



A meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** will be held in **THE CIVIC SUITE (LANCASTER/STIRLING ROOMS), PATHFINDER HOUSE, ST MARY'S STREET, HUNTINGDON, PE29 3TN** on **MONDAY, 18TH MARCH 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 3 - 6)

To approve as a correct record the Minutes of the meeting held on 19th February 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) Perry - 23/01981/FUL (Pages 7 - 38)

Construction of 4 No Dwellinghouses and Alterations to Existing Vehicular Access - Land Adjacent 26 West Perry, Perry.

(b) Offord Cluny And Offord Darcy - 23/01135/FUL (Pages 39 - 62)

Change of use to equine use and grazing for personal use – Retrospective - Offord Meadow, Station Lane, Offord Cluny.

4. APPEAL DECISIONS (Pages 63 - 64)

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

LATE REPRESENTATIONS

7th day of March 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 if you have a general query on any Agenda Item, wish to tender your apologies for absence from the meeting, or would like information on any decision taken by the Committee.

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

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

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

Emergency Procedure

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

HUNTINGDONSHIRE DISTRICT COUNCIL

MINUTES of the meeting of the DEVELOPMENT MANAGEMENT COMMITTEE held in the CIVIC SUITE (LANCASTER/STIRLING ROOMS), PATHFINDER HOUSE, ST MARY'S STREET, HUNTINGDON, PE29 3TN on Monday, 19th February 2024

PRESENT: Councillor D L Mickelburgh – Chair.

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

APOLOGY: An apology for absence from the meeting was submitted on behalf of Councillor S Wakeford.

47 MINUTES

The Minutes of the meeting of the Committee held on 22nd January 2024 were approved as a correct record and signed by the Chair.

48 MEMBERS' INTERESTS

Councillor J Neish declared an Other Registrable Interest in Minute No 51 by virtue of the fact that the application related to the Ward he represented.

49 AGENDA ITEM 3A - CONVERSION OF DWELLING TO CREATE 2 X 2-BEDROOM DWELLINGS WITH ASSOCIATED FIRST FLOOR EXTENSION WORKS - 13 NEEDINGWORTH ROAD, ST IVES, PE27 5JP - 23/01615/FUL

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

RESOLVED

that the application be not determined.

50 AGENDA ITEM 3B - 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 - 23/01828/FUL

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

RESOLVED

that the application be not determined.

51 APPLICATION REQUIRING REFERENCE TO DEVELOPMENT MANAGEMENT COMMITTEE - PROPOSED ERECTION OF 3-BEDROOM BUNGALOW WITH ASSOCIATED PARKING - LAND REAR OF 17 HIGH STREET, BLUNTISHAM - 23/01709/FUL

(L Bevens, Agent, addressed the Committee on the application).

See Minute No 48 for Members' Interests.

The Planning Service Manager (Development Management) submitted a report (a copy of which are appended in the Minute Book) on an application for development to be determined by the Committee. Members were advised of further representations, which had been received since the report had been prepared. Having taken into account relevant local and national policies, it was

RESOLVED

that the application be refused for the following reasons:

- a) 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.
- b) 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.

52 APPEAL DECISIONS

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

RESOLVED

that the contents of the report be noted.

Chair

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DEVELOPMENT MANAGEMENT COMMITTEE 18th MARCH 2024

Case No: 23/01981/FUL

Proposal: CONSTRUCTION OF 4 NO DWELLINGHOUSES AND
ALTERATIONS TO EXISTING VEHICULAR ACCESS

Location: LAND ADJACENT 26, WEST PERRY, PERRY

Applicant: MR DUBERLY

Grid Ref: 514670 266993

Date of Registration: 17th October 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 accessed off the northeastern side of West Perry (the B661) between Nos. 26 and No.30 (Treetop Cottage) and comprises of open scrubland within a triangular-shaped plot which sits to the rear of the singular dwelling of No.26 West Perry. Dwellings in the immediate area are generally detached, however there is no uniformity in layout, setbacks, form materials or age, although Tree Top Cottage to the southeast and No.29 West Perry to the southwest across the road from the host dwelling are Grade II Listed Buildings. The site is surrounded by other residential development comprising the established dwellings on Armstrong Close to the north and Whitehall Way to the east.
- 1.2 The site is situated in flood zone 1 according to the Environment Agency's Flood Maps for Planning and the Huntingdonshire Strategic Flood Risk Assessment. There are no legally protected trees in the vicinity.

Proposal

- 1.3 This Planning permission is sought for the construction of 4 No dwellinghouses and alterations to existing vehicular access land adjacent 26 West Perry, Perry.
- 1.4 The proposal would introduce four new 1.5-storey dwellings into the site with ridge heights of between 7.680 metres and 7.980 metres, with Plot 1 being a detached dwelling at the northern section of the site with its ridgeline perpendicular to the host dwelling, Plots 2 and 3 being semi-detached dwellings to the north east of the site with their ridgelines parallel to the highway of West Perry and Plot 4 being a detached dwelling to the south east, closest to the access also perpendicular to the host dwelling. Plots 1 and 4 would be three-bedroom and Plots 2 and 3 would be 2 bedroom. All dwellings would be pitched-roof, with Plots 1, 2 and 3 featuring front dormers and Plot 4 having a front two-storey gable projection. Materials would be buff brickwork, grey cladding and sate roof (Plot 1), buff brickwork, render and slate roof (Plots 2 and 3) and buff brickwork, black cladding and red pantiles (Plot 4).
- 1.5 The proposed dwellings would face inwards towards each other and would be accessed via a buff block paving drive where each dwelling would have two off-road parking spaces provided. The 1.8 metre-high close boarded fence which surrounds the site would be retained, although a small section of hedge to the south east would be replaced with timber fencing and the fence to the front would be re-aligned to allow for visibility splays onto West Perry. A number of trees to the south east of the site would be removed. Bin and covered cycle storage is also provided for each dwelling.
- 1.6 The site has previous approval for 2 dwellings under outline planning permission 0701631OUT which was followed by a reserved matters application 1001233REM for the approval of the appearance, landscaping and scale.
- 1.7 This application has been accompanied by the following:
- Design and Access Statement
 - Heritage Statement
 - Preliminary Ecological Appraisal
 - Tree Report
- 1.8 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 01/02358/S73 for Renewal of permission 98/1383 for erection of dwelling (Plot 3), PERMITTED dated 14.12.2001.
- 4.2 98/01383/OUT for Erection of two dwellings, PERMITTED dated 06.01.1999.
- 4.3 0602564OUT for Residential development, WITHDRAWN dated 15.11.2006.
- 4.4 0701631OUT for Erection of two dwellings, alterations to existing access and provision of additional access, PERMITTED dated 09.08.2007.
- 4.5 1001233REM for Approval of details of appearance, landscaping and scale for the erection of two dwellings, PERMITTED dated 15.09.2010.
- 4.6 23/01536/HHFUL for Construction of a dropped kerb to service dwelling, PERMITTED 12.10.23.

5. CONSULTATIONS

- 5.1 Perry Parish Council – No objection.

- 5.2 Cambridgeshire County Council's Highway Authority – No objections subject to a pre-commencement condition requiring a Written Scheme of Investigation be submitted to and approved by the Local Planning Authority in writing and an informative relating to the pre-commencement condition.
- 5.3 Huntingdonshire District Council's Environmental Protection Officer – No objection, subject to a Construction Environment Management Plan be submitted to and approved by the Local Planning Authority in writing prior to commencement of works.
- 5.4 Huntingdonshire District Council's Conservation Officer – Objects. The proposed development, and in particular Unit 4 located within the access road, is considered to be harmful to the setting of Tree Top Cottage and 29 West Perry because of its close proximity to it, its intrusion into its setting and its conflict with the character of the Listed Building and with the relationship which this Listed Building has with the Listed Building at Number 29 and the wider group of nearby historic buildings. The proposal is also omits to include a Heritage Statement which is a requirement of paragraph 200 of the 2023 NPPF.
- 5.5 HDC Trees Officer -No objection subject to a condition to ensure tree protection is undertaken in accordance with submitted plans.
- 5.6 Huntingdonshire District Council's Urban Design Forum – Object. The scale and appearance would be out of keeping with character of West Perry, contrary to Local Plan Policy LP11 and LP12 parts a, b and c. It is recommended that the application is withdrawn and a revised application submitted based on the recommended changes set out above.
- 5.7 Cambridgeshire County Archaeology – No objections subject to a pre-commencement condition requiring a Written Scheme of Investigation be submitted to and approved by the Local Planning Authority in writing and an informative relating to the pre-commencement condition.

6. REPRESENTATIONS

- 6.1 Three The representations in objection can be summarised as follows:
- Height of proposed dwellings would be unsightly.
 - Development too large for the land available, should be two properties.
 - Highway safety concerns, given potentially 12 car movements on a road with a sharp bend.
 - Amenity impacts upon No.8 Armstrong Close, including overlooking, noise and dust.
 - Flooding and drainage issues to 6 Manor Farm Court.

- 6.2 Concerns raised that cannot be considered as they are not material planning issues:
- That a neighbour had been informed that the site would not be built upon
 - Potential conduct of future occupiers
 - That a bungalow would attract a better clientele.

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 and Visual Amenity
 - 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 Perry, 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 Parts a. and b. of Policy LP9, it is recognised that there are limited services and facilities in Perry, although there is a bus service operating from the village to Huntingdon and Spaldwick, serving Hinchbrooke School and Hospital and bike friendly roads surrounding the area. Therefore, the proposal is considered sustainable with regards to the accessibility to services, facilities and infrastructure.
- 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 and Visual Amenity

- 7.11 This application seeks approval for the erection of 4 dwellings on land adjacent 26 West Perry.
- 7.12 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.

- 7.13 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.
- 7.14 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.
- 7.15 The HDC 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.
- 7.16 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.
- 7.17 The site has previous approval for 2 dwellings under outline planning permission 0701631OUT which was followed by a reserved matters application 1001233REM for the approval of the appearance, landscaping and scale. However, given this approval has not been implemented and that policy supporting this development has been superseded by a new Local Plan (adopted in 2019) and the National Planning Policy Framework, it is considered that this planning approval carries limited weight in the determination of this current scheme.

- 7.18 The proposed units are arranged to back onto neighbouring gardens in Armstrong Close and Whitehall Way to the north and east. Plots 2 and 3 occupy a similar position to Plot 2 from the consented Reserved Matters approval, whilst Plot 4 occupies a similar position to Plot 1.
- 7.19 The concerns raised by local residents regarding the height of the proposed dwellings is noted.
- 7.20 Plots 2 and 3 form 2-bed dwellings and Plots 1 and 4 are 3-bed, each unit is designed as 1.5 storeys with first floor accommodation located partially within the pitched roof space. The units range in height from 7980mm ridge and 4060mm eaves (Plot 1), 7680mm ridge and 3760mm eaves (Plots 2 and 3) and 7980mm ridge and 4060mm eaves (Plot 4), and reflect the ridge height of existing 2 storey dwellings fronting West Perry.
- 7.21 The units have dormer windows at first floor level on the front elevation, facing the access and central parking / turning area, with rooflights on the rear elevations. The rooflights are shown to have an approximately 1.8m cill height as measured above the first-floor finished floor level, preventing overlooking impacts to the rear gardens of Nos. 6-10 Armstrong Close, 18-22 Whitehall Way and No 24 West Perry. The units each have two allocated parking spaces in the form of side drives or in the case of Plot 4 rear parking.
- 7.22 Despite the 1.5 storey scale, the submitted street scene elevation shows the ridge heights will be comparable to the existing 2 storey dwellings fronting West Perry. There is concern that given the site is back land development, this proposed height would not lead to an acceptable subservient relationship to the existing buildings. All of the units are 1.5 storeys in height but are similar in scale to two storey dwellings and the tall eaves height results in a large area of blank render or cladding at first floor level above the ground floor windows. Furthermore, the dormer windows (proposed on the front elevation of Plots 1, 2 and 3) break up the eaves lines and lead to a proliferation of rain water downpipes across the front elevations which would lead to a cluttered appearance.
- 7.23 The units comprise a mixture of buff facing brickwork at ground floor level with either render (Plots 2 and 3) or horizontal timber cladding (Plots 1 and 4) at first floor level. Whilst the combination of render/cladding and brickwork is a characteristic of the existing 1960/70s dwellings within Armstrong Close to the north (rear) of the development, the proposed units would be seen within the context of West Perry where more traditional fully rendered or full brick elevations are prevalent.
- 7.24 The triple casement dormer windows on Plot 1 dominate the front elevation and reinforce the appearance of two full storeys. The large triple casement dormer windows on Plots 2 and 3 visually jar

with the arrangement of lean-to roofs over the porch and bay windows. Plot 4 will be seen within the West Perry street scene. The lack of windows at first floor level forms a poor relationship with the street and results in a large area of blank cladding at first floor level.

- 7.25 Achieving the right density of development for a location is important to the character of a place and local quality of life. The appropriate density for any particular location will be determined by the nature of the area and by its surroundings and by a need to use land efficiently as a finite resource. It is noted that some objectors have raised concern that the site area is insufficient for the amount of development proposed.
- 7.26 The application form states that the site is 0.17 hectares in area. This equates to 23.52 dwellings per hectare in density which is considered relatively medium (medium is considered between 25-50 dwellings per hectare) and so is appropriate in this instance where the general area is urban in nature and more dense development is acceptable in this instance.
- 7.27 Notwithstanding the density, The dwellings therefore would be out of scale and appearance to the dwellings in the vicinity and are therefore unacceptable as submitted.
- 7.28 By virtue of poor design and the proposed two storey height, the proposed development would not contribute positively to the character and identity of the area and would not successfully integrate with adjoining buildings, the routes and spaces between buildings, topography and landscape, contrary to Policies LP11 and LP12 parts a and b of the Huntingdonshire Local Plan to 2036, the placemaking principles set out in Chapter 3 of the HDC Design Guide SPD 2017 and paragraph 130 parts a - d of the NPPF 2023. 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.

Impact on Heritage Assets

- 7.29 The proposal does not fall within any designated Conservation Area, but does fall within the setting of the following listed buildings: Tree Top Cottage, which is a domestic Grade II Listed Building sitting to the immediate southeast of the site and 29 West Perry, which is a domestic Grade II Listed Building sitting to the south on the opposite side of West Perry road.
- 7.30 Section 66 of the Planning (LBCA) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving

the building or its setting or any features of special architectural or historic interest which it possesses.

- 7.31 Paras 195 - 204 of the NPPF provide advice on proposals affecting heritage assets and how to consider different levels of harm. Para. 206 states 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification'. Local Plan Policy LP34 aligns with the statutory provisions and NPPF advice. It is also noted that Local Plan Policy LP2, which sets out the overarching development strategy for Huntingdonshire through the plan period, includes the main objectives of conserving and enhancing the historic environment within the district.
- 7.32 Paragraph 205 of the NPPF (2023) sets 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 206 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.'
- 7.33 The applicant proposes to build four new dwellinghouses on the proposal site with one within the access road. The proposal site lies adjacent to Tree Top Cottage (Listed Building) with the access road running alongside the Listed Building. The listing describes Tree Top Cottage as a thatched, timber framed cottage dating from the late 16 or early 17th century, of one storey and attics, mostly rendered with a 19th century brick wall. The cottage is described as of three bays with a further bay possibly for a through passage, with modern dormer, porch and windows. Also described is an adjoining former dairy bay to the north of the east end and a central bay originally open to the roof with an inserted floor of the 18th century or later.
- 7.34 The proposal site also lies opposite 29 West Perry (Listed Building) with the access to the proposal site opposite it. The listing describes it as a 17th century cottage with a timber frame and rendered, of a three unit plan with a thatched roof and ridge stack and being of one storey and attics with three dormer windows and three ground floor windows and a modern rear range.
- 7.35 The 1990 Act gives local planning authorities a general duty to preserve Listed Buildings and to preserve or enhance the character or appearance of Conservation Areas (s.66 and s.72 Planning (Listed Buildings and Conservation Areas) Act 1990).

The National Planning Policy Framework 2023 states that Local planning authorities need to take account of the desirability of sustaining and enhancing the significance of heritage assets (Para 203). The NPPF 2023 also states that great weight should be given to the conservation of a heritage asset (Para 205) and that any harm to or loss of significance should require clear and convincing justification (Para 200). The NPPF 2023 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including securing its optimum viable use (Para 206). The NPPF 2023 requires that an applicant should describe the significance of any heritage assets affected, including any contribution made by their setting and that the detail should be sufficient to understand the potential impact of the proposal on their significance (Para 200).

- 7.36 The proposal site lies to the north of 26 West Perry and the Listed Building Tree Top Cottage and is an undeveloped area of grass, trees and vegetation contained within and formed by the rear boundaries of the existing houses which stand on a triangle of roads - West Perry to the south; Lymage Road and Armstrong Close to the north and west; and Whitehall Way to the east. The existing site contributes positively to the setting of Tree Top Cottage as an open green space which allows a degree of separation between this Listed Building and the existing modern housing developments to the north and east, and the modern houses 24 and 26 West Perry. The existing grass, trees and vegetation of the proposal site provide a natural informal backdrop to Tree Top Cottage. As an undeveloped space, the proposal site also contributes to the Listed Building 29 West Perry opposite by providing a buffer between the existing modern housing to north, east and west.
- 7.37 Number 24 and 26 West Perry and the roads and buildings of Lymage Road, Armstrong Close and Whitehall Way are not in existence at the date of the 1940s aerial photographs held at Huntingdonshire DC. Number 26 is a relatively modern house which is first recorded on 1998 aerial photographs held by Huntingdonshire District Council. Number 24 on the west side of Number 26 is recorded from 2003 on aerial photographs and appears to have replaced a range of older buildings. Three of the proposed dwellinghouses are intended to stand within the main grassed area of the proposal site and the fourth is to stand within the access road leading from West Perry. The applicant refers to previous planning approval but this relates to two dwellings, and to outline approval, and the approvals date from 1998, 2001 and 2007 which all pre-date the NPPF.
- 7.38 The proposed three dwellinghouses north of Number 26 are some distance from the Listed Buildings. They are contained within the boundaries of the triangle of roads to the north and

may be seen within the context of the existing modern housing, retaining a distinction between the modern development and the Listed Buildings.

- 7.39 However, the proposed housing adds to the amount of development and brings it closer to the Listed and historic buildings on West Perry, increasing its impact and further encroaching into their settings. In addition, proposed Unit 4 stands within the access road and nearer to Number 26 and Tree Top Cottage and would be seen with the Listed Buildings and have a direct impact on them.
- 7.40 Access from West Perry to the proposal site and Number 26 is obtained via a lowered kerb which allows vehicles to pass over the pavement onto a simple driveway which appears to have an unmade surface. A long, narrow grassed area runs alongside the east side of the driveway, with a boundary hedge and a small number of trees, and with the wooden fence to Number 26 on the west. This driveway, grass, hedge and trees forms the current boundary between Number 26 and Tree Top Cottage and creates a green and natural area of separation which contributes to the setting of the Listed Building. It also maintains an area of open green space opposite the Listed Building Number 29 opposite.
- 7.41 From the west, along West Perry there are long views of the Listed Building Tree Top Cottage although two modern houses are partially visible in the background of the cottage, which are unsympathetic elements within the setting of the Listed Building. From the west, Number 26 stands in the foreground of views of the Tree Top Cottage but is some distance away from it with an open space between them, and an almost unhindered view of the cottage within its immediate setting with the grassed area, boundary hedge and trees between it and Number 26. The Listed Building 29 West Perry (opposite Number 26) is seen with Tree Top Cottage in these views along West Perry. The proposal site therefore contributes to the setting of these two Listed Buildings as the green space which provides a natural background, an absence of modern development, and an area of openness within which these heritage assets can be appreciated.
- 7.42 From further west views of Tree Top Cottage also include the historic buildings which stand adjacent to the Listed Building at 29 (Numbers 25 and 21 West Perry). These two buildings, although not Listed, are recorded in the 1880 OS map and form part of a group of surviving historic buildings of the village together with the Listed Buildings Tree Top Cottage, Number 29, and Manor Farm (to the east).
- 7.43 The proposed development, and in particular Unit 4 located within the access road, is considered to be harmful to the setting of Tree Top Cottage because of its close proximity to it, its intrusion into its setting and its conflict with the character of the Listed Building and with the relationship which this Listed Building

has with the Listed Building at Number 29 and the wider group of nearby historic buildings.

- 7.44 The NPPF states that Local Planning Authorities should look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance (Para 212) but this proposal within the settings of the two Listed Buildings is not considered to enhance or better reveal their significance.
- 7.45 The NPPF requires that if there is harm, even where that harm is less than substantial, then it must be outweighed by public benefit and that public benefit must be so great that it also outweighs the statutory duty of Huntingdonshire District Council to have special regard to the preservation of the historic and architectural interest of a Listed Building. The applicant has not provided details of such public benefit.
- 7.46 In addition, there was no Heritage Statement submitted, as required by the NPPF and no description of the significance of the heritage assets affected.
- 7.47 The proposed development, and in particular Unit 4, by reason of its close siting would detrimentally intrude upon the setting of the Grade II Listed Buildings known as Tree Top Cottage to the east and No.29 West Perry to the south, conflicting with the character of the Listed Building and with the relationship which this Listed Building has with the Listed Building at Number 29 and the wider group of nearby historic buildings. As a result, the proposal would result in less than substantial harm to the setting of the Grade II Listed Buildings and therefore fails to preserve the setting of historic interest which it possesses. 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. Furthermore, no Heritage Statement has been submitted as part of the application to allow the Local Planning Authority to assess any convincing justification of the proposals impact to a designated heritage asset. The proposal therefore fails to comply with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Paragraphs 195-214 of the National Planning Policy Framework 2023 and Policies LP2 and LP34 of Huntingdonshire's Local Plan to 2036. 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

- 7.48 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

- 7.49 The site is surrounded by residential development, with Plot 1 abutting No.24 West Perry on its northeastern rear side and No.26 West Perry on its southeastern side elevation. Plots 2 and 3 are closest to Nos.10 and 12 Armstrong Close and Nos.10-24 on the western side of Whitehall Way. Plot 4 would be closest to No.30 West Perry (Tree Top Cottage). The occupiers of No.8 Armstrong Close have raised concerns including overlooking, noise and dust.
- 7.50 A site visit was carried out by the case officer during the consultation period of the application. Huntingdonshire District Council's Environmental Health Officer has considered the proposal and have raised no concerns regarding the development, subject to a pre-commencement condition relating to a Construction Environmental Management Plan (CEMP) which would be added to any consent given to the application should the application be approved. The comments from neighbours are noted in relation to noise and dust. A CEMP condition would ensure the residential amenity of neighbouring properties are protected during construction phase especially in regard to noise and dust.
- 7.51 In terms of overlooking, Page 143 of the Huntingdonshire District Design Guide sets out that: 'A general rule of thumb of 21 metre distance between properties ensures privacy for residential use.' The first floor rear elevation of Plot 1 features two Velux windows serving an ensuite and bathroom 1.516 metres from floor level within 21 metres (approximately 8 metres) from the rear private amenity area of 24 West Perry. However, these can be conditioned to be obscure-glazed with hung opening in the event of a approval decision being made on the application. Plots 2 and 3 would not breach the 21m distance (including No.8 Armstrong Close), nor would the 21m guidance be breached from Plot 4. Any overlooking impacts would therefore be acceptable in this instance. Given the separation distances and orientation of the proposed dwellings, any loss of light impacts would not be significant enough to warrant a refusal on overshadowing impacts.
- 7.52 However, there is concern that Plot 1 would provide an oppressive outlook to the existing dwelling at 26 West Perry by virtue of a blank side elevation at first floor approximately 10.4 metres from the rear of the existing dwelling at No.26. While not a policy requirement, an accepted general rule of thumb is that a 12 metre distance should be provided where dwellings are the same number of storeys. In this case, the proposal breaches this distance as both dwellings, being two-storey in nature is less than 12 metres.
- 7.53 Plot 1 would have a blank side elevation at first floor which would be approximately 10.4 metres from the rear elevation of the

existing dwelling at No.26 West Perry. Due to the siting of Plot 1 and the insufficient separation distance, Plot 1 would result in a significant overbearing impact to the rear garden and rear elevation of No 26. The proposal would therefore be contrary to Policy LP14 of the adopted Huntingdonshire Local Plan to 2036.

Amenity for future occupiers

- 7.54 Having regard to the amenity of future occupants of the proposed dwellings, all Plots would all be served by private amenity space in the form of private garden areas and bin and cycle stores areas would be located in suitable locations so to not impact unduly upon neighbouring amenity.
- 7.55 The internal floor area (GIA) of the dwellings would measure 131.9 sqm for Plot 1 which is a 3-bedroom, 5 person dwelling, 92.4 sqm for Plots 2 and 3 which would be two bedroom, for person dwellings and 121.3 sqm for Plot 4, which would be a 3-bedroom, 5 person dwelling. Nationally described space standards (NDSS) dictate that for 3 bedroomed, 5 person dwellings a minimum GIA of 93sqm is required while a 2 bedroomed 4 person dwelling a GIA of 79 sqm. The proposal therefore accords with NDSS. Accordance with the NDSS is not a policy requirement within the Huntingdonshire Local Plan to 2036 but provides some context in terms of living space. In this instance, the proposed internal space is considered appropriately functional and acceptable such that future occupiers would experience a good standard of amenity in this regard.

Highway Safety & Parking Provision

- 7.56 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.
- 7.57 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

- 7.58 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.

- 7.59 Concerns raised by a neighbour regarding the potential for 12 car movements on a road with a sharp bend are acknowledged.
- 7.60 It is also noted that planning reference 23/01536/HHFUL, permitted in October 2023 the construction of a dropped kerb to No.26 West Perry (the dwelling fronting the site) and the proposal includes the original access point for No.26 to provide an access road from West Perry. A speed survey has been submitted as part of the application.
- 7.61 Cambridgeshire County Council as the Local Highways Authority have reviewed the proposals and advised that the speed survey submitted indicates speed conducive with the available visibility splays available. The Local Highway Authority raise no objection to the proposal subject to a number of conditions. The proposal would therefore have an acceptable impact on highway safety. As such, the proposal is in accordance to Policy LP17 of Huntingdonshire's Local Plan to 2036.

Parking

- 7.62 All Plots would have off-road parking provision and would be able to exit the site in forward gear. Cycle parking is proposed to be within lockable bicycle sheds, noting that the full details of these are within a hard and soft landscaping plan which has not been received by the Local Planning Authority. However, further details of which could be secured by way of condition should permission be granted to ensure the proposal complies with the standards set out within the Huntingdonshire Design Guide and LP17 of the Local Plan to 2036 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

- 7.63 The site is located in Flood Zone 1 which is appropriate for all forms of development. The National Planning Policy Framework requires Local Planning Authorities to steer development to areas at the lowest probability of flooding. The site is not in a flood risk area and it is less than 1.0 hectares in size. Accordingly, a flood risk assessment is not required for the application.
- 7.64 Given that the site is in Flood Zone 1 with no susceptibility to surface water flooding and comprises less than 1 hectare of land, 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 NPPG.
- 7.65 A neighbour has raised concerns that the proposal would cause unacceptable flooding and drainage issues to 6 Manor Farm Court.

- 7.66 The application form states that surface water would be disposed via a sustainable drainage system and that the method for foul water drainage is unknown. Given the low flood risk and relative minor scale of development, officers are satisfied that the proposal is acceptable in flood and drainage terms and 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. The proposal is therefore considered acceptable with regard to Policies LP5, LP6 and LP15 of the Huntingdonshire Local Plan to 2036 and the NPPF 2021 in this regard.

Biodiversity

- 7.67 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.
- 7.68 The application is accompanied by a Preliminary Ecological Appraisal (PEA) by Skilled Ecology Consultancy dated September 2023. The PEA notes that habitats present were common and widespread and unlikely to support protected, priority or rare species. The survey failed to find signs or evidence of such species. The house exterior was negligible in suitability or potential for roosting bats, no access for bats was noted. No mature trees suitable for roosting bats were present on the site. The risk of presence and significant harm or impact to protected, priority or rare species was considered negligible. Further ecological surveys or mitigation were considered unnecessary. The PEA also proposes certain biodiversity enhancements and mitigation measures within Chapter 5 (pages 14 – 16).
- 7.69 Officers are satisfied that impacts on biodiversity and geodiversity have been investigated. Further details of the proposed mitigation and enhancement measures along with a landscaping scheme could be secured by a condition attached to any decision notice to ensure no net loss in biodiversity and to secure a net gain.
- 7.70 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

- 7.71 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 The proposals include the loss of 9 trees, 1 small group of trees, 2 informal hedges and 1 shrub, including 6 category C, one category B (Silver Birch) and two category U trees (Lawson Cypress and Sycamore) from the site as well as hedge group H3 adjacent to the eastern site boundary with Tree Top Cottage and Nos. 20, 22 Whitehall Way.

- 7.72 An Arboricultural Impact Assessment (AIA) by Skilled Ecology Consultancy Ltd, dated September 2023 has been submitted in support of the application which has been reviewed by the Arboricultural Officer, who raises no objection subject to a condition to ensure tree protection is undertaken in accordance with submitted plans.
- 7.73 Therefore, subject to the imposition of compliance conditions to ensure the proposal is carried out in accordance with the submitted arboricultural details, the proposal is considered to be in accordance with Policy LP31 of the Huntingdonshire Local Plan to 2036.

Accessible and Adaptable Homes

- 7.74 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.
- 7.75 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

- 7.76 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

- 7.77 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)

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

Other Matter

Archaeology

7.79 Policy LP34 of the Local Plan states that great weight and importance should be given to the conservation of heritage assets. The Historic Environment Team at Cambridgeshire County Council have been consulted and their records indicate that the proposed development is situated in an area of archaeological potential lying within the historic core of West Perry, with a number of grade II listed buildings to the south (National Heritage List Entry references 1214660, 1288434 and 1214731).

7.80 Evidence for earlier settlement is known to the south of the development area, where medieval features are known to survive as earthworks. These include a hollow way, moat, ditches and earthwork banks (Cambridgeshire Historic Environment Record reference. 11366), as well as a rectangular earthwork enclosure set within Perry Woods (CHER ref. MCB29309). A further moated sites is known at Manor Farm to the Southeast where the moated enclosure was overlain by the remains of a 16th century house (CHER ref. 00478). Evidence suggests that the area to the adjacent north of the development was utilised for ridge and furrow cultivation in this period, known from cropmarks prior to later development in the area (CHER refs. MCB18710 and 116020). Although little archaeological investigation has yet to be undertaken in the area, evidence from cropmarks and find spots indicate earlier activity in the vicinity. The postulated route of a Roman road between Dorchester-on-Thames to Alconbury is known to the east of the development area. Finds reported from the area include Roman metalwork such as coins, weights, brooches and horse fittings (CHER ref. 11756), a Anglo-Saxon buckle (CHER ref. 11756A) and a medieval coin (CHER ref. 11756B).

7.81 Whilst the Historic Environment Team have raised no objection to the proposed development, it is recommended that the site should be subject to a programme of archaeological investigation secured

through the inclusion of a pre- commencement condition. Subject to this, the proposal would comply with Policy LP34 of the Local Plan.

Conclusion

- 7.82 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 7.83 The proposed design of the dwellings is unacceptable.
- 7.84 The proposed development, and in particular Plot 4 by reason of its close siting would detrimentally intrude upon the setting of the Grade II Listed Buildings known as Tree Top Cottage to the east and No.29 West Perry to the south and therefore result in less than substantial harm. The proposal is not considered to generate sufficient public benefits to outweigh the identified harm.
- 7.85 The proposal would fail to protect the residential amenity of neighbouring property No.26 West Perry.
- 7.86 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.
- 7.87 The development plan is considered to be up-to-date and carries substantial weight. Paragraph 12 of the NPPF 2023 advises that where a planning application conflicts with an up-to-date development plan, permission should not usually be granted.
- 7.88 Looking at the benefits of the proposal, the Council can demonstrate a five-year housing land supply and therefore the provision of 4 additional dwellings is given only moderate weight. There would also be only limited, short-term economic benefits arising from the construction of the development. Carefully weighing up all of the material considerations considered within this report, it is concluded that the conflict with the development plan policies are not outweighed by the benefits of the development.
- 7.89 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. By virtue of poor design and the proposed two storey height, the proposed development would not contribute positively to the character and identity of the area and would not successfully

integrate with adjoining buildings, the routes and spaces between buildings, topography and landscape, contrary to Policies LP11 and LP12 parts a and b of the Huntingdonshire Local Plan to 2036, the placemaking principles set out in Chapter 3 of the HDC Design Guide SPD 2017 and paragraph 130 parts a - d of the NPPF 2023. 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, and in particular Unit 4, by reason of its close siting would detrimentally intrude upon the setting of the Grade II Listed Buildings known as Tree Top Cottage to the east and No.29 West Perry to the south, conflicting with the character of the Listed Building and with the relationship which this Listed Building has with the Listed Building at Number 29 and the wider group of nearby historic buildings. As a result, the proposal would result in less than substantial harm to the setting of the Grade II Listed Buildings and therefore fails to preserve the setting of historic interest which it possesses. 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. Furthermore, no Heritage Statement has been submitted as part of the application to allow the Local Planning Authority to assess any convincing justification of the proposals impact to a designated heritage asset. The proposal therefore fails to comply with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Paragraphs 195-214 of the National Planning Policy Framework 2023 and Policies LP2 and LP34 of Huntingdonshire's Local Plan to 2036. 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.
3. Plot 1 would have a blank side elevation at first floor which would be approximately 10.4 metres from the rear elevation of the existing dwelling at No.26 West Perry. Due to the siting of Plot 1 and the insufficient separation distance, Plot 1 would result in a significant overbearing impact to the rear garden and rear elevation of No 26. The proposal would therefore be contrary to Policy LP14 of the adopted Huntingdonshire Local Plan to 2036.
4. 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 **Marie Roseaman Senior Development Management Officer** – marie.roseaman@huntingdonshire.gov.uk

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

01480 388424
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Head of Planning Services
Pathfinder House
St. Mary's Street
Huntingdon
Cambridgeshire PE 29 3TN

Application Number: 23/01981/FUL Case Officer Marie Roseaman
Proposal: Construction of 4 No Dwellinghouses and Alterations to Existing Vehicular Access
Location: Land Adjacent 26 West Perry Perry
Observations of Perry Town/Parish Council.

Please ✓ box as appropriate

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

DISCUSSED WITH APPLICANT + PUBLIC AT PARISH COUNCIL MEETING
#8/11/23 [ref. 23/96]. APPROVAL FROM ALL.

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

No observations either in favour or against the proposal

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

Date :

12/11/23

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

(Development Management)

Development Management Committee



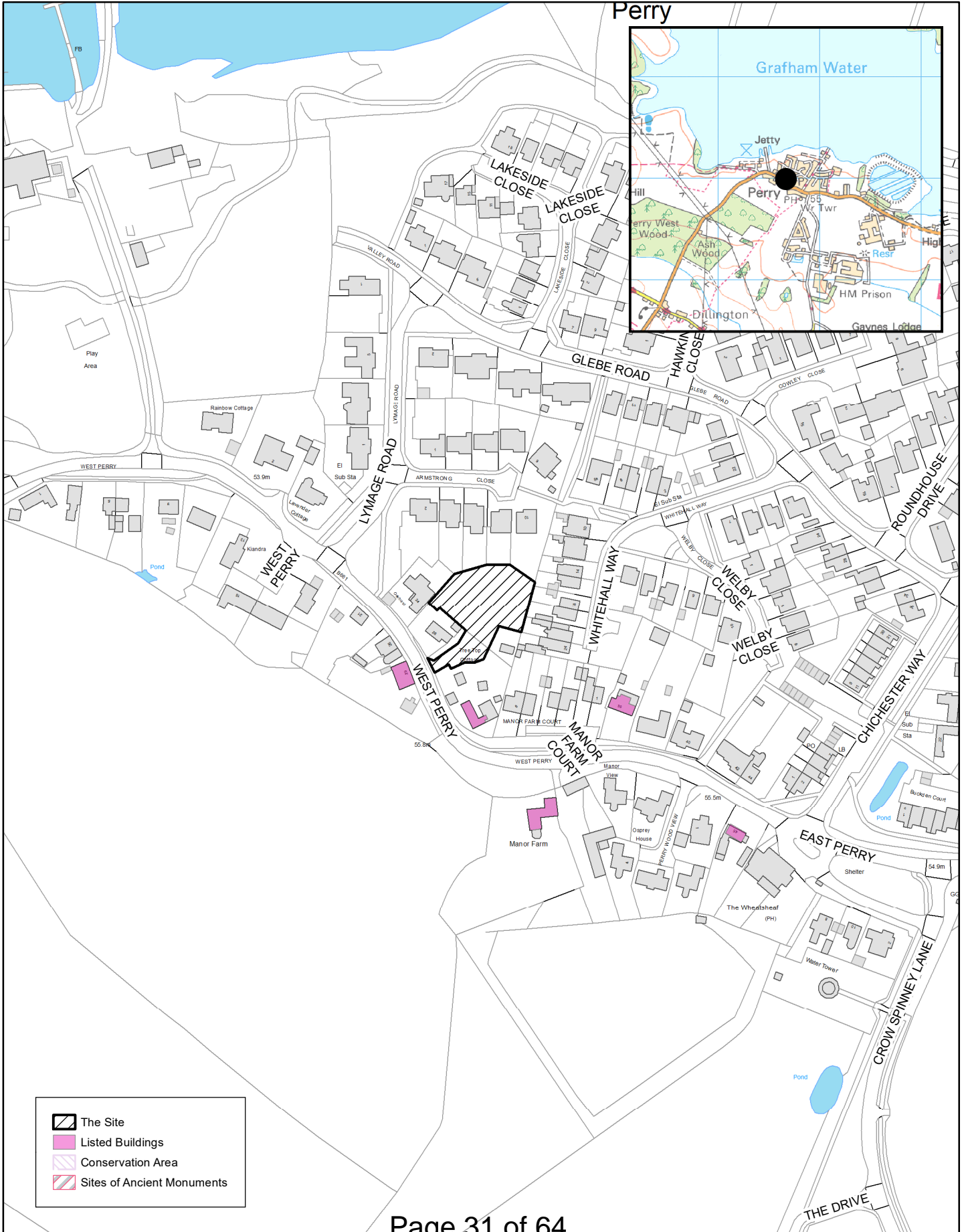
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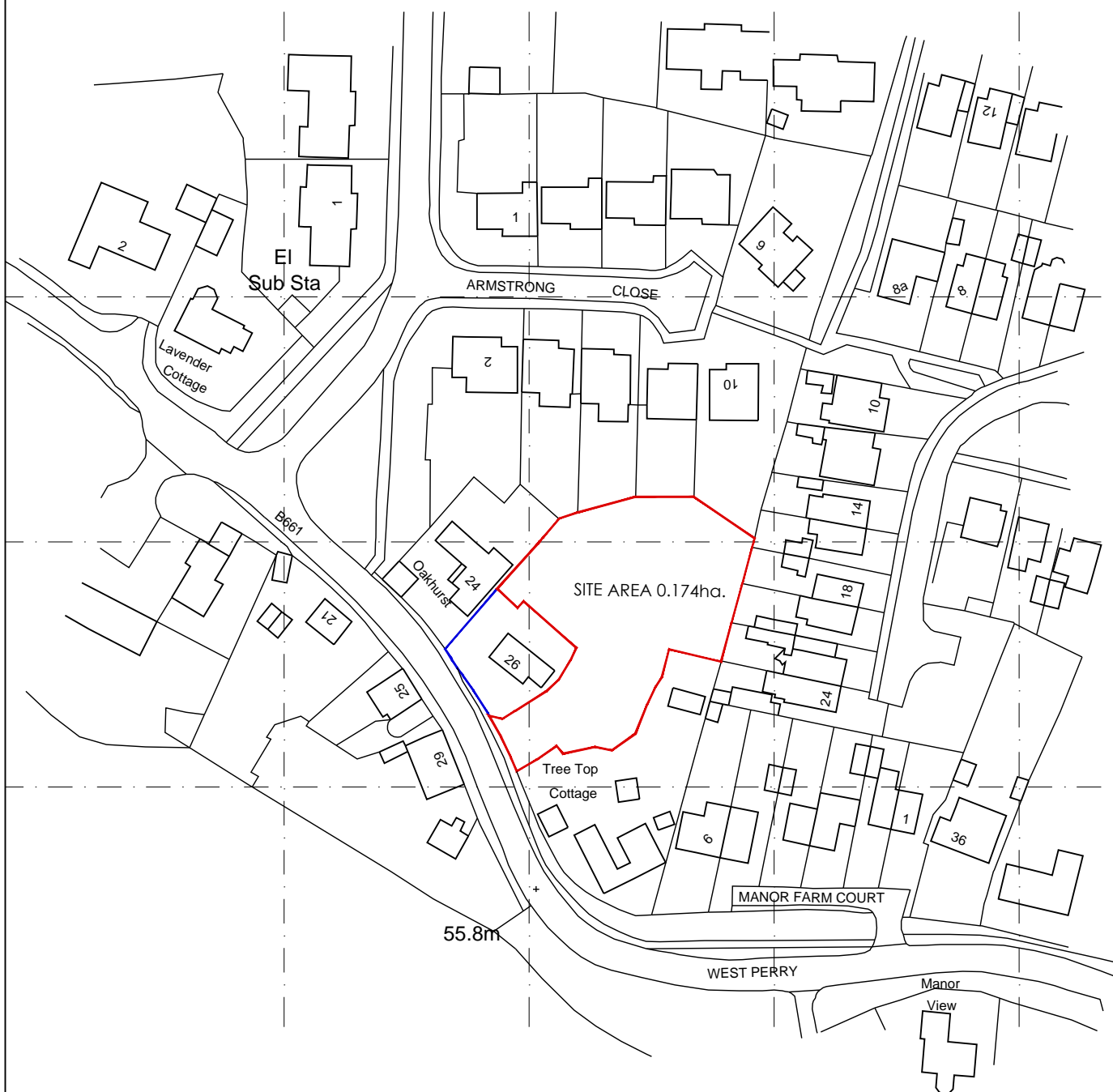
Application Ref:23/01981/FUL

Date Created: 04/03/2024

Location: Perry

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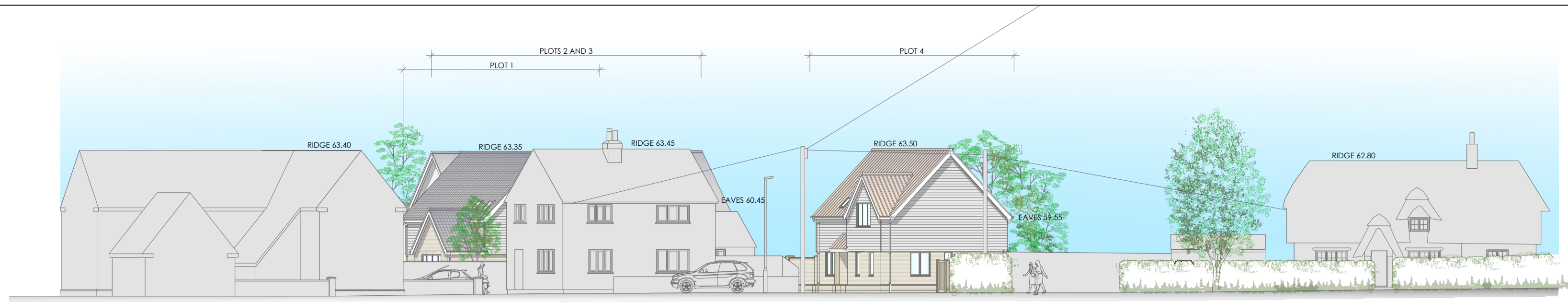


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26 West Perry, Combs. PE28 0XB

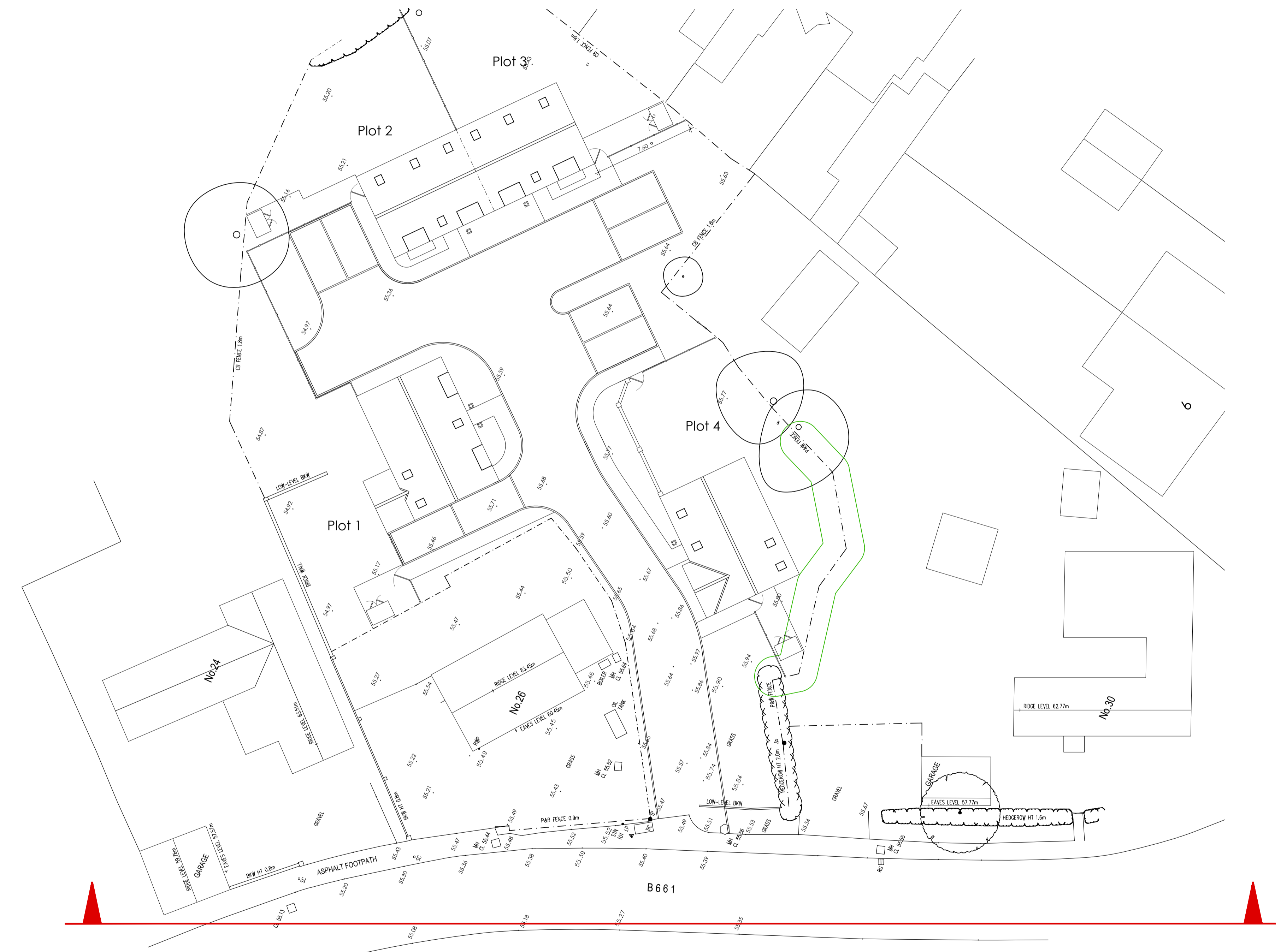
DWG. No.
22-13-200



DATUM 50.00
STREET SCENE



ENTRANCE INTO SITE - PROPOSED AND GOOGLE EARTH VIEW



BLOCK PLAN

REV	DATE	BY	REVISION NOTES

Suite 2, Clare Hall,
St Ives Business Park,
Parsons Green,
St Ives,
Cams, PE27 4WY

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PARTNERS
in PLANNING
and ARCHITECTURE

PROJECT
Proposed residential development on
land 19o rear of No.26 West Perry
Huntingdon
Cambridgeshire, PE28 0BX

CLIENT
Mr J Duberly

DRAWING TITLE
Proposed Street Scene

DRAWN BY NFM	SCALE 1:200 @ A1 2.0 6.0 10.0
DATE 07/07/23	DWG. No. 22-13-205

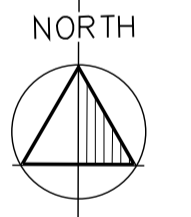


LEGEND

- GRASSED AREAS
- PAVING SLABS
- POROUS PAVING BLOCK - BUFF
- POROUS PAVING BLOCK - RED
- TARMAC
- EXISTING TREES TO BE RETAINED WITH TREE ROOT PROTECTION AREAS
- EXISTING TREES TO BE REMOVED
- EXISTING HEDGE TO BE RETAINED
- PROPOSED TREE PLANTING (TO BE AGREED)
- PROPOSED HEDGE PLANTING (TO BE AGREED)
- PROPOSED GROUND COVER SHRUB PLANTING (TO BE AGREED)
- 1.8m HIGH CLOSE BOARDED TIMBER PANEL FENCING WITH GATE
- 1.2x1.8m LOCKABLE BICYCLE SHEDS SEE HARD AND SOFT LANDSCAPING SCHEME FOR DETAILS
- BIN STORAGE AREA
- PRINCIPLE ENTRANCE POSITION
- EXISTING SPOT LEVELS
- PROPOSED LEVELS

VEHICLE TRACKING

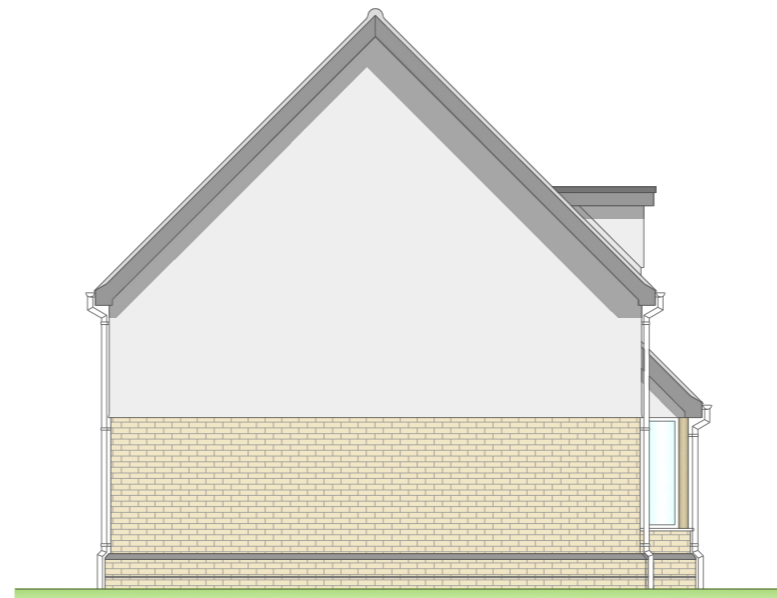
- VEHICLE
- FORWARD WHEEL TRACKING
- REVERSE WHEEL TRACKING
- VEHICLE OVER HANG



REV	DATE	BY	REVISION NOTES
Suite 2, Clare Hall, St Ives Business Park, Parsons Green, St Ives, Cambs, PE27 4WY			
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PARTNERS in PLANNING and ARCHITECTURE			
PROJECT Proposed residential development on land to rear of No.26 West Perry Huntingdon Cambridgeshire, PE28 0BX			
CLIENT Mr J Duberly			
DRAWING TITLE Proposed Block Plan			
DRAWN BY NFM		SCALE 1:200 @ A1	
DATE 04/10/23		DWG. No. 22-13-201	
REV.		REV.	



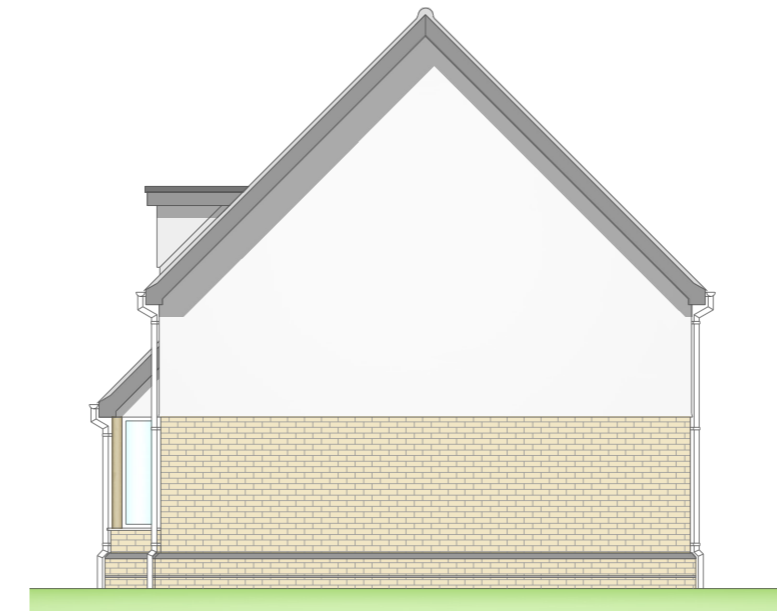
Rear (North East) Elevation



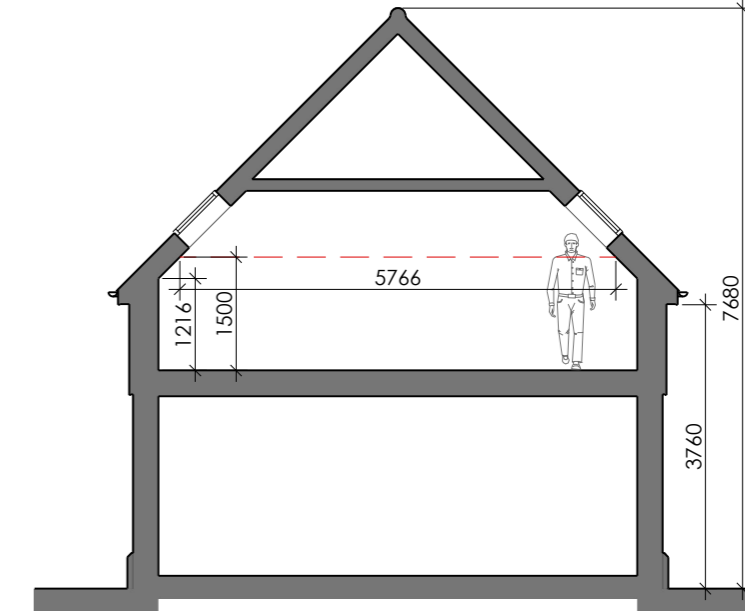
Side (North West) Elevation



Front (South West) Elevation



Side (South East) Elevation

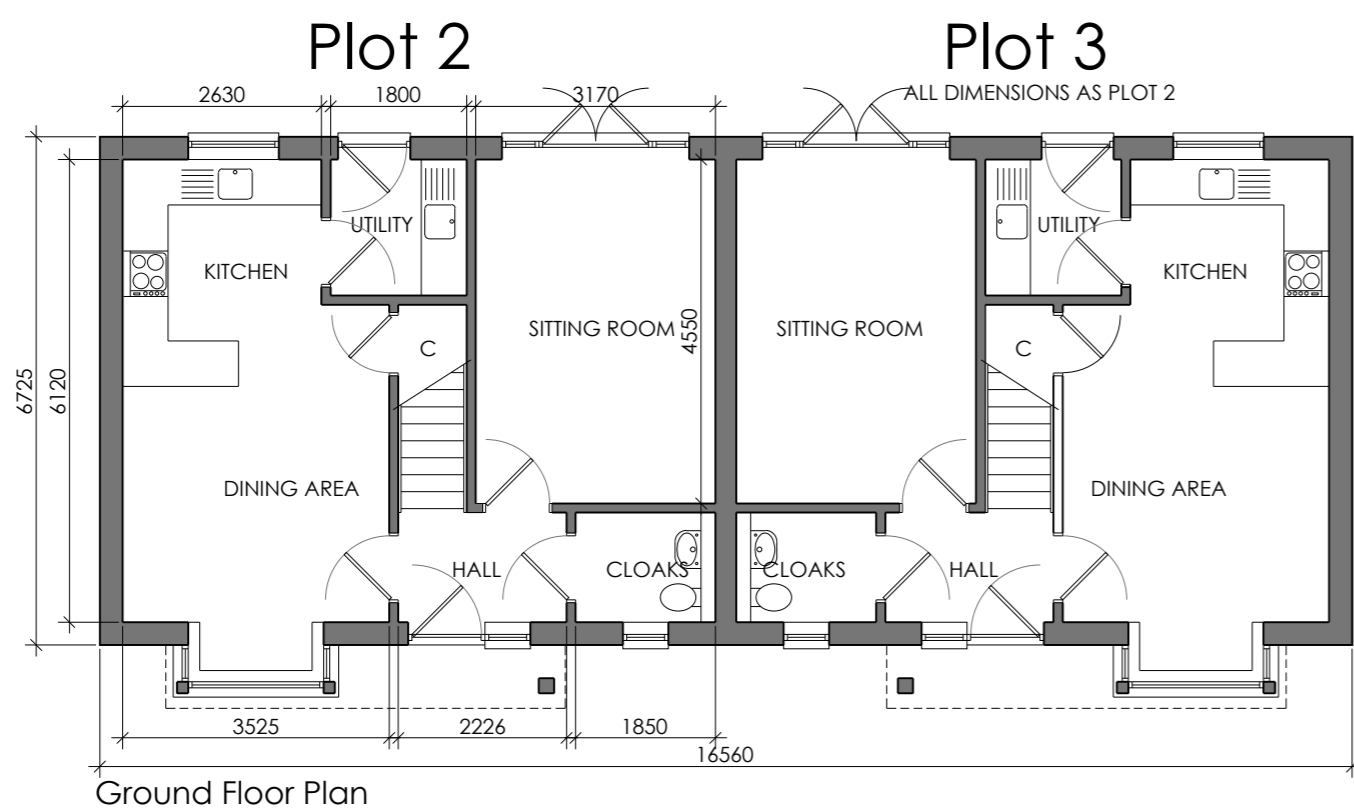


Section

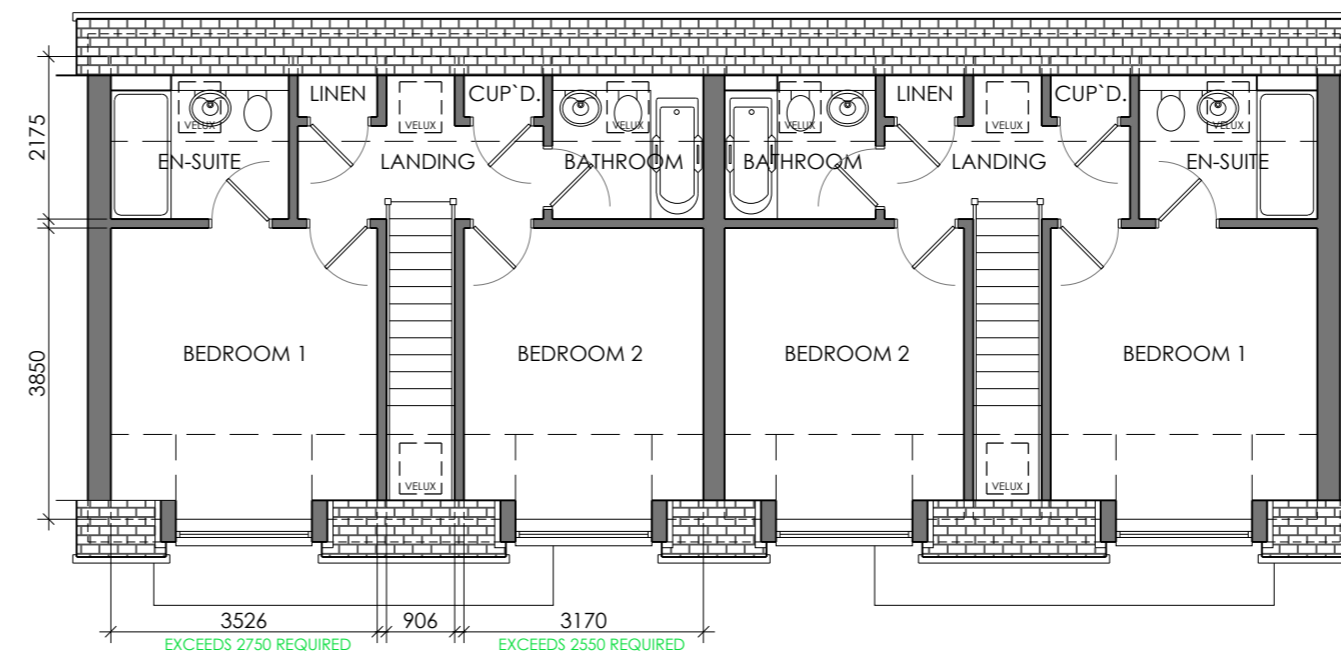
PLOT 3		All figures in square meters									
Number of bedrooms (b)	Number of bed spaces (persons)	2 storey dwelling		Built in storage		Bedroom 1 Double (or twin)		Bedroom 2 Double		Head Height - Min 75% of GIFA @ 2.3m	
		Required	Provided	Required	Provided	Required	Provided	Required	Provided	Required	Provided
2	4	79.00	92.45	2.00	2.99	11.50	13.37	11.50	12.11	69.33	81.60

Technical housing standards - nationally described space standard

10. The standard requires that:
- a. the dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1 below
 - b. a dwelling with two or more bedspaces has at least one double (or twin) bedroom
 - c. in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide
 - d. in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m²
 - e. one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide
 - f. any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m² within the Gross Internal Area)
 - g. any other area that is used solely for storage and has a headroom of 900/1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all
 - h. a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m² in a double bedroom and 0.36m² in a single bedroom counts towards the built-in storage requirement
 - i. the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area



Ground Floor Plan



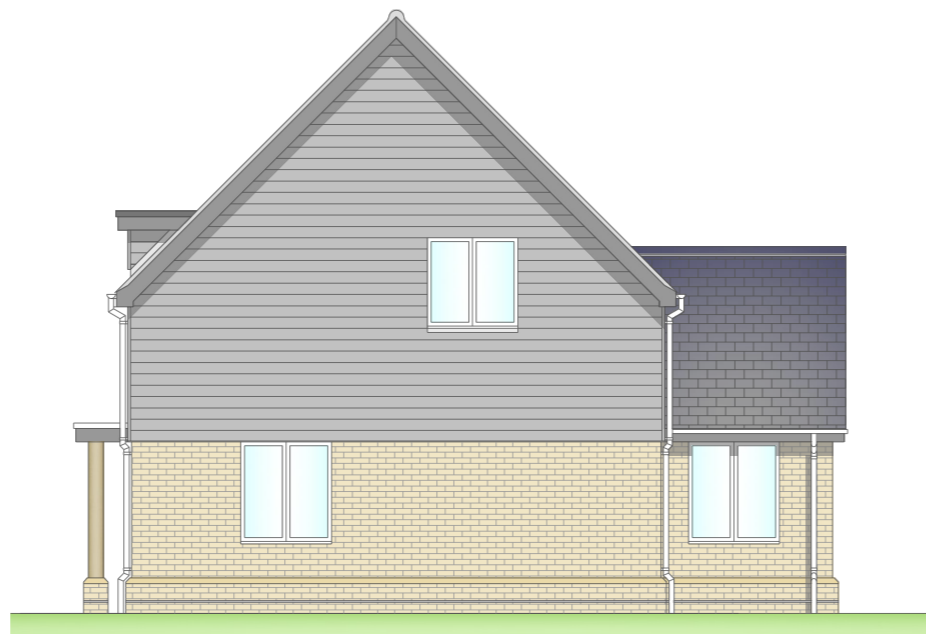
First Floor Plan

Plots 2 & 3
Gross Internal Floor Area = 92.45m.sq. (995 sq.ft.)

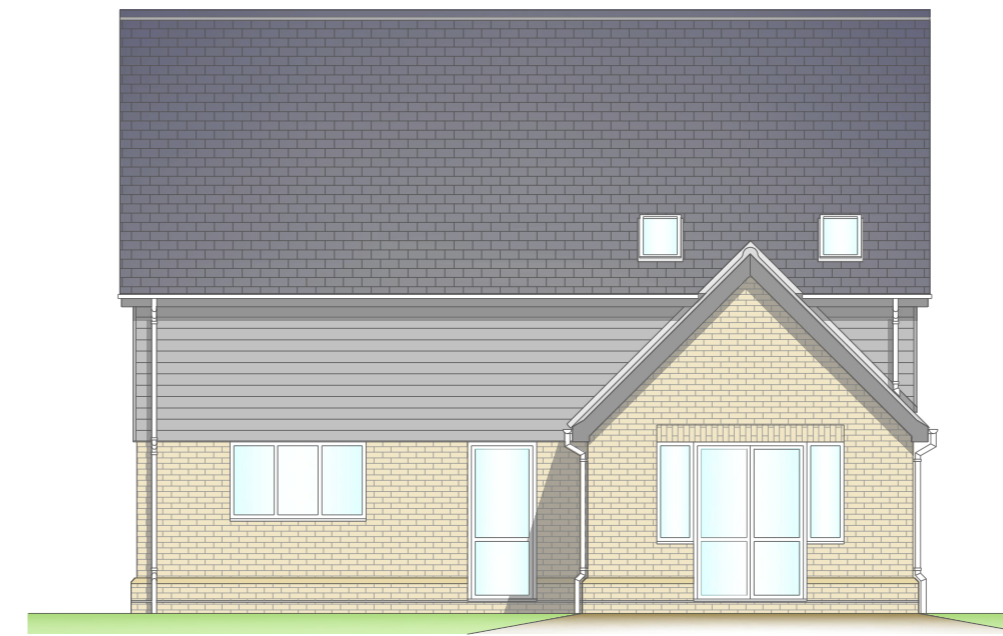
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PARTNERS in PLANNING and ARCHITECTURE			
PROJECT Proposed Residential Development on land to rear of No.26 West Perry, Huntingdon, Cambridgeshire, PE28 0BX			
CLIENT Mr J Duberly			
DRAWING TITLE Plots 2 and 3 Floor Plans, Elevations and Section			
DRAWN BY NFM		SCALE 1:100 @ A2	
DATE 05/07/23		DWG. No. 22-13-203	
		REV.	



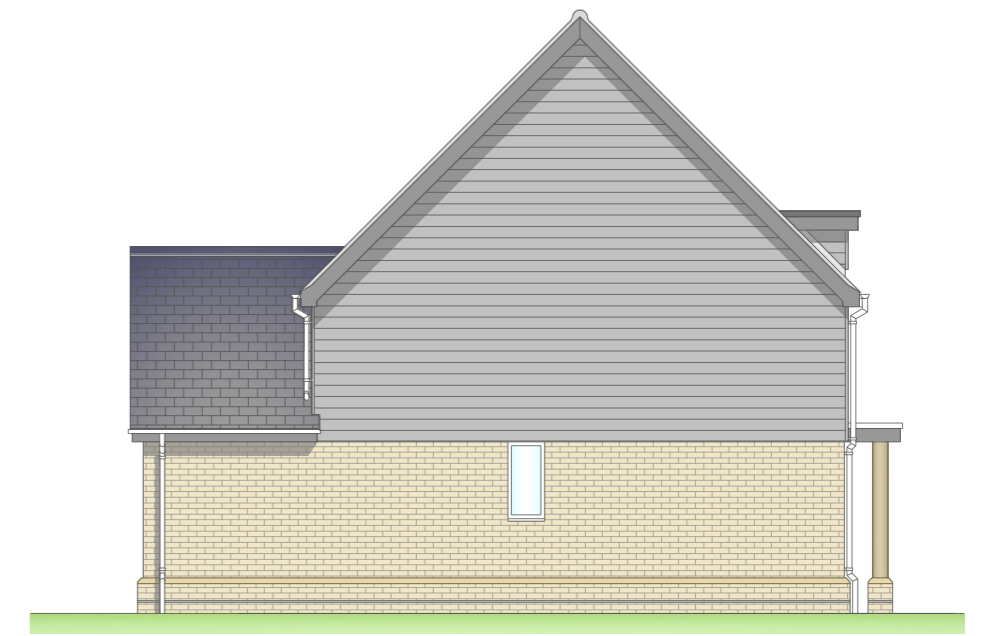
Front (South East) Elevation



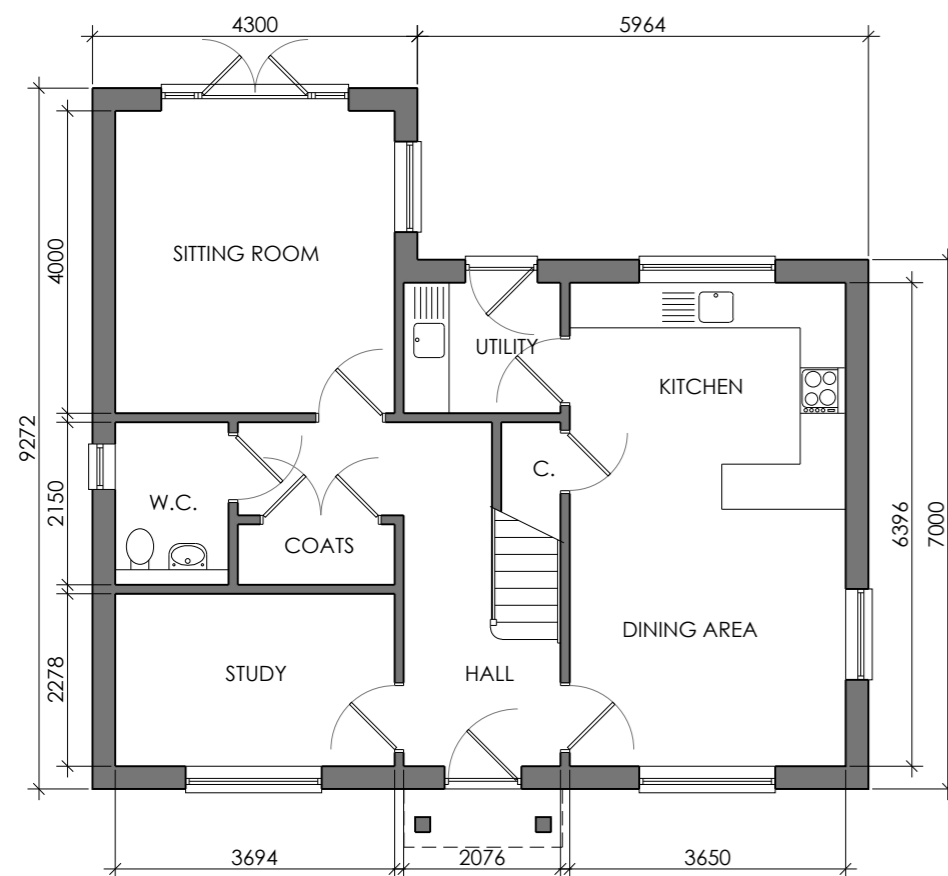
Side (North East) Elevation



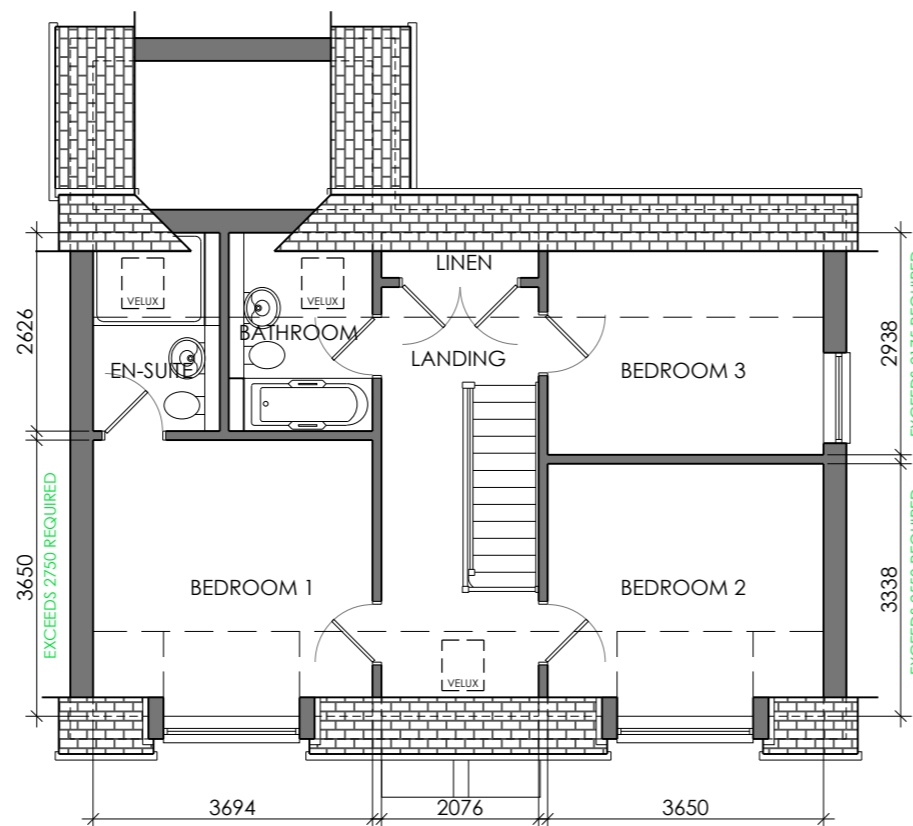
Rear (North West) Elevation



Side (South West) Elevation



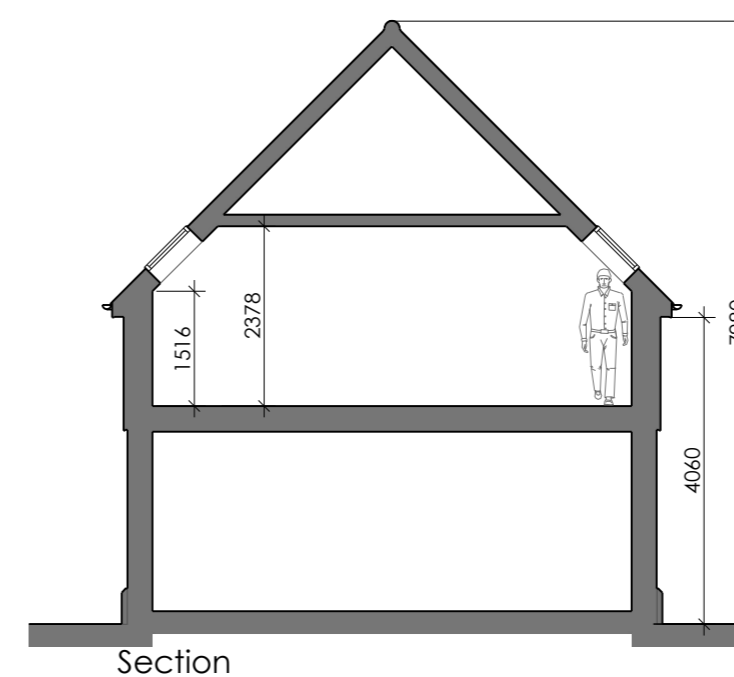
Ground Floor Plan



First Floor Plan

Plot 1

Gross Internal Floor Area = 131.96m.sq. (1420 sq.ft.)



Section

ACCOMMODATION SCHEDULE											
Number of bedrooms (b)	Number of bed spaces (persons)	2 storey dwelling		Built in storage		Bedroom 1 Double (or twin)		Bedroom 2 Double		Bedroom 3 Single	
		Required	Provided	Required	Provided	Required	Provided	Required	Provided	Required	Provided
3	5	93.00	131.96	2.50	2.91	11.50	13.49	11.50	12.18	7.50	10.72

Technical housing standards - nationally described space standard

10. The standard requires that:
- a. the dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1 below
 - b. a dwelling with two or more bedspaces has at least one double (or twin) bedroom
 - c. in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide
 - d. in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m²
 - e. one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide
 - f. any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m² within the Gross Internal Area)
 - g. any other area that is used solely for storage and has a headroom of 900/1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all
 - h. a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m² in a double bedroom and 0.36m² in a single bedroom counts towards the built-in storage requirement
 - i. the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area

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PARTNERS
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PROJECT
Proposed Residential Development on
land to rear of No.26 West Perry,
Huntingdon,
Cambridgeshire, PE28 0BX

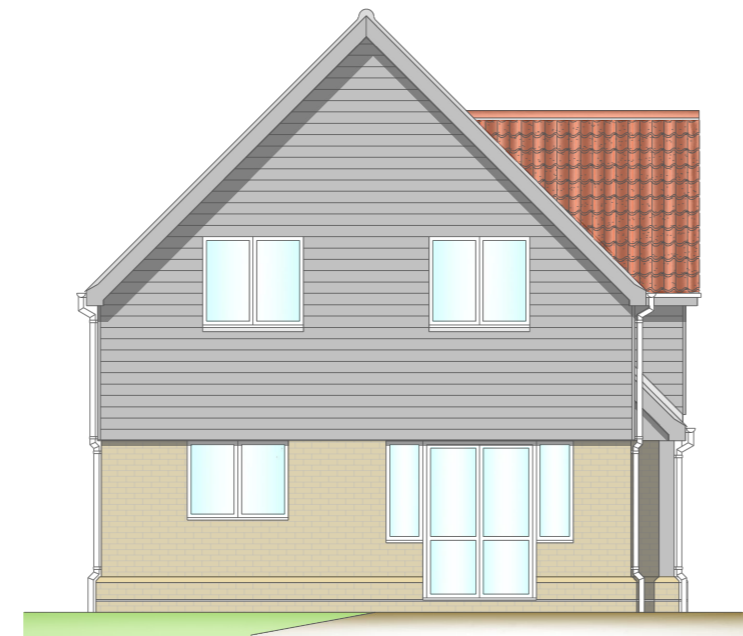
CLIENT
Mr J Duberly

DRAWING TITLE
Plot 1
Floor Plans, Elevations and Section

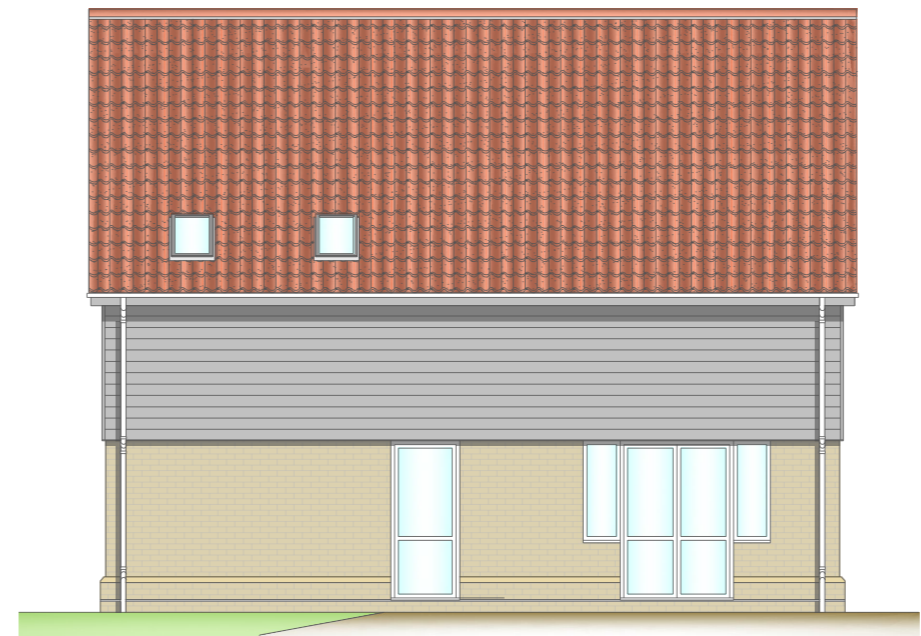
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NFM	1:100 @ A2
DATE	DWG. No.
05/07/23	22-13-202



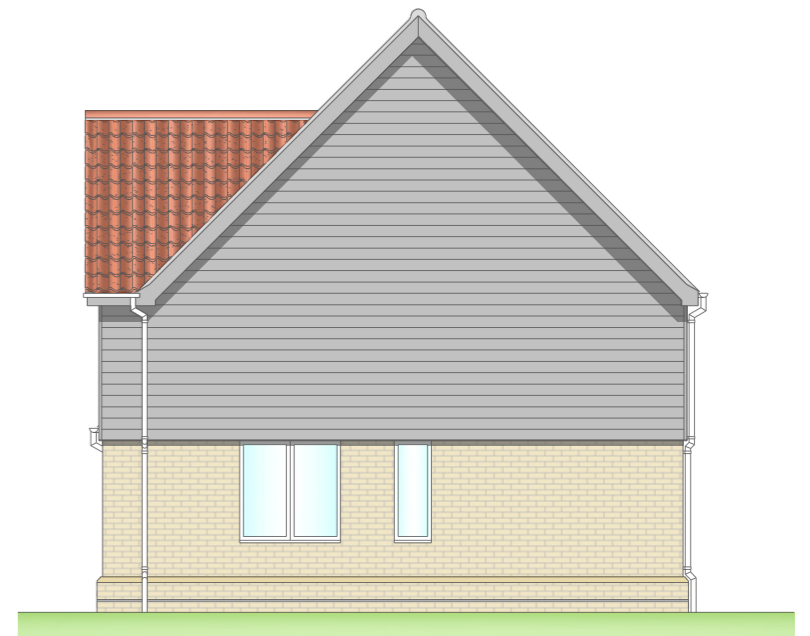
Front (North West) Elevation



Side (North East) Elevation



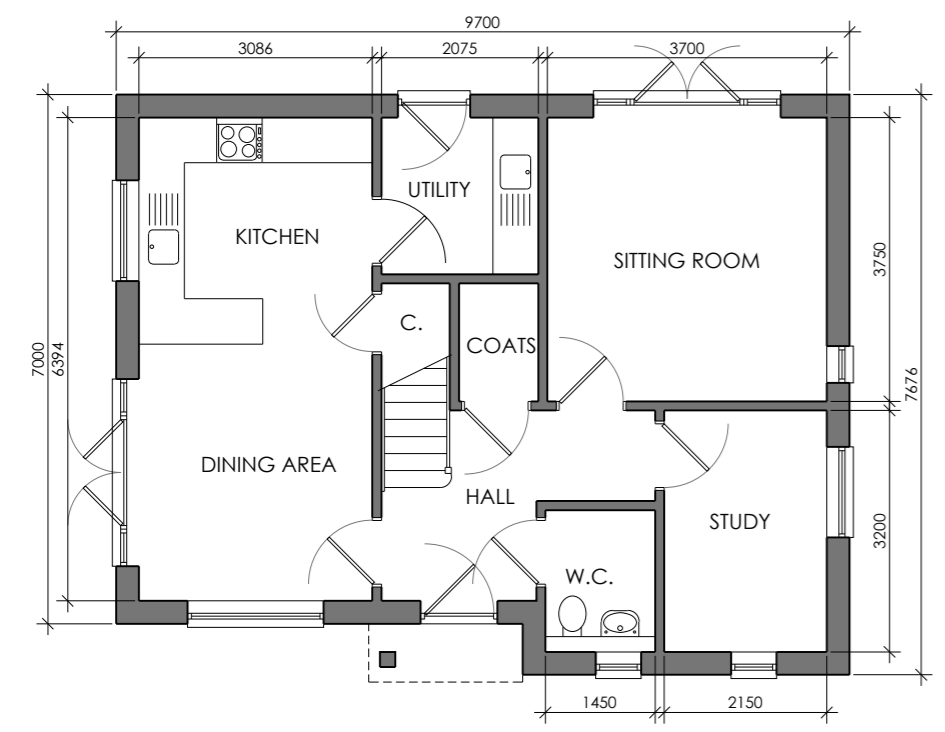
Rear (North West) Elevation



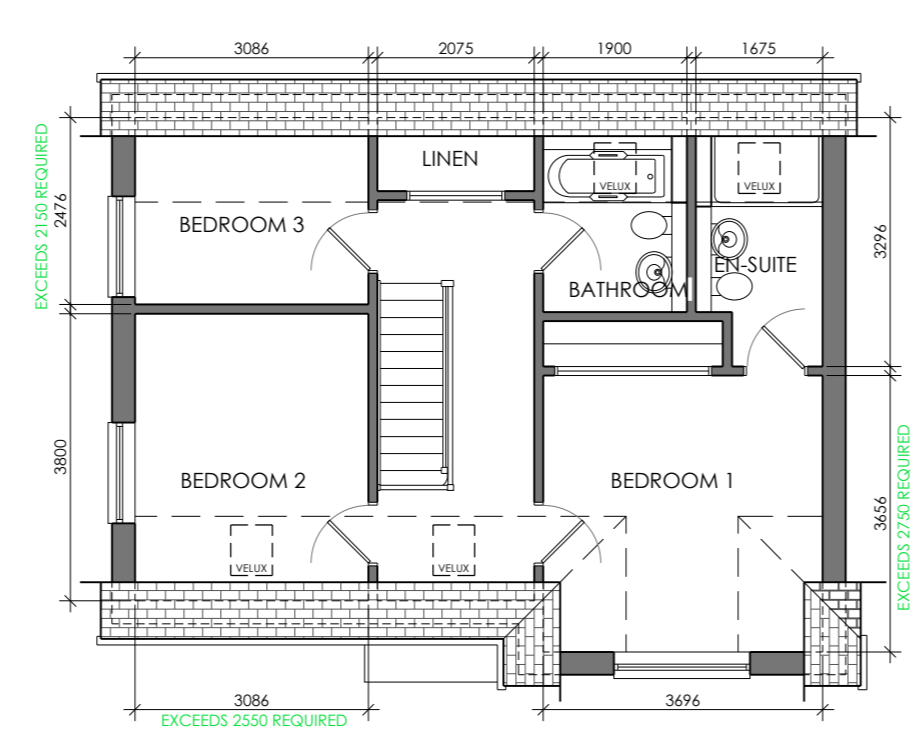
Side (South West) Elevation

RED PANTILES
BLACK CLADDING
BUFF BRICKWORK

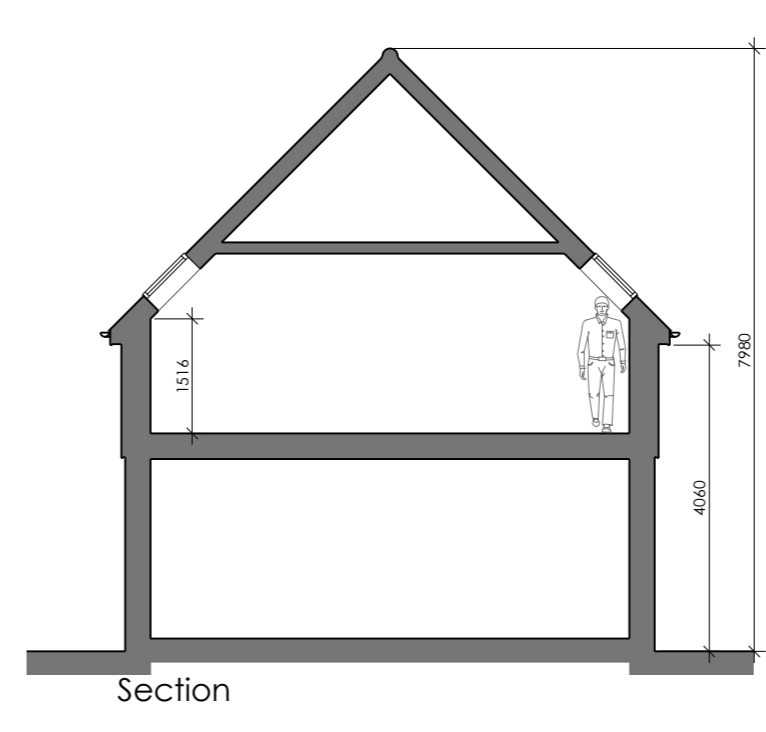
Page 38 of 64



Ground Floor Plan



First Floor Plan



Section

Plot 4
Gross Internal Floor Area = 121.36m.sq. (1306 sq.ft.)

ACCOMMODATION SCHEDULE All figures in square metres											
Number of bedrooms (b)	Number of bed spaces (persons)	2 storey dwelling		Built in storage		Bedroom 1 Double (or twin)		Bedroom 2 Double		Bedroom 3 Single	
		Required	Provided	Required	Provided	Required	Provided	Required	Provided	Required	Provided
3	5	93.00	121.36	2.50	5.18	11.50	15.22	11.50	11.73	7.50	7.64

- Technical housing standards - nationally described space standard**
10. The standard requires that:
- the dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1 below
 - a dwelling with two or more bedspaces has at least one double (or twin) bedroom
 - in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide
 - in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m²
 - one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide
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 - any other area that is used solely for storage and has a headroom of 900/1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all
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 - the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area

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PARTNERS
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PROJECT
Proposed Residential Development on
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Huntingdon,
Cambridgeshire, PE28 0BX

CLIENT
Mr J Duberly

DRAWING TITLE
Plot 4
Floor Plans, Elevations and Section

DRAWN BY NFM	SCALE 1:100 @ A2
DATE 05/07/23	DWG. No. 22-13-204
	REV.

DEVELOPMENT MANAGEMENT COMMITTEE 18th MARCH 2024

Case No: 23/01135/FUL

Proposal: Change of use to equine use and grazing for personal use - Retrospective

Location: Offord Meadow Station Lane Offord Cluny

Applicant: Ms Sarah Medley-Johns

Grid Ref: 521864 267016

Date of Registration: 20.11.2023

Parish: OFFORD CLUNY AND OFFORD DARCY

RECOMMENDATION - APPROVE

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

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 Planning permission is sought for the retrospective change of use to equine use and grazing for personal use at Offord Meadow, Station Lane, Offord Cluny.
- 1.2 The site is accessed off the southern side of Station Lane and comprises a roughly triangular size of agricultural land comprised of mainly grassland. A waterway runs from the southeast corner of the site along the eastern boundary which then runs centrally through the site. Also running east west through the site is a footway linking the site to Offord Sluce and a track runs north-south along the western boundary.
- 1.3 A trainline abuts the site on the eastern boundary and a footpath runs east-west through the site. The site is fronted by post and rail timber fencing with mature trees and hedges which also runs along the western side, separating the site from the River Great Ouse. Opposite the site are some commercial uses, open land and the continuation of River Great Ouse. The built-up village of Offord Cluny sits to the east on the other side of the trainline.
- 1.4 The application site falls within the Environment Agency's Flood Zone 3 as identified by Huntingdonshire District Council's Strategic Flood Risk Assessment (2017), which also locates the site within a 30-year extent for surface water flooding and over 75% chance of ground water flooding.

- 1.5 The designated Conservation Area of Offord Cluny is to the east of the site on the opposite side of the trainline which runs north/south on the eastern side of the site. However, the site is located outside of this designated heritage asset. All Saints Church, High Street, Offord Cluny which sits approximately 90 metres east of the site within the Offord Cluny Conservation Area is a Grade II* Listed Building.
- 1.6 No part of the site includes any legally protected trees, nor are any trees abutting the site legally protected.
- 1.7 The site is within the Great Ouse Valley Green Infrastructure Priority Area. The site is classified as Agricultural Land Grade 4.
- 1.8 The submitted Planning Statement notes that the proposal seeks to retrospectively change the use of the land to allow the siting of a maximum of 10 horses or ponies and that no changes would be made to the site boundaries, access roads, public footpath hedges or trees.
- 1.9 It is noted that a prior approval for change of use of the land from grazing only to equine use application for the same site edged in red was refused on the site in May 2023 as it did not meet criteria for a prior approval application, given change of use to equine purposes is a sui generis use which cannot be implemented through permitted development. Subsequently this application has come forward for the same change of use on the same site as a full planning application.
- 1.10 Members are made aware that there are some structures on site which are temporary in nature (tents, some timber stables and a caravan). While there is some reference to these 'removable non-permanent structures' in the submitted planning statement, these structures are not included in the description, nor are any elevational drawings or plans submitted showing these structures for planning approval. Subsequently, these buildings have not been considered as part of this application and therefore are not subject to approval. Any breach of planning resulting from long-term structures being evident on-site requiring planning permission could be referred to Huntingdon District Council's Planning Enforcement Team in the event of a breach occurring on site.

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (19 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 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
- LP3: Green Infrastructure
- LP5: Flood Risk
- LP6: Waste Water Management
- LP10: The Countryside
- LP11: Design Context
- LP12: Design Implementation
- LP14: Amenity
- LP15: Surface Water
- LP16: Sustainable Travel
- LP17: Parking Provision and Vehicle Movement
- LP23: Tourism and Recreation
- LP25: Housing Mix
- LP30: Biodiversity and Geodiversity
- LP31: Trees, Woodland, Hedges and Hedgerows

3.2 Neighbourhood Plans: None relevant.

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

4. PLANNING HISTORY

- 4.1 22/02546/P3MPA for Change of use of the land from grazing only to equine use, REFUSED dated 22.05.2023.

5. CONSULTATIONS

- 5.1 Offords Parish Council – OBJECTS to the proposals on flood-risk grounds. Full comments:

The Council has discussed the above application at length and recommends **REFUSAL** on the grounds of flood risk. The site is

on a high flood risk area and Offords suffered severe flooding in 2020/21 and as there is no detailed flood risk report attached to the application we cannot be confident that the very real possibility of flooding has been adequately addressed.

- 5.2 Lead Local Flood Authority - Object due to a lack of appropriate site-specific Flood Risk Assessment and surface water strategy.
- 5.3 Environmental Health Services - No objection and no recommended conditions.
- 5.4 Cambridgeshire County Rights of Way Officer – No objection but recommends an informative relating to Public Rights of Way.
- 5.5 Cambridgeshire County Highways - No objection and no recommended conditions.
- 5.6 Environment Agency - No objection, but recommend that mitigation measures are adhered to, alongside informatives and advice for the applicant to follow.
- 5.7 Network Rail – No objection but strongly recommend that the developer satisfy themselves that they have sufficient stock proof fencing in place to prevent their livestock from getting onto the railway, which could result in accidents to rail users and the animals themselves.

6. REPRESENTATIONS

- 6.1 No third-party representations were received during the course of the application at the time of writing this report.

7. ASSESSMENT

Design and Visual Amenity

- 7.1 When determining planning applications, it is necessary to establish what weight should be given to each plan's policies in order to come to a decision. The following legislation, government policy and guidance outline how this should be done.
- 7.2 As set out within the Planning and Compulsory Purchase Act 2004 (Section 38(6)) and the Town and Country Planning Act 1990 (Section 70(2)) in dealing with planning applications the Local Planning Authority shall have regard to have provisions of the development plan, so far as material to the application, and to any other material considerations. This is reiterated within paragraph 47 of the NPPF (2021). The development plan is defined in Section 38(3)(b) of the 2004 Act as "the development plan documents (taken as a whole) that have been adopted or approved in that area".

- 7.3 In Huntingdonshire the Development Plan consists of:
- o Huntingdonshire's Local Plan to 2036 (2019)
 - o Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)
 - o St Neots Neighbourhood Plan (2016)
 - o Godmanchester Neighbourhood Plan (2017)
 - o Houghton and Wyton Neighbourhood Plan (2018)
 - o Huntingdon Neighbourhood Plan (2019)
 - o Bury Neighbourhood Plan (2021)
 - o Buckden Neighbourhood Plan (2021)
 - o Grafham and Ellington Neighbourhood Plan (2022)
 - o Great Gransden Neighbourhood Plan (2023)
 - o The Stukeleys Neighbourhood Plan (2023)
 - o Sawtry Neighbourhood Plan (2023)
- 7.4 The statutory term 'material considerations' has been broadly construed to include any consideration relevant in the circumstances which bears on the use or development of the land: *Cala Homes (South) Ltd v Secretary of State for Communities and Local Government & Anor* [2011] EWHC 97 (Admin); [2011] 1 P. & C.R. 22, per Lindblom J. Whilst accepting that the NPPF does not change the statutory status of the Development Plan, paragraph 2 confirms that it is a material consideration and significant weight is given to this in determining applications.
- 7.5 The main issues to consider in the determination of this application are:
- The Principle of Development
 - Flood Risk, Surface Water and Drainage
 - Design and Visual Amenity
 - Impact upon Heritage Assets
 - Amenity
 - Highway Safety, Parking Provision and Access
 - Biodiversity and Trees
 - Other Matters

The Principle of Development

- 7.6 The site covers approximately 3.24 hectares of Grade 4 agricultural land located outside of the defined built-up area comprising the settlement of Offord Cluny and is therefore classified as countryside land.
- 7.7 As such, Policy LP10 (The Countryside) of the adopted Huntingdonshire Local Plan to 2036 is considered relevant. This policy states:

“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 In terms of part a(i), it is recognised that the proposed site is Grade 4 agricultural land, which is the lowest classification and does not qualify for assessment under Local Plan Policy LP10. Nevertheless, it is considered that given that the proposal is to change the use of the land only to personal equestrian use and that the open character and verdant nature of the site would remain and could easily be converted back to agricultural land, the proposal would not cause an irreversible loss of the best and most versatile agricultural land, so is considered to meet criteria a of LP10 in this instance.

7.9 Similarly, the continuation of an open site with grazing horses would not be contrary to parts b and c of Local Plan Policy LP10. The site would remain countryside in character and would not cause a significant rise in impacts that would considerably adversely affect the use and enjoyment of the countryside by others.

7.10 Policy LP10 also states that development in the countryside will be restricted to the limited and specific opportunities as provided for in other policies of this plan. In this case LP23 (Tourism and Recreation) is particularly relevant and is considered to provide an opportunity for development within a countryside location.

7.11 Huntingdonshire Local Plan Policy LP23 states that a proposal for a new or expanded tourism, sport or leisure use in the countryside will be supported where it can demonstrate the following:

(a) it is well-related to a defined settlement unless there are robust operational or sustainability reasons why it needs to be located elsewhere;

(b) it does not cause harm to, and where appropriate, enhances the ecological, landscape and heritage significance of the proposed location;

- (c) the impact of the scale, character and location of the development on both its immediate surroundings and the wider landscape are minimised as far as possible;*
- (d) adequate servicing can be provided, including water supply, electricity and for sewage and waste disposal;*
- (e) it will not have an adverse impact on any internationally or nationally designated wildlife site through increased visitor pressure.*

- 7.12 In terms of criterion a of Local Plan Policy LP23, it is acknowledged that the site is separated from the built-up area (BUA) of Offord Cluny by a trainline and is open on its southern, western and part-northern boundary (The Greenewable Park lies partially to the north) so the proposal could be considered detached from, but well-related to the BUA. Given the use and nature of the site as current open land and the proposal being for private equine use which is more suited to a site in the countryside, the Local Planning Authority are satisfied that for operational reasons, the proposal meets criteria (a) of Policy LP23 of the adopted Local Plan.
- 7.13 In relation to criterion b and c of Local Plan Policy LP23, it is acknowledged that the proposal is for a change of use only with no built development on the site so would have a neutral impact to ecological, landscape and heritage significance, as discussed in following sections of this report. Furthermore, subject to the imposition of conditions on any planning permission granted to secure biodiversity enhancement measures, the Local Planning Authority are satisfied that the proposal has the capacity to criteria (b) and (c) of Policy LP23 of the adopted Local Plan.
- 7.14 In terms of part d, it is considered that as a change of use to allow up to 10 horses and grazing land, there would be minimal servicing requirements for the development. The site has a vehicular access from Station Lane and so is considered servicing requirements would be appropriate to the scale and nature of the proposed development.
- 7.15 Part e is also considered to be satisfied, given that the proposal seeks approval for the site to be used for private equestrian use, the site would not result in a significant increase in visitors and therefore would satisfy criteria (e) of Policy LP23 of the adopted Local Plan.
- 7.16 The site is within the Great Ouse Valley Green Infrastructure Priority Area as referred to in policy LP3 which states that development proposals within this area where they contribute to the landscape, wildlife, cultural and historical value of the area will be supported. Given the proposal is for a change of use with the retention of open green space, the proposal is considered to not significantly detrimentally impact any green infrastructure. It

is therefore considered that the proposed development complies with LP3 and is acceptable in this instance.

- 7.17 Overall, given the nature of the proposal as private equestrian land and close proximity to the defined built up area of Offord Cluny, the Local Planning Authority are satisfied that subject to condition limiting the amount of horses and ponies on site and a biodiversity enhancement condition, the proposal would be in accordance with Policies LP3, LP10 and LP23 of the adopted Local Plan and subject to other material planning considerations within the remaining sections of this report is acceptable in principle.

Flood Risk, Surface Water and Drainage

- 7.18 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)).
- 7.19 The application site is situated in Flood Zone 3 based on the Environment Agency Floods Maps and the Strategic Flood Risk Assessment (2017), which also locates the site within a 30-year extent for surface water flooding and over 75% chance of ground water flooding.
- 7.20 The application form anticipates that surface water will be disposed of by soakaway onto an existing watercourse and the submitted Flood Risk Assessment recommends an evacuation plan and alternative location to be provided in the event of extreme flooding for the horses and regular clearance of the dyke a ditches to lower the flood risk on site.
- 7.21 It is national and local policy to steer development to areas of lowest flood risk using the sequential approach to identify potentially more suitable sites which could accommodate the type and scale of development at a lower risk of flooding. The site is in Flood Zone 3 (high risk of flooding and is susceptible to ground water and surface water flooding).
- 7.22 National Guidance states that the sequential test should consider all types of flooding in assessing whether there may be sequentially preferable sites for proposed development. Section 4 of the Cambridgeshire Flood and Water SPD states the search area for the sequential test is usually over the entire LPA area and may only be reduced in discussion with the LPA because of the functional requirements and objectives of the proposed development. The proposal is a change of use which is not considered within government guidance to require a sequential test to be carried out as part of the proposal. The sequential test is therefore passed.

- 7.23 The site is currently in agricultural use but is not used for agricultural purposes and the proposal would change the use of the land to equestrian land. Officers note Equestrian use is not explicitly identified within Annex 3 of the NPPF as to its Flood Risk Vulnerability classification. In considering the nature of the use and drawing comparisons to other uses that are listed within the classification, officers consider it is most comparative to agricultural uses, in light of the keeping of animals and the relatively small-scale amount of storage needed in association with the operation of the site. The proposed use is therefore considered to remain within the 'Less Vulnerable' category.
- 7.24 Concerns raised by Offord Parish Council regarding the lack of flooding information within the application, flood risk on site and historic flooding are acknowledged and noted. However, considering the existing and proposed use where the site would remain open and free of permanent structures, it is not considered that the change of use would create any significant greater risk to flooding than the current agricultural use and it would be unreasonable to refuse the application on the basis of flood risk increase. An evacuation plan can be conditioned to safeguard animals on site in the event of a flooding event.
- 7.25 The Environment Agency were consulted on the application and raise no objection to the proposed development, subject to a number of informatives, which could be added to any consent given to the application.
- 7.26 The Lead Local Flood Authority (LLFA) were also consulted on the application, raising an objection due to the omission in the application for a site-specific surface water strategy. The LLFA do recommend a number of informatives in the event of an approval decision being made on the application, which again are recommended to be added to any consent given to the application.
- 7.27 Overall, it is considered that given the low vulnerability of use at the site which would not change through development which would be used only for horses and grazing land, it would be unreasonable to require a surface water strategy given that the proposal seeks a change of use only and is unlikely to increase flood risk either on or off the site. Having regard to the nature and scale of the proposals, alongside the recommendation of conditions and informatives, it is considered that the proposal is on the whole acceptable from a flood risk and drainage perspective in accordance with Policies LP5 and LP15 of the Local Plan and the guidance of the Cambridgeshire Flood and Water SPD.

Design and Visual Amenity

- 7.28 Policy LP11 of the Local Plan states that a proposal will be supported where it is demonstrated that it responds positively to its context. Policy LP12 states that new development will be expected to be well designed and that a proposal will be supported where it can be demonstrated that it contributes positively to the area's character and identity and successfully integrates with adjoining buildings and landscape. This is also reflected in the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework.
- 7.29 The proposed use of the parcel of land for the keeping of animals with no permanent built development proposed, would in terms of visual amenity, align with the current agricultural character of the site and wider area and would not significantly harm landscape views across the site. As the proposal would result in a neutral development in terms of visual amenity, officers consider that the proposal would not cause significant harm to the character of the area, so would accord with policy LP10 (b) of the Huntingdonshire Local Plan to 2036.
- 7.30 The site is well separated from the nearest residential properties (approximately 135 metres to the west) and the proposed development is of a type and scale which is not considered to give rise to any adverse amenity impacts which would affect the use and enjoyment of the countryside by others in accordance with part c.
- 7.31 Therefore, the proposal is considered to be appropriate in terms of scale, design and materials and would not cause significant harm to the character and appearance of the area and would preserve the countryside distinctiveness of the area, in accordance with Policies LP10, LP11 and LP12 of the Local Plan and the NPPF 2023 in this regard.

Impact upon Heritage Assets

- 7.32 The proposal is outside of the Offord Cluny Conservation Area, the boundary of which abuts the trainline which separates the site from the village of Offord Cluny to the east. The proposal is also approximately 90 metres west of All Saints Church, High Street, Offord Cluny which is a Grade II* Listed Building.
- 7.33 Section 72 of the Planning (LBCA) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- 7.34 Section 66 of the Planning (LBCA) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

- 7.35 Paras 195 - 208 of the 2023 NPPF provide advice on proposals affecting heritage assets and how to consider different levels of harm. Para. 205 states 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification'. Local Plan policies LP34 align with the statutory provisions and NPPF advice.
- 7.36 Separating the site from the conservation area to the east is a raised trainline and sporadic trees and hedging which is considered to visually and functionally separate the site from the designated heritage assets. Subsequently, the proposal is considered to cause no significant detriment to either the wider conservation area or the setting of the listed building that would warrant a refusal of the application on impact to heritage assets alone. Notwithstanding this, the site is proposed to change its use only from agricultural land to equine grazing land with horses and would retain the open nature of the site with no built development proposed that would adversely impact the setting of either asset. Any proposal for built development would be subject to its own consideration upon these assets.
- 7.37 Therefore, it is considered that due to the distance from the Conservation Area boundary and the modest nature and scale of the proposal, the development would not give rise to any harmful impact on the identified heritage assets and is compliant with the provisions of the Planning (LBCA) Act 1990, the NPPF and Local Plan policy LP 34.

Amenity

Residential Amenity

- 7.38 Policy LP14 of the Local Plan to 2036 states a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings.
- 7.39 Given the nature of the proposed use and the distance to the closest neighbouring residential properties (No. 28 Station Lane is approximately 64 metres from the western boundary with further dwellings on the western side of the High Street approximately 135m from the site), the Local Planning Authority are satisfied that the proposal, would not result in any detrimental impacts on any neighbouring residential property. Furthermore, given the private nature of the proposed use, the proposal is not considered to result in a significant increase in comings and goings from the site that would cause significant noise or disturbance and the provision for up to ten horses would not cause a significant detrimental degree of environmental issues

that would result in an unacceptable level of environmental impacts. Huntingdonshire District Council's Environmental Health Officer has reviewed the submitted application and raises no concerns from a residential amenity perspective and does not recommend any conditions or informatives relating to environmental health matters.

Amenity for users of the Public Right of Way

- 7.40 Public Footpath No. 2, Offord Cluny and Offord D'Arcy runs through the site in an east-west direction approximately half way through the site.
- 7.41 In response to a formal consultation, The Cambridgeshire County Council's Definitive Maps team raises no objections to the proposal, noting that the applicant should be made aware of the presence of the public footpath, its legal alignment and width and that the public footpath must remain open and unobstructed at all times, recommending informatives relating the safe and continued use of the public right of way ensuring its future amenity for users of the footway. These informatives are recommended to be attached to any consent given to maintain the same level of amenity that is currently used on the site.
- 7.42 Overall, it is considered that a high standard of amenity would be provided for all users of the development and maintained for neighbours. The development is considered acceptable in terms of overshadowing, overlooking, overbearing impact, loss of privacy, loss of light and would not have a significant detrimental impact upon residential and public right of way amenity. The proposal is therefore considered to be in accordance with Policy LP14 of the Local Plan to 2036 and paragraph 135(f) of the NPPF (2023).

Highway Safety, Parking Provision and Access

- 7.43 Policy LP17 of the Local Plan to 2036 seeks to ensure that new development incorporates appropriate space for vehicle movements, facilitates access for emergency vehicles and service vehicles and incorporates adequate parking for vehicles and cycles. Paragraph 115 of the NPPF (2023) states that development should only be prevented or refused on Highway Safety Grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 7.44 There is a vehicular access to the site via Station Lane to the north which already features a dropped kerb and acceptable visibility splays. No part of the submission indicates that there would be a change to any access, driveway or footpath on the site. Given the large area of the site and that the proposal is for personal use only (which can be secured by condition), it is

considered that there is ample space for vehicles, including servicing vehicles to park on-site and that all vehicles leaving the site can do in forward gear.

- 7.45 Cambridgeshire County Council as the Local Highways Authority have reviewed the proposals and notes that the use of the site is already indicated as grazing and that proposed is not indicated for commercial use but is indicated as for private use. Therefore, the movements should not be materially different for caring for horses as opposed to any other grazing animal. Subsequently, the Highways Officer concludes that following a careful review of the documents provided to the Highway Authority as part of the above planning application, no significant adverse effect upon the Public Highway should result from this proposal, should it gain benefit of Planning Permission. No conditions or informatives have been recommended by Highways Officer.
- 7.46 Having regard to the above, it is considered that, subject to a condition restricting the use of the site as personal use only, a safe means of access could be achieved and that the traffic generated by the proposal would not have a severe impact upon the highway network. Therefore, in accordance with the NPPF (2023), the development should not be refused on transport grounds and the proposal is considered to comply with policies LP16 and LP17 of the Local Plan to 2036 (2019).

Biodiversity and Trees

- 7.47 Paragraph 180 of the NPPF states Planning policies and decisions should contribute to and enhance the natural and local environment. Policy LP30 of the Local Plan to 2036 states that development proposals should demonstrate that all potential adverse impacts on biodiversity have been investigated. Any proposal that is likely to have an impact, directly or indirectly on biodiversity will need to be accompanied by an appropriate appraisal, such as a Preliminary Ecological Appraisal (PEA). LP30 also states that all proposals must also demonstrate a net gain in biodiversity 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 It is acknowledged that a former agricultural field which is now used for grazing of horses offers a negligible loss in biodiversity to that which was experienced when the site was last used for agricultural purposes. Given that the site would remain open and verdant in nature with no significant impact to nearby hedges and trees, it is not considered that the proposed development would require provision of formal ecological enhancements to make the development acceptable in this respect given the small-scale changes within the proposal.

- 7.49 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.
- 7.50 The proposed change of use is considered to be of sufficient separation from any adjacent trees and hedgerows that there would be no significant impacts. The trees and hedgerows have no formal protection in terms of planning control and are not considered to be of significant quality such that precautionary protection measures are not considered necessary.
- 7.51 Overall, it is considered the proposed development accords with Policy LP30 of the Local Plan and paragraph 180 d) of the NPPF 2023 and that a net gain in biodiversity will be achieved. The proposal is therefore considered to be acceptable and in accordance with the aims and objectives of Policy LP30 of the Local Plan to 2036 and the NPPF 2023.

Other Matters

- 7.52 Community Infrastructure Levy (CIL):

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

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

Conclusion and Planning Balance

- 7.54 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 7.55 The main drawback of the site is that it is located within Flood Zone 3 with a high risk of surface and ground water flooding. However, the proposal is for a change of use of the land only and would introduce up to ten horses/ponies on site for private recreational use. While the flood risk on the site is a material consideration in the assessment of this scheme, taking into account that the addition of animals and lack of built form would not increase flood risk on or adjacent to the site, it is considered unreasonable to require that the applicant submit a surface water drainage scheme or refuse the application on insufficient information.

- 7.56 The proposal is sited outside of, but well-related to the village of Offord Cluny and pertains to a leisure change of use that is appropriate to its countryside and rural landscape location with no significant changes that result in a detrimental impact to amenity, heritage assets, highway safety, trees, hedgerows, the character and appearance of the site or wider area or prevents its re-conversion into agricultural use. Given the nature of the development, it is not considered that an enhancement of biodiversity is required.
- 7.57 Overall, therefore, when taken as a whole, it is considered that subject to conditions and informatives the proposal meets local and national policy which broadly seeks to conserve and enhance the natural environment and achieve well-designed places which respond positively to their context.
- 7.58 Taking national and local planning policies into account, and having regard for all relevant material considerations, it is concluded that the proposed development is acceptable and that there are no overriding material considerations that indicate that permission should not be granted in this instance. Therefore, it is recommended that the application be approved with conditions.

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

- Time limit
- Approved plans
- Materials to match existing
- Evacuation of animals in Flood Risk Events
- Limit use to ten equine animals
- Limit to personal use

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

CONTACT OFFICER:

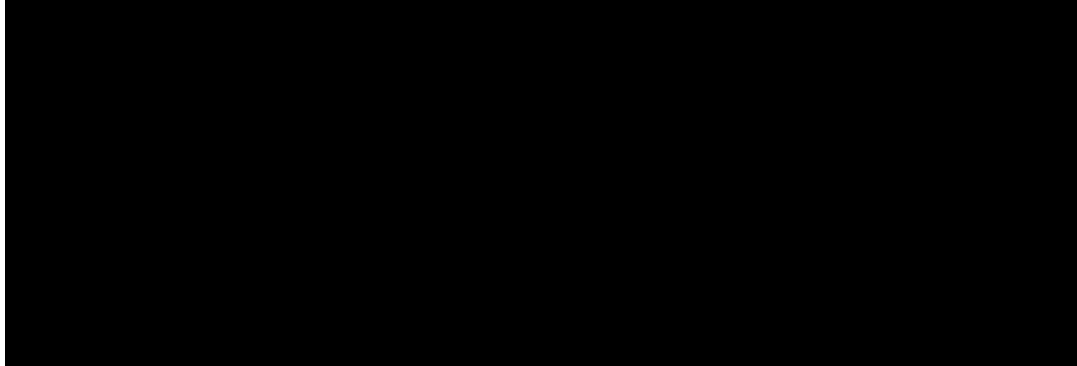
Enquiries about this report to Marie Roseaman, Senior Development Management Officer – marie.roseaman@huntingdonshire.gov.uk

From: Deputy Clerk [REDACTED]
Sent: 17 February 2023 07:54
To: Control, Development (Planning); DMAAdmin; [REDACTED]
Subject: Godmanchester Town Council's Planning Decisions

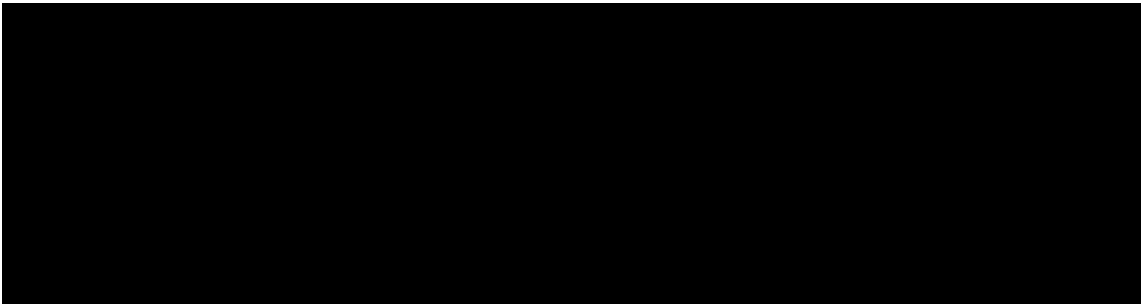
Categories: [REDACTED]

Good Morning

Following last night's Town Council meeting, please see the following decisions:



Planning Application: 3/00135/LBC
Location: 3 - 4 The Causeway Godmanchester PE29 2HA
Work requested: Removal of modern garage structure within rear courtyard and locally repair wall where required.
Recommendation: **Recommend – Approval**



Kind regards

[REDACTED] Deputy Town Clerk
 Godmanchester Town Council | Town Hall | 1 Post Street | Godmanchester | PE29 2NB



(Please note my days of work are Monday, Wednesday-Friday 8.30am – 1:30pm)



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Development Management Committee



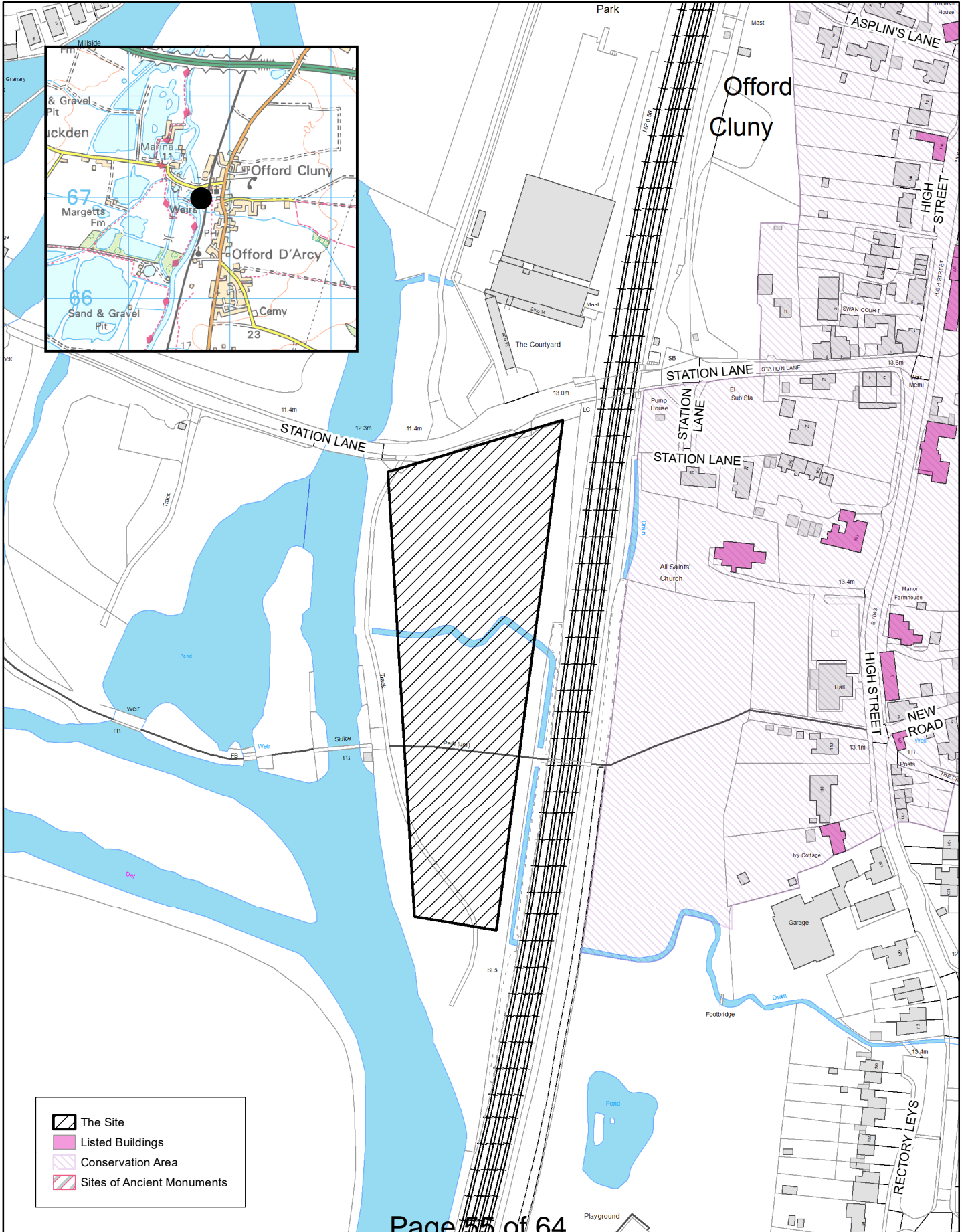
Scale = 1:2,500

Application Ref:23/01135/FUL

Date Created: 05/03/2024

Location: The Offords

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Ordnance Survey HDC 100022322



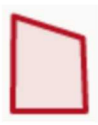
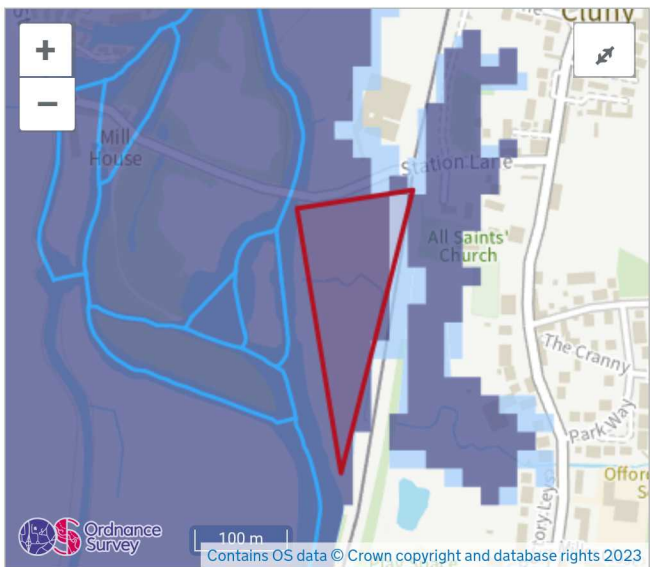


Flood map showing the flood zone your site is in

The map shows the flood risk to your site and the surrounding area.

Map

[View map key.](#)



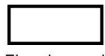
Your site boundary



Flood zone 3



Flood zone 2



Flood zone 1



Flood defence



Main river



Water storage area





Flood Risk Assessment Report Template

The meadows
Station lane
Offord cluny
Pe19 5za / 1 Sep 2023 / Sarah
Medley-Johns

Complete

Score	15 / 25 (60%)	Flagged items	0	Actions	0
Client / Site	The meadows Station lane Offord cluny Pe19 5za				
Location	River Great Ouse, Saint Neots PE19 5RX, UK (52.2871741, -0.21784)				
Conducted on	1 Sep 2023 10:31 BST				
Prepared by	Sarah Medley-Johns				

Audit	15 / 25 (60%)
--------------	---------------

FLOOD RISK ASSESSMENT

General Information

What is the flood zone of the site being assessed?	Zone 3
--	---------------

Flood level	Low
-------------	------------

Is the site protected by flood defences?	Yes
Duke system and wears.	

Fluvial	1 / 3 (33.33%)
---------	----------------

Description

Excessive rain collects on the paddock closest to station lane. Runs off I to the river system.

Risk Rating	Medium
-------------	---------------

Coastal/Tidal	3 / 3 (100%)
---------------	--------------

Description	None costal tides
-------------	--------------------------

Risk Rating	None
-------------	-------------

Canals	1 / 3 (33.33%)
--------	----------------

Description	Cannel system located within a mile of site
-------------	--

Risk Rating	Medium
-------------	---------------

Groundwater	1 / 3 (33.33%)
-------------	----------------

Description	Only with excessive rain fall.
-------------	---------------------------------------

Risk Rating	Medium
-------------	---------------

Reservoirs and Waterbodies	1 / 3 (33.33%)
----------------------------	----------------

Description

Only standing water collects in the paddock closest to station lane. Other two paddocks are on higher ground. Dike also channel the water into the river, and had been recently cleared.

Risk Rating	Medium
-------------	---------------

Pluvial runoff	1 / 3 (33.33%)
----------------	----------------

Description

Run off occurs from station lane onto the first paddock, as this is that Lowest point.

Risk Rating	Medium
-------------	---------------

Sewers	3 / 3 (100%)
--------	--------------

Description

No open sewers

Risk Rating	None
-------------	-------------

Effect of Development on Wider Catchment	3 / 3 (100%)
--	--------------

Description

Risk Rating	None
-------------	-------------

COMPLETION	1 / 1 (100%)
------------	--------------

Overall Risk Rating	Safe
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Recommendations

To have an evacuation plan and alternative location on the event of extreme flooding for the horses on site. Regular clearance of the dike and ditches.

Full Name and Signature of Inspector

Sarah Medley-Johns
3 Nov 2023 10:51 GMT

[Back](#)

This location is in flood zone 3

What flood zone 3 means

Land within flood zone 3 has a high probability of flooding from rivers and the sea.

You need to carry out a flood risk assessment (FRA) as part of the planning application for this development.

Find out more about [flood zones and what they mean](#).

To find out about other factors that might affect the flood risk of this location, you should also check:

- [surface water, groundwater and reservoir flood risk](#)
- Huntingdonshire planning authority's strategic flood risk assessment (SFRA), which includes future flood risk

Flood map showing the flood zone your site is in

The map shows the flood risk to your site and the surrounding area.

Map

[View map key](#)



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Planning Appeal Decisions Since February 2024 Committee

Ref No	Appellant	Parish	Proposal	Site	Original Decision	Delegated or DMC	Appeal Determination	Costs
22/011 17/ CLED	Mr Graham Titheridge	Spaldwick	Lawful Use of Land as Garden Associated with Paddock View, 24 High Street, Spaldwick, Huntingdon, PE28 0TD; and Associated Lawful Development comprising a Summerhouse and a Children's Play Frame	Paddock View 24 High Street Spaldwick Huntingdon PE28 0TD	Refused	Delegated	Appeal Allowed	Allowed
23/010 86/ HHFU L	Mr Ed Fowkes	Alconbury Weston	Detached wooden garage in front garden	5 Vinegar Hill Alconbury Weston Huntingdon PE28 4JA	Refused	Delegated	Appeal Allowed	N/A

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