As such, the proposal is contrary to Policy LP17 of Huntingdonshire's Local Plan to 2036.
3. The application is not accompanied by a Unilateral Undertaking for the provision of wheeled bins and therefore fails to comply with part H of the Developer Contributions Supplementary Planning Document (2011) and Policy LP4 of the Huntingdonshire Local Plan to 2036.



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

**CONTACT OFFICER:**

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

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

01480 388424  
www.huntingdonshire.gov.uk

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

Application Number: 23/01709/FUL Case Officer Lucy Pateman  
**Proposal: Proposed erection of 3-bedroom bungalow with associated parking**  
**Location: Land Rear Of 17 High Street Bluntisham**  
**Observations of Bluntisham Town/Parish Council.**  
Please ✓ box as appropriate

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

The PC want to ensure a condition is placed on the application that NO vehicle crossing is permitted along meeting walk. The bins need to be collected from 17 High Street.

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

No observations either in favour or against the proposal

Mrs T Hope Clerk to Bluntisham Town/Parish Council. (For GDPR purposes please do not sign)

Date : 2.10.23

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

Please send response to email address below:-

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

(Development Management)

as they would block the path if left here for collection.

Vehicle access to the property at all times must be via 17 High Street.

# Development Management Committee



Scale = 1:1,250

Application Ref:23/01709/FUL

Date Created: 06/02/2024

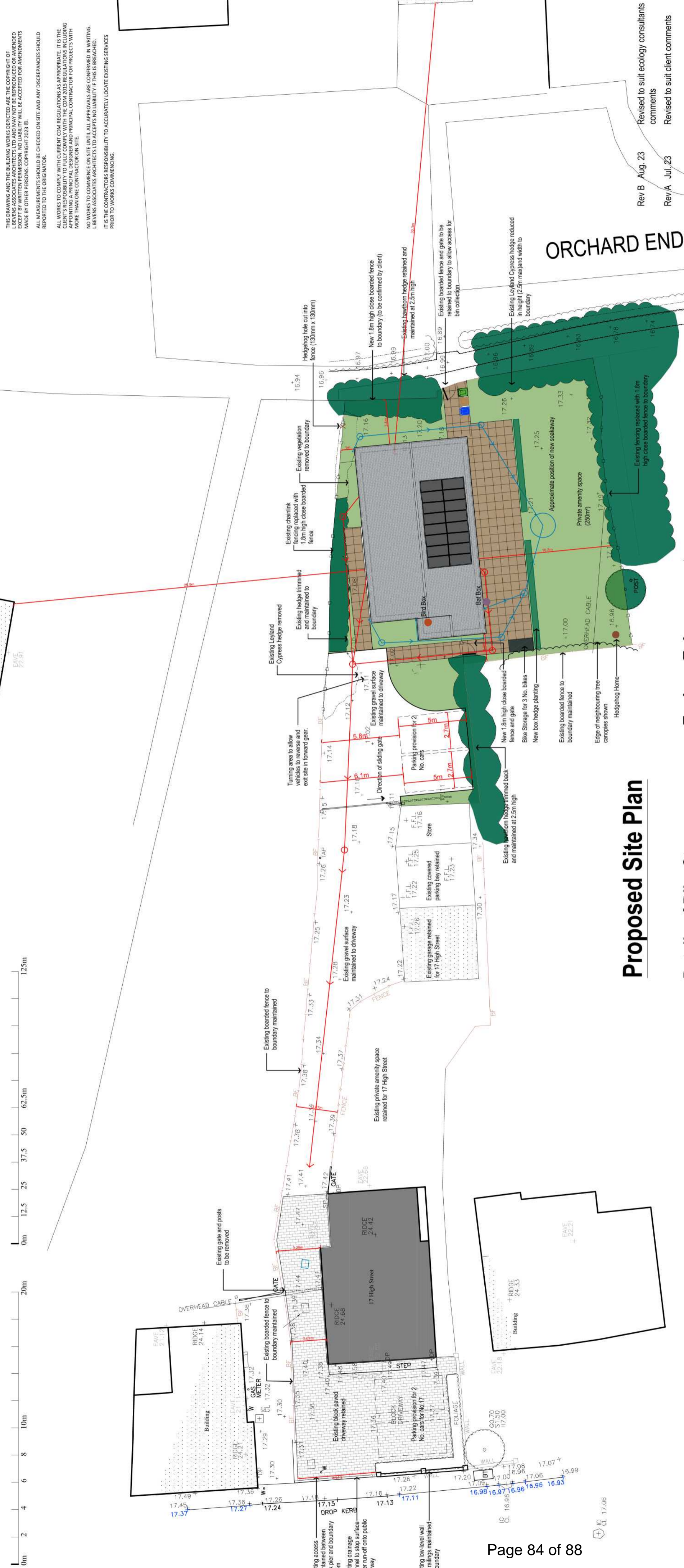
Parish: Bluntisham

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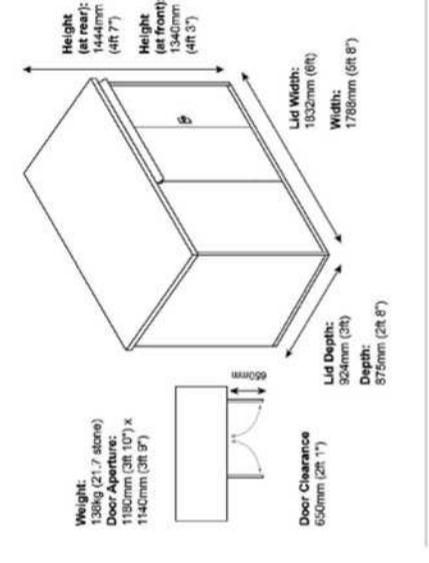
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Proposed Site Plan

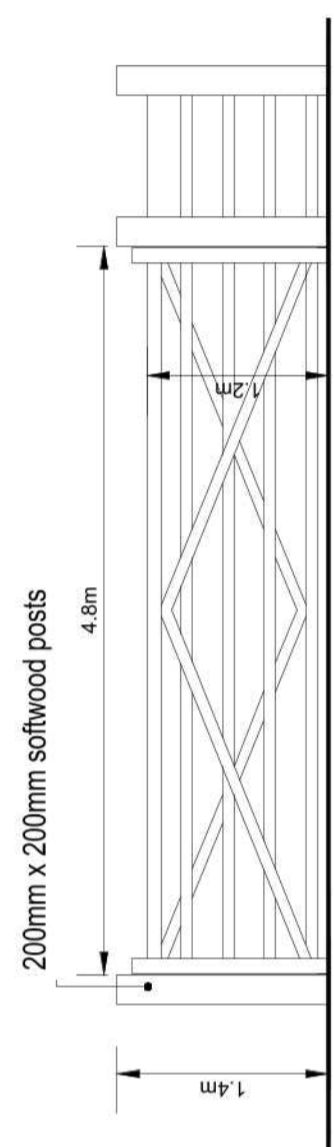
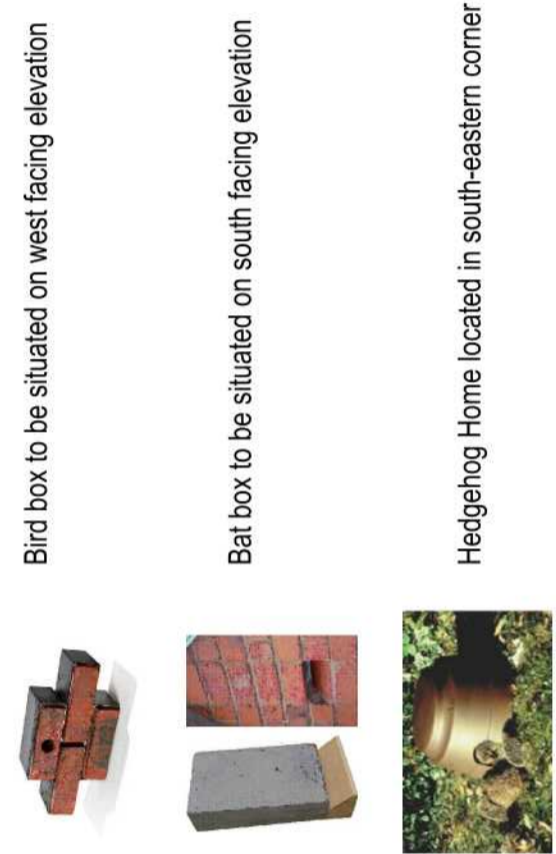
Details of Bike Storage

ANNEXE (HIGH SECURITY) BIKE SHED x3 EXTERNAL MEASUREMENTS



Ecology Enhancements

(To be read in conjunction with Samsara Ecology PEA)



1200mm High 5 bar timber gate



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Location Plan

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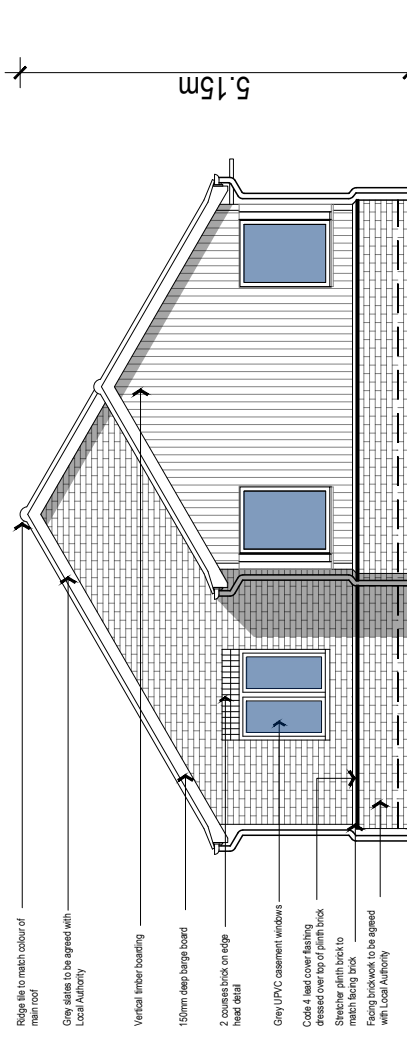
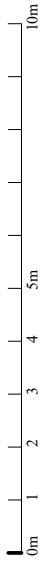
IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCURATELY LOCATE EXISTING SERVICES PRIOR TO WORKS COMMENCING.

Rev B Aug. 23 Revised to suit ecology consultants comments  
Rev A Jul. 23 Revised to suit client comments

Logos for arb Architects Registration Board, L BEVENS ASSOCIATES ARCHITECTS LTD, and Bevens Associates Architects Ltd.

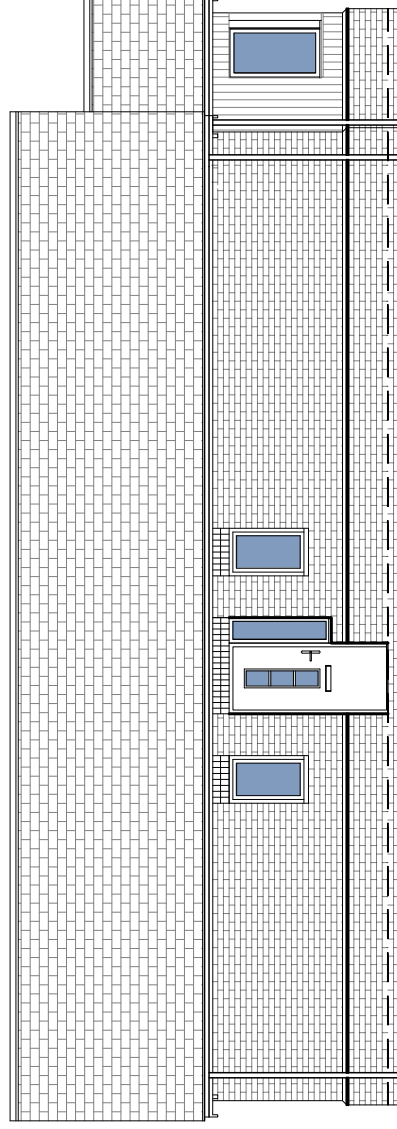
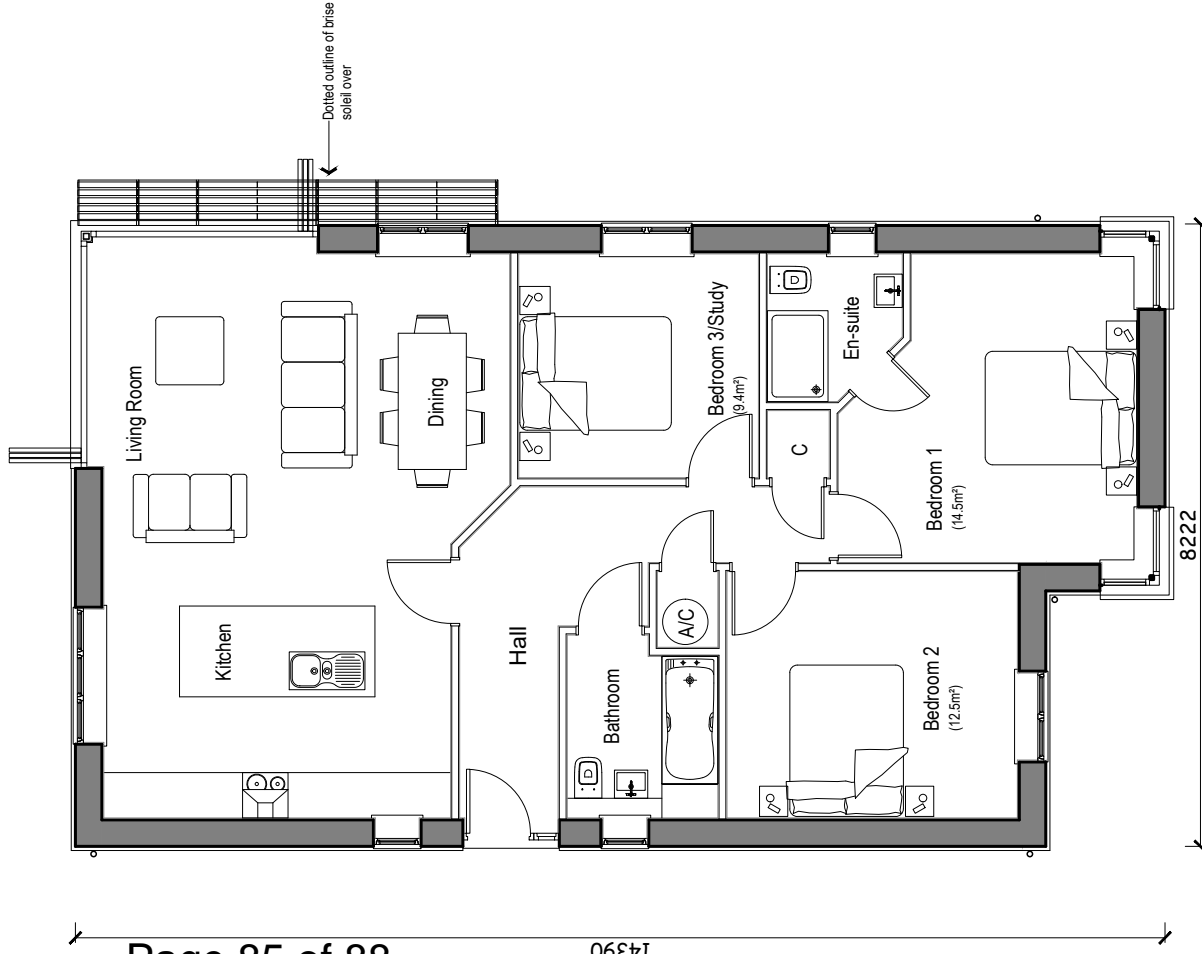
Project information including client name (Mr and Mrs B Hodson), project location (Land East of 17 High Street, Bluntisham, Cambridgeshire), drawing title (Proposed Site Plan, Location Plan), scale (1:200 & 1:1250 @ A2), date (June 2023), and drawing number (CH22/LBA/608/FP-2-100).

Scale: 1:100

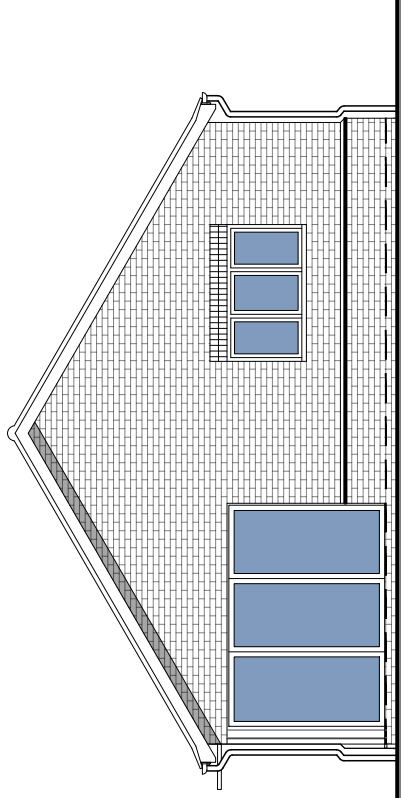


- Roof tiles to match colour of main roof
- Grey sashes to be agreed with Local Authority
- Vertical timber boarding
- 150mm deep barge board
- 2 corner bricks on edge head detail
- Grey UPVC casement windows
- Code 4 lead cover flashing dressed over top of plinth block
- Stretchier plinth back to match facing brick
- Facing brickwork to be agreed with Local Authority

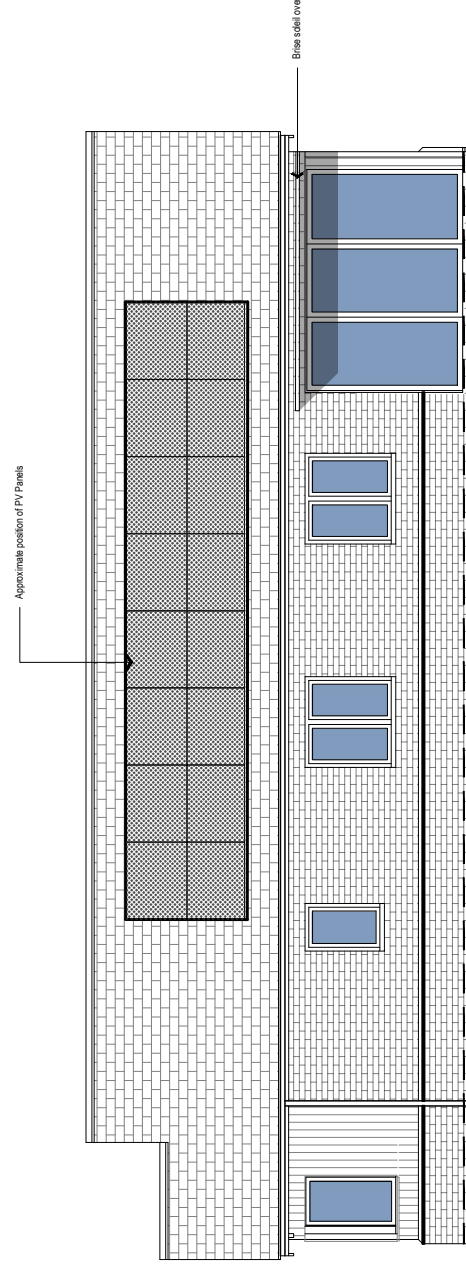
PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION

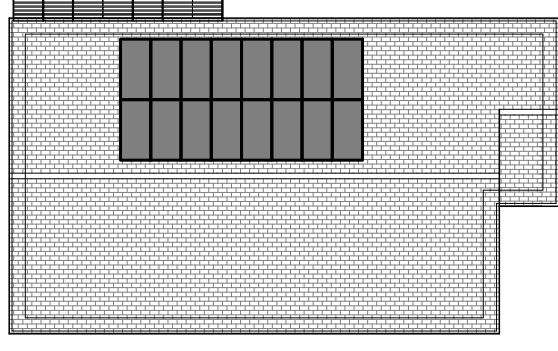


PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION

PROPOSED ROOF PLAN  
1:200



Rev A Jul. 23 Revised to suit client comments



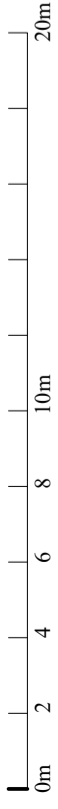
L BEVENS ASSOCIATES ARCHITECTS LTD  
The Deophase  
10 Cricketers Way  
Chatteris  
Peterborough  
PE16 6UR  
Tel: 01354 693969  
Mob: 07729 962918  
Email: lbevens-associates@bt.com  
Web: www.lbevens-associates.co.uk

DRAWING STATUS: PRELIMINARY  PLANNING  CONSTRUCTION   
CLIENT: Mr and Mrs B Hodson

PROJECT: Land East of 17 High Street, Bluntisham, Cambridgeshire.

DRAWING TITLE: Proposed Floor Plan  
Proposed Elevations  
Proposed Roof Plan

SCALE: 1:100 & 1:200 @ A3 June 2023  
DATE: LB  
DRAWN: LB  
CHECKED: LB  
REVISION: A  
DRAWING NUMBER: CH22/LBA/608/FP-2-101



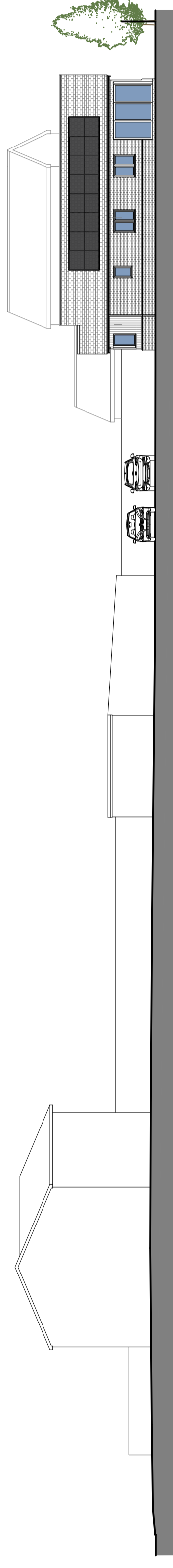
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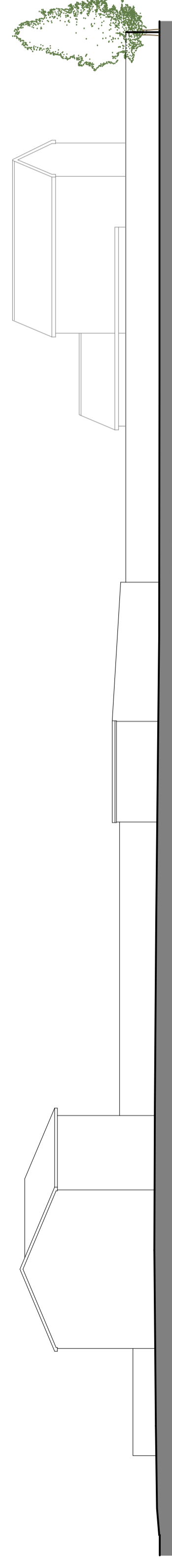
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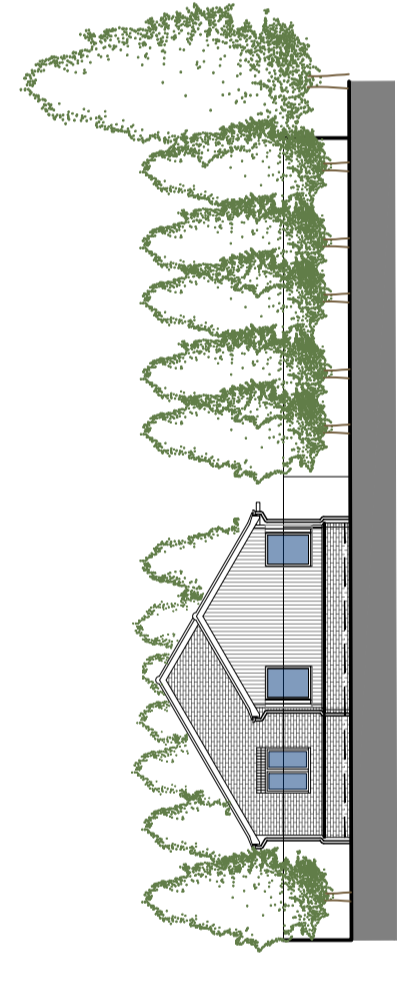
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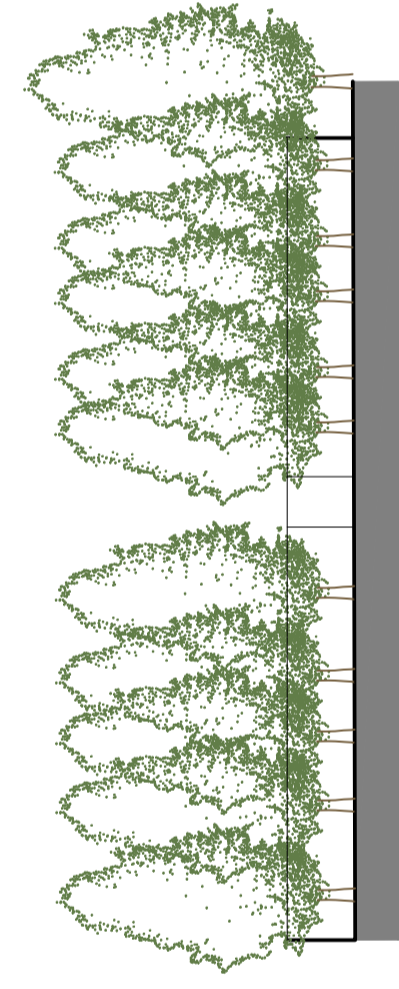
Proposed Site Section A-A



Existing Site Section A-A



Proposed Site Section B-B



Existing Site Section B-B



REG NO: 03581921



L Bevens Associates Architects Ltd  
 10 Chickens Way  
 Chatteris  
 Cambridgeshire  
 CB3 9JY  
 Tel: 01354 693969  
 Mob: 07739 562818  
 Email: enquiries@lbevens-associatesltd.co.uk  
 Web: www.lbevens-associatesltd.co.uk

DRAWING STATUS: PRELIMINARY  CONSTRUCTION   
 PLANNING  FILE COPY

CLIENT: Mr and Mrs B Hodson

PROJECT: Land East of 17 High Street, Bluntisham,  
 Cambridgeshire.

DRAWING TITLE

Existing Site Section A-A  
 Proposed Site Section A-A  
 Existing Site Section B-B  
 Proposed Site Section B-B

SCALE: 1:200 @ A2  
 DRAWING NUMBER: July 2023  
 LB

CH22/LBA/608/FP-2-102  
 REVISION

DATE: DRAWN: CHECKED:  
 LB

## Planning Appeal Decisions Since January 2024 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>
23/002 22/S73	Murkur Slots UK Ltd	Huntingdon	Removal of Condition 3 (opening hours) of 20/02467/FUL.	49 High Street Huntingdon	Not Determined	Delegated	Appeal Allowed	n/a
22/012 05/ FUL	Mr And Mrs Baulk	St Ives	Change of use of amenity land to form garden curtilage and erection of boundary fencing.	40 Nursery Gardens St Ives PE27 3NL	Refused	Delegated	Dismissed	n/a
23/006 04/ FUL	Mr Baulk	St Ives	Change of use of amenity land to form garden curtilage and rebuilding of boundary wall	40 Nursery Gardens St Ives PE27 3NL	Refused	Delegated	Dismissed	n/a

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