



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, 17TH JUNE 2024** at **7:00 PM** and you are requested to attend for the transaction of the following business:-

AGENDA

PLEASE NOTE THE ORDER OF THE AGENDA MAY CHANGE

APOLOGIES

1. MINUTES (Pages 5 - 12)

To approve as correct records the Minutes of the meetings held on 20th and 22nd May 2024.

2. MEMBERS' INTERESTS

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

3. APPLICATIONS REQUIRING REFERENCE TO DEVELOPMENT MANAGEMENT COMMITTEE

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

(a) St Neots - 23/00727/OUT (Pages 13 - 30)

Outline planning application with all matters reserved for: Construction of an additional storey, improvements to the fenestration and insulation, the creation of 3 further flats, bringing the total to 5. Construction of a 2 bedroom dwelling to the rear with access from West Street - 37 New Street, St Neots, PE19 1AJ.

(b) Bury - 22/01946/REM (Pages 31 - 62)

All Reserved matters for the erection of 87 dwellings along with landscape, scale, layout and appearance and all ancillary works pursuant to Outline permission 20/00863/OUT - Land off Tunkers Lane, Bury.

(c) St Neots - 24/00336/FUL (Pages 63 - 100)

Erection of a bespoke-designed wheelchair-friendly bungalow and associated ancillary works - 49 St Neots Road, Eaton Ford, St Neots, PE19 7BA.

(d) St Ives - 24/00090/FUL (Pages 101 - 118)

Change of use of land adjacent to the property to residential use and retention of existing boundary fence - 29 Acacia Avenue, St Ives, PE27 6TN.

4. APPEAL DECISIONS (Pages 119 - 120)

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

LATE REPRESENTATIONS

5 day of June 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.

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HUNTINGDONSHIRE DISTRICT COUNCIL

MINUTES of the meeting of the DEVELOPMENT MANAGEMENT COMMITTEE held in THE CIVIC SUITE (LANCASTER/STIRLING ROOMS), PATHFINDER HOUSE, ST MARY'S STREET, HUNTINGDON, PE29 3TN on Monday, 20th May 2024

PRESENT: Councillor D L Mickelburgh – Chair.

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

APOLOGIES: Apologies for absence from the meeting were submitted on behalf of Councillors P A Jordan and S Wakeford.

64 MINUTES

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

65 MEMBERS' INTERESTS

Councillor I Gardener declared a Non-Registerable Interest in Minute No 66 by virtue of the fact that the application related to the area he represented as a Member of the District Council and as a Member of Cambridgeshire County Council.

Councillor I Gardener also declared a Non-Registerable Interest in Minute No 67 (c) by virtue of the fact that the application related to the area he represented as a Member of Cambridgeshire County Council.

Councillor D Mickelburgh declared a Non-Registerable Interest in Minute No 67 (d) by virtue of the fact that the application related to the District Ward she represented.

66 DEVELOPMENT MANAGEMENT - DEFERRED ITEM - CONSTRUCTION OF 15 NO. DWELLINGS WITH ASSOCIATED ACCESS, CAR PARKING AND LANDSCAPING (RE-SUBMISSION OF 23/00649/FUL) - LAND EAST OF IVY WAY SPALDWICK - 23/01948/FUL

(Councillor G Rice, Spaldwick Parish Council, M Ashcroft, objector, and J Smith, Agent, addressed the Committee on the application).

See Minute No 65 for Members' interests.

The Committee gave consideration to a report by the Planning Service Manager (Development Management) (a copy of which is appended in the Minute Book)

on an application for the construction of 15 no. dwellings with associated access, car parking and landscaping on land East of Ivy Way, Spaldwick (Minute No 23/62 (b) refers). Having taken into account flooding and drainage matters following consultation with the Environment Agency and analysis of traffic in relation to the A14, together with relevant local and national planning policies, it was

RESOLVED

that, subject to completion of a S106 Agreement and to conditions including those listed in paragraph 8 of the report now submitted, the Chief Planning Officer be authorised to approve the application or refuse it in the event that the obligation has not been completed and the applicant is unwilling to agree to an extended period for determination, or on the grounds that the applicant is unwilling to complete the obligation necessary to make the development acceptable.

At 8.16 pm the meeting was adjourned.

At 8.26 pm the meeting resumed.

67 APPLICATIONS REQUIRING REFERENCE TO DEVELOPMENT MANAGEMENT COMMITTEE

The Planning Service Manager (Development Management) submitted reports (copies of which are appended in the Minute Book) on applications for development to be determined by the Committee. Members were advised of further representations, which had been received since the reports had been prepared. Whereupon, it was

RESOLVED

a) Change of use from shop to dwelling (Class C3) – Shop, 43 High Street, Brampton, PE28 4TG - 23/02498/FUL

(P Shaw, applicant, addressed the Committee on the application).

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

b) Siting of a mobile home as defined by the Caravan Act without concrete foundations - Whites Paddock, Pitsdean Road, Abbotsley - 24/00075/FUL

(Councillor S Cutter, Abbotsley Parish Council, Councillor S Ferguson, Cambridgeshire County Council, and S Jeffries, applicant, addressed the Committee on the application).

that the application be refused for the following reasons:

- a) The application site relates to the countryside rather than that of the built-up area of Abbotsley village. As such the application cannot be considered as 'infill development' as Manor Farm is not considered to form part of the built-up area of Abbotsley but rather that of an isolated property. This position remains unaltered from the previous applications and appeals for the site. The proposal is unable to be considered under the limited and specific opportunities provided for by other policies within the local plan as set out in policy LP10 of the local plan, as the proposed dwelling fails to meet the criterion set out in policies LP20, LP 28 and LP 33. The proposal does not accord with policy LP2 and LP10 of Huntingdonshire's Local Plan to 2036. The principle of development is therefore considered to be unacceptable.
- b) The proposed development by virtue of its design and location would appear as an uncharacteristic and alien feature in the countryside. The proposal does not demonstrate that it responds positively to the areas character and identity as open countryside and fails to integrate with the adjoining buildings and landscape. The design of the mobile home fails to relate to the site and is of an inappropriate building type and form and is out of keeping with the prevailing pattern and grain of development along this section of Pitsdean Road. Therefore, fails to accord with policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036 and Section 12 of the National Planning Policy Framework in this regard.
- c) The proposed development fails to respect the character, appearance, and form of the Abbotsley Conservation Area and while the identified harm is considered to be less than substantial there would be no public benefits derived from the provision of mobile home 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, Policy LP34 of the adopted Huntingdonshire Local Plan to 2036 and section 16 of the National Planning Policy Framework in this regard.
- d) The application contains insufficient up to date information, such as a Preliminary Ecological Appraisal, to enable the impact of the proposed development on any biodiversity loss to be assessed. Therefore, fails to comply with Policy LP30 of Huntingdonshire Local Plan to 2036 and Paragraph 180 within Section 15 of the NPPF (December 2023).
- e) 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.

c) Erection of three houses - Land South of Hill Place, Brington - 23/02123/FUL

(Councillor David Fryatt, Brington and Molesworth Parish Council, Councillor J Gray, Ward Member, and A Moffat, agent, addressed the Committee on the application).

See Minute No 65 for Members' interests.

that the application be refused for the following reasons:

- a) The proposal would significantly harm the character and appearance of the area in conflict with HLP Policies LP2, LP9(c), LP11, LP12 and LP32 through the erosion of the planned orchard land as amenity land for the wider development, and would erode the spatial separation of Hill Place and The Green through infilling adjacent to the rural countryside edge with development, and segregation of part of the orchard land with fencing and artificial ground levels. The proposal is also contrary to the HDC Design Guide 2017 section 1.6 Design Principles, 3.6 Landscape, and 3.7 Building Form, and gives rise to unacceptable overlooking from plot 3 to the rear garden of 16 The Green, contrary to HLP Policy LP14(b). 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) Due to the topography of the site with levels sloping down to the south, the proposed development would result in significantly harmful overlooking from the front elevation windows of plot 3 causing a loss of privacy to the private garden area of no 16 The Green. The tree planting and 1.8m-high fence proposed to the west of No.16 The Green would not sufficiently mitigate against the harmful overlooking which has been identified. The proposal would therefore be contrary to policy LP14 (b) of Huntingdonshire's Local Plan to 2036 (2019), the guidance of the Huntingdonshire Design Guide Supplementary Planning Document (2017) and the National Planning Policy Framework 2023 particularly paragraph 135(f) and part H1 of the National Design Guide (2019), all which seek a high standard of amenity for existing and future place users.

At 10.20 pm Councillor D Dew left the meeting.

At 10.20 pm the meeting was adjourned.

At 10.25 pm the meeting resumed.

- d) **Change of use from hardstanding storage area to container storage area - Agricultural Buildings, Depden Lodge Farm, Ermine Street - 23/02284/FUL**

(Councillor K Pauley, Godmanchester Town Council, and J Kirkpatrick, agent, addressed the Committee on the application).

See Minute No 65 for Members' interests.

that the application be refused for the following reasons:

- a) The proposed development site lies in the open countryside which would represent an encroachment of built development into the countryside, outside of the built-up area of any settlement. The proposal does not accord with any of the limited or specific opportunities for development in the countryside as set out within the policies of Huntingdonshire's Local Plan to 2036, which restrict development in the countryside to protect the intrinsic character and beauty of the countryside. Furthermore, the proposed development would result in the loss of Grade 2 Agricultural Land for which exceptional circumstances have not been demonstrated. The proposal would therefore be contrary to the requirements of Policies LP2 and LP10 of the Huntingdonshire Local Plan to 2036.

- b) The proposed development is contrary to the Godmanchester Neighbourhood Plan 2017 to 2036, Policy GMC1: The importance of the countryside due to its location and outside of the detailed settlement boundary. The proposal does not seek to preserve and protect the most versatile agricultural land.
- c) The proposed development by virtue of its design, scale and massing would appear as a prominent and alien feature in the countryside, failing to integrate with the surrounding landscape and failing to respect the intrinsic character and beauty of the countryside. The proposal would therefore be contrary to Policies LP10, LP11, LP12 and LP19 of the Huntingdonshire Local Plan.
- d) The proposed development, by virtue of the placement of containers on the root protection zones of the surrounding trees and insufficient information submitted for officers to assess the likely impact on the longevity of the trees, fails to accord with policy LP31 of Huntingdonshire's Local Plan to 2036.

68 APPEAL DECISIONS

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

RESOLVED

that the contents of the report be noted.

Chair

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HUNTINGDONSHIRE DISTRICT COUNCIL

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

PRESENT: Councillors R J Brereton, E R Butler, J Clarke, S J Corney, D B Dew, K P Gulson, P A Jordan, S R McAdam, D L Mickelburgh, S Mokbul, J Neish, B M Pitt, T D Sanderson, R A Slade, C H Tevlin and S Wakeford.

APOLOGIES: None.

1 ELECTION OF CHAIR

A proposal to elect Councillor J Neish to the Chair of the Committee was moved and seconded. On being put to the vote the proposal was declared to be LOST.

A proposal to elect Councillor D Mickelburgh to the Chair of the Committee was then moved and seconded, whereupon it was

RESOLVED

that Councillor D Mickelburgh be elected Chair of the Committee for the ensuing Municipal Year.

Councillor Mickelburgh in the Chair.

2 MEMBERS' INTERESTS

No declarations of interests were received.

3 APPOINTMENT OF VICE-CHAIR

A proposal to appoint Councillor E Butler as the Vice-Chair of the Committee was moved and seconded. On being put to the vote the proposal was declared to be LOST.

A proposal to appoint Councillor S Mokbul as the Vice-Chair of the Committee was then moved and seconded, whereupon it was

RESOLVED

that Councillor S Mokbul be appointed Vice-Chair of the Committee for the ensuing Municipal Year.

4 SECTION 106 AGREEMENT ADVISORY GROUP

RESOLVED

that Councillors Dew, Corney, Gulson, Neish, Sanderson, Slade, Tevlin and Wakeford be appointed to serve on the Section 106 Agreement Advisory Group for the ensuing Municipal Year.

Chair

**DEVELOPMENT MANAGEMENT
COMMITTEE 17th JUNE 2024**

Case No: 23/00727/OUT

Proposal: OUTLINE PLANNING APPLICATION WITH ALL MATTERS RESERVED FOR THE CONSTRUCTION OF AN ADDITIONAL STOREY, IMPROVEMENTS TO THE FENESTRATION AND INSULATION OF THE EXISTING PROPERTY, THE CREATION OF 3 ADDITIONAL FLATS BRINGING THE TOTAL TO 5 AND THE CONSTRUCTION OF A 2 BEDROOM DWELLING TO THE REAR WITH ACCESS FROM WEST STREET

Location: 37 NEW STREET, ST NEOTS

Applicant: MR JOEL XAVIER

Grid Ref: 518319 260457

Date of Registration: 24.04.2023

Parish: ST NEOTS

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 Town Council.

1. DESCRIPTION OF SITE AND APPLICATION

Site and Surroundings

- 1.1 The site is located within a built-up residential area of St Neots. The existing dwelling of No. 37 New Street is two-storeys in height and constructed with facing brick. The existing property is located within a row of three-storey terraced properties/apartments to the north and south. The area to the rear of the property is currently hardsurfaced and used for off-street car parking.
- 1.2 No. 37 New Street is located within the St Neots Conservation Area and is near to a Listed Building at 26 New Street.

Proposal

- 1.3 This application seeks outline approval with all matters reserved for the construction of an additional storey, improvements to the fenestration and insulation of the existing property of No. 37 New

Street, St Neots and the construction of a two-storey, two-bedroom dwellinghouse to the rear of the existing dwelling.

- 1.4 The proposed dwelling to the rear would be situated between Gough Mews and No. 17 West Street. The additional storey and internal alterations to the existing building of No. 37 New Street would result in the creation of three additional flats – totalling 5.
- 1.5 The accompanying information states that the proposal would involve the adding of an additional storey to the existing building at the frontage to incorporate a 1 bedroom flat. The existing ground floor and first floor will be refurbished, and each floor will contain a 1 bedroom flat. The existing single storey extension to the rear will be refurbished and converted into a 1 bedroom flat and a studio flat. The dwelling at the rear of the plot would be a two-bedroom detached dwelling with pedestrian access from West Street.
- 1.6 This application has been accompanied by the following:-
 - Design, Access and Heritage Statement
 - Flood Risk Assessment
 - Indicative Plan
- 1.6 Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (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 Sections 66 and 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.

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

3. PLANNING POLICIES

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

- LP1: Amount of Development
- LP2: Strategy for Development
- LP4: Contributing to Infrastructure Delivery
- LP5: Flood Risk
- LP6: Waste Water Management
- LP7: Spatial Planning Areas
- LP11: Design Context
- LP12: Design Implementation
- LP14: Amenity
- LP15: Surface Water
- LP16: Sustainable Travel
- LP17: Parking Provision and Vehicle Movement
- LP25: Housing Mix
- LP30: Biodiversity and Geodiversity
- LP31: Trees, Woodland, Hedges and Hedgerows
- LP34: Heritage Assets and their Settings

3.2 St Neots Neighbourhood Plan 2014 - 2029 (Adopted February 2016)

- A3: Design
- PT1: Sustainable Travel
- PT2: Vehicle Parking Standards for Residential Developments
- P4: Flooding

3.3 Supplementary Planning Documents (SPD) and Guidance:

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

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

3.4 The National Design Guide (2021):

- C1 - Understand and relate well to the site, its local and wider context

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

For full details visit the government website

4. PLANNING HISTORY

- 4.1 22/01044/OUT - Outline planning application with all matters reserved for: Construction of an additional storey, improvements to the fenestration and insulation, the creation of 3 further flats, bringing the total to 5. Construction of a 2 bedroom dwelling to the rear with access from West Street – Withdrawn.
- 4.2 04/01305/FUL – Alterations and change of use of ground floor from retail to two flats – Permission Granted.

5. CONSULTATIONS

- 5.1 St Neots Town Council – Objects to the proposed development on the grounds of overdevelopment, the layout and density of buildings and the scale of the proposal.
- 5.2 Cambridgeshire County Council’s Highway Authority – No objections to the proposal. The proposes flats will not have any allocated off-street parking and there is limited on-street parking in New Street and the surrounding roads due to double yellow line and parking restrictions. The LPA should be satisfied that the additional parking will not cause amenity issues. With regard to the proposed dwelling accessed from West Street, this is a private road so no comments on this aspect. In relation to accesses to the public highway, they already serve multiple dwellings so an extra single dwelling would not be considered significant.
- 5.3 Huntingdonshire District Council’s Environmental Protection Officer – No objections, subject to the imposition of a condition requiring a Construction Environmental Management Plan (CEMP) on any outline planning permission granted.
- 5.4 Huntingdonshire District Council’s Conservation Officer – Insufficient details are provided on the proposed works and therefore it is not possible to comment on the acceptability or

otherwise of this development and its impact on the special architectural or historic interest of the conservation area.

6. REPRESENTATIONS

6.1 15 letters of objection were received during the course of the application. The concerns raised have been summarised below:

- Impact on St Neots Conservation Area;
- Scale of development;
- Over-development of West Street
- Impact on neighbouring properties amenities;
- Access to the property via private road –no legal right of way;
- Fragile road surface – not suited to heavy vehicles;
- Highway safety (including parking);
- Impact on underground utilities.

7. ASSESSMENT

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

7.2 As set out within the Planning and Compulsory Purchase Act 2004 (Section 38(6)) and the Town and Country Planning Act 1990 (Section 70(2)) in dealing with planning applications the Local Planning Authority shall have regard to have provisions of the development plan, so far as material to the application, and to any other material considerations. This is reiterated within paragraph 47 of the NPPF (2023). The development plan is defined in Section 38(3)(b) of the 2004 Act as "the development plan documents (taken as a whole) that have been adopted or approved in that area".

7.3 In Huntingdonshire the Development Plan (relevant to this applications) consists of:

- Huntingdonshire's Local Plan to 2036 (2019)
- Cambridgeshire & Peterborough Minerals and Waste Local Plan (2021)
- St Neots Neighbourhood Plan 2014-2029

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

- 7.5 The main issues to consider in the determination of this application are:
- The Principle of Development
 - Design, Visual Amenity and Impact on Heritage Assets
 - Residential amenity
 - Highway Safety and parking provision
 - Flood Risk and Surface Water
 - Biodiversity
 - Accessible and Adaptable Homes
 - Water Efficiency
 - Developer Contributions

The Principle of Development

- 7.6 The development Strategy for Huntingdonshire is to concentrate development in locations which provide, or have the potential to provide, the most comprehensive range of services and facilities as set out in Policy LP2.
- 7.7 The site is located within a built-up residential area of St Neots, which the adopted Huntingdonshire Local Plan to 2036 identifies as a Spatial Planning Area (Policy LP7). It is also within the St Neots Neighbourhood Area as delineated in the St Neots Neighbourhood Plan.
- 7.7 Policy LP7 of the Local Plan states that a proposal for housing development on a site which is additional to those allocated in the Local Plan will be supported where it is appropriately located within a built-up area of an identified Spatial Planning Area settlement.
- 7.8 As the proposal seeks outline approval for the creation of additional flats following extensions and alterations to an existing building as well as the erection of a two-bedroom dwelling within a site that is located within a built-up residential area of St Neots, the principle of development in this instance is considered to be acceptable, subject to all other planning matters being addressed.

Design, Visual Amenity and Impact on Heritage Assets

- 7.9 The Local Planning Authority is required to ensure that with respect to any buildings or other land in a Conservation Area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area, through the Planning (Listed Buildings and Conservation Areas) Act 1990 at Section 72. Section 66 also 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. This is also reflected in Policy LP34 of the Huntingdonshire Local Plan and Section 16 of the National Planning Policy Framework.

- 7.10 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.
- 7.11 Policy A3 of the St Neots Neighbourhood Plan (2016) states that "All development must be designed to a high quality that reinforces local distinctiveness. Design should be guided by the overall scale, density, massing, height, landscape, layout, materials, detailing, roof orientation, relationship to back of pavement, wall to window ratios, proportion of windows, plan depth, plot width and access, the site and its surroundings including considerations of flood risk management."
- 7.11 This outline application seeks approval for the erection of an additional storey and alterations to the existing building of No. 37 New Street to provide 3 additional flats (totalling 5) and the erection of a two-storey two-bedroom dwellinghouse on the land to the rear. The site is located within the St Neots Conservation Area and is in close proximity to a Listed Building (No 26 New Street).
- 7.12 The Conservation Officer has expressed concerns that insufficient information has been submitted to understand the potential impact of the proposal on the significance of any heritage assets. However, as this application seeks outline approval with all matters reserved, layout, scale and appearance are not to be considered as part of this application. Despite this, the Local Planning Authority must be able to satisfy themselves that a detailed proposal could be brought forward that would be acceptable in terms of its design, appearance and impact on heritage assets.
- 7.13 With regard to the proposed erection of an additional storey and alterations to the existing property of No. 37 New Street to provide additional accommodation, the Local Planning Authority are satisfied that a detailed proposal could be brought forward that would be acceptable in terms of its scale and design. The design and appearance of the existing property is an amalgamation of the neighbouring properties to the north and the south, both of which are three storeys high. Careful consideration should therefore be given to the design of the additional storey at reserved matters

stage to ensure it respects the appearance of the existing properties. The Local Planning Authority would expect the proposal to be constructed of matching materials to the existing dwellinghouse of No. 37 New Street.

- 7.14 Based on the indicative site layout plan, the proposed dwelling would be located on land to the rear of No. 37 New Street, between Gough Mews and No. 17 West Street. The proposal indicates the dwelling would be two-storeys in height and have two bedrooms. The dominant character of properties along West Street is that of two-storey properties of a gable-end design finished in a facing brick with dormer windows on the front elevation. The Local Planning Authority would look for the proposed dwelling to respect the design and appearance of existing properties. Based on the submitted indicative site layout plan, the Local Planning Authority are satisfied with the siting of the proposed dwelling as it would follow the building line of the west side of West Street.
- 7.15 Overall, the Local Planning Authority are satisfied that a detailed proposal could be brought forward that would be acceptable in terms of its scale, design and impact on heritage assets, subject to specific details. As such, the proposal is considered to be in accordance with Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036, Policy A3 of the St Neots Neighbourhood Plan to 2029, the Huntingdonshire Design Guide SPD and Sections 12 and 16 of the National Planning Policy Framework in this regard.

Residential Amenity

- 7.16 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.
- 7.17 The neighbouring properties that are most likely to be impacted upon as a result of the proposed development are Gough Mews, No. 17 West Street and Nos. 35 and 39 New Street, St Neots.
- 7.18 The Local Planning Authority consider that, in principle, the erection of an additional storey to the existing property of No. 37 New Street is acceptable given the height of neighbouring properties immediately adjacent to the property in question. Furthermore, neighbouring properties include second-floor, rear elevation windows serving habitable rooms, and there are no windows on the flank walls of the properties either side. Careful consideration should be given to the overall scale and design of the proposal to ensure no overbearing or overshadowing impacts on either neighbouring property.

- 7.19 With regard to the proposed dwelling to the rear of No. 37 New Street, the indicative plan shows a two-storey dwellinghouse to be situated between Gough Mews and No. 17 West Street. The Local Planning Authority consider that a two-storey property could be constructed in this location subject to careful consideration of the scale, siting and design of the proposal. The proposed dwellinghouse should not extend beyond the rearmost two-storey elevation of the neighbouring properties and the first-floor layout and any first-floor windows should be configured to ensure no overlooking impacts on neighbouring properties amenities.
- 7.20 Based on the submitted indicative plans, the Local Planning Authority are satisfied with the private amenity space of the proposed dwelling and that remaining of No. 37 New Street.
- 7.21 Given the means of access to the site in terms of construction of the development, the Local Planning Authority consider that a construction management plan is required to be provided and agreed. Accordingly, a condition would be imposed on any outline planning permission granted to secure this.
- 7.22 Overall, subject to specific details to be agreed at reserved matters stage and the imposition of conditions, the proposal is considered to be acceptable with regard to its impact on residential amenity and therefore accords with Policy LP14 of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework in this regard.

Highway Safety

- 7.23 Policy P17 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.
- 7.24 As this is an outline application with all matters reserved, details of access are not included. However, the submitted indicative site layout plan shows no vehicular access for the existing dwellinghouse nor the proposed dwelling and the existing off-street car parking for No. 37 New Street would be replaced by the proposed dwellinghouse.
- 7.25 Based on the submitted indicative site plan, it is proposed to provide pedestrian access to the proposed development via West Street – a non-classified, private street. Objections have been received during the course of the application over the access of the proposed dwelling. Access is not a matter to be determined or considered as part of this outline application, however, it is worth noting that Cambridgeshire County Council Highway Authority have raised no objections to the proposal and any use of West

Street would require separate consents that are not dealt with as part of this application.

- 7.26 While the overall site would not include any off-street car parking provision, the Local Planning Authority are satisfied that given the sites proximity to the town centre of St Neots and the accessibility to services and facilities of a day-to-day nature by sustainable modes of transport – including the provision of cycle storage which would be secured via a suitably worded condition, the lack of off-street car parking provision in this instance would not result in unacceptable harm to highway safety.
- 7.27 As previously stated, a condition would be imposed on any outline planning permission granted to secure details of a construction management plan given the access to the site.
- 7.28 Overall, subject to specific details and the imposition of appropriate conditions, Local Planning Authority are satisfied that the proposal is acceptable in terms of its impact on highway safety and therefore accords with Policies LP16 and LP17 of Huntingdonshire's Local Plan to 2036 and Section 9 of the National Planning Policy Framework in this regard.

Flood Risk and Surface Water

- 7.29 The site is located within Flood Zone 2 in accordance with Environment Agency mapping which is defined as medium risk. The proposal involves the erection of a two-bedroom dwelling - which is classified as 'More Vulnerable' development. This type of development is considered to be acceptable in Flood Zone 2 and accordingly Exception or Sequential Tests are not required. However, a Flood Risk Assessment has been submitted.
- 7.30 The submitted Flood Assessment concludes that the risk of flooding from all sources is low and therefore there are no site specific flood mitigation measures required. The proposed construction of a new dwelling would generate runoff which would be managed to avoid flooding elsewhere. It is proposed to achieve this via surface water sewers and the FRA recognises that SuDS elements may be used to provide attenuation and reduce runoff. The Local Planning Authority are satisfied with the above subject to conditions on any outline planning permission to secure specific details.
- 7.31 Furthermore, a condition would be imposed to ensure the development is constructed in accordance with the submitted Flood Risk Assessment – including the finished floor level of the new property being 300mm above the surrounding ground surface.
- 7.32 Therefore, subject to appropriate conditions the proposal is considered to be acceptable with regard to its impact on both flood

risk and surface water and therefore accords with Policies LP5, LP6 and LP15 of Huntingdonshire's Local Plan to 2036 and Section 14 of the National Planning Policy Framework in this regard.

Biodiversity

- 7.33 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.
- 7.34 Whilst the proposal at this stage does not indicate any measures for biodiversity enhancement, given the scale and nature of the proposed development and the proposed dwelling being situated on an existing area of hardsurfacing, the Local Planning Authority are satisfied that the proposal would ensure no biodiversity net loss. It is also worth noting that Local Planning Authorities records indicate no presence of protected species in the area.
- 7.35 As such, the proposal is deemed to broadly be in accordance with Policy LP30 of Huntingdonshire's Local Plan to 2036 and Section 15 of the National Planning Policy Framework in this regard.

Accessible and Adaptable Homes

- 7.36 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.
- 7.37 To ensure that the development can meet these standards a condition would be imposed on any permission that may be granted in this regard in accordance with Policy LP25 of Huntingdonshire's Local Plan to 2036.

Water Efficiency

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

Developer Contributions

Bins

- 7.39 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 yet been submitted as part of this application. This has been requested and an update will be given to Members at Committee. If Members were minded to approve the application a Unilateral Undertaking should be secured, to ensure the proposal would provide a satisfactory contribution to meet the tests within CIL Regulation 22 and paragraph 204 of the NPPF. The proposal, subject to securing a Unilateral Undertaking would accord with Policy LP4 of the Huntingdonshire Local Plan to 2036 and the Developer Contributions Supplementary Planning Document (2011).

Community Infrastructure Levy (CIL)

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

Conclusion

- 7.41 The proposed development is considered to be compliant with the relevant national and local policy as it is acceptable in principle, Furthermore, it is considered that a scheme could be brought forward that would be acceptable in terms of its scale, design, impact on St Neots Conservation Area, impact on neighbouring properties amenities, highway safety and all other planning matters. There are no other material planning considerations which lead to the conclusion that the proposal is unacceptable.
- 7.42 Taking national and local planning policies into account, and having regard for all relevant material considerations, it is recommended that outline planning permission be granted, subject to the imposition of appropriate conditions.

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

- Outline and Reserved matters time etc conditions
- Approved plans
- Height and building line parameters
- Materials
- Levels
- Boundary Treatment
- Construction Management Plan
- Cycle parking and Storage

- Bin storage
- Flood Risk Assessment (FFL)
- Accessible and Adaptable Homes – M4(2) standards
- Water Efficiency

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

CONTACT OFFICER:

Enquiries about this report to **Lewis Tomlinson Senior Development Management Officer** – lewis.tomlinson@huntingdonshire.gov.uk

SCHEDULE OF PLANNING APPLICATIONS – 30 May 2023

No.	Reference	Development	SNTC Decision	Notes
S1	23/00819/HHFUL	Mr Selley 11 Dukes Road Eaton Socon St Neots Proposed single storey extensions to the front and rear.	Approve	Minimum impact on neighbours. Improves Property. Satisfactory proposal in terms of scale and pattern of development.
S2	23/00745/FUL	D Coutts 49 St Neots Road Eaton Ford St Neots Erection of a bespoke designed wheelchair friendly bungalow and associated ancillary works	Approve	Makes efficient use of the site. Satisfactory proposal in terms of scale and pattern of development.
S3	23/00574/HHFUL	Mr Smith 27 Humberley Close Eynesbury St Neots Proposed single storey extension to existing rear garden outbuilding to form further habitable accommodation	Object	Layout and density of building. Scale of development.
S4	23/00774/FUL	AJB Home & Utilities Ltd 2 Queens Court Eaton Socon St Neots Erection of two x two-bedroom homes and associated works	Object	Layout and density of building. Road Access.
S5	23/00749/FUL	Luan Saraqi 2 Church Walk St Neots PE19 1JH The installation of an awning (retrospective)	Approve	Within a sustainable location. Will have no negative impact on the wider landscape character of the area.
S6	23/00221/LBC	Mrs Carly Cozens 26D Market Square St Neots PE19 2AG Replacement of 4 single glazed windows with UPVC A** rated double glazed windows	Approve DC abstained	Minimum impact on neighbours.
S7	23/00565/FUL	PANTHER (VAT) PROPERTIES LIMITED 53 - 57 High Street St Neots PE19 1JG Installation of new lobbied double entrance and rear fire door	Approve	Improves Property. Minimum impact on neighbours.
S8	23/00875/LBC	PANTHER (VAT) PROPERTIES LIMITED 53 - 57 High Street St Neots PE19 1JG Installation of new lobbied double entrance and rear fire door for safety purposes.	Approve	Improves Property. Minimum impact on neighbours.
S9	23/00727/OUT	Mr Joel Xavier 37 New Street St Neots PE19 1AJ Outline planning application with all matters reserved for:	Object	Over development. Layout and density of buildings. Scale of Development.

SCHEDULE OF PLANNING APPLICATIONS – 30 May 2023

No.	Reference	Development	SNTC Decision	Notes
		Construction of an additional storey, improvements to the fenestration and insulation, the creation of 3 further flats, bringing the total to 5. Construction of a 2-bedroom dwelling to the rear with access from West Street		
S10	23/00911/HHFUL	Martin Dowling 10 Parkway St Neots PE19 1EB Erection of side extension to garage	Approve	Improves the property. Minimum impact on neighbours.
S11	22/02128/HHFUL	Mr & Mrs Allen 1 Vicarage Gardens Eaton Socon St Neots Single story rear and side extension	Approve	Improves the property. Makes efficient use of its site.
S12	23/00906/HHFUL	Mr Richard Payne 11 Washbank Road Eynesbury St Neots Erection of two storey and single storey side extensions, single storey rear extension to dwelling.	Approve DC abstained	Minimum impact on neighbours. Satisfactory proposal in terms of scale and pattern of development. Makes efficient use of the site.
S13	23/00881/HHFUL	Mrs Enstone-Frisch 6 Stratford Place Eaton Socon St Neots Proposed single storey extensions to the front and rear.	Approve	Satisfactory proposal in terms of scale and pattern of development. Within a sustainable location.

Chairperson

Development Management Committee



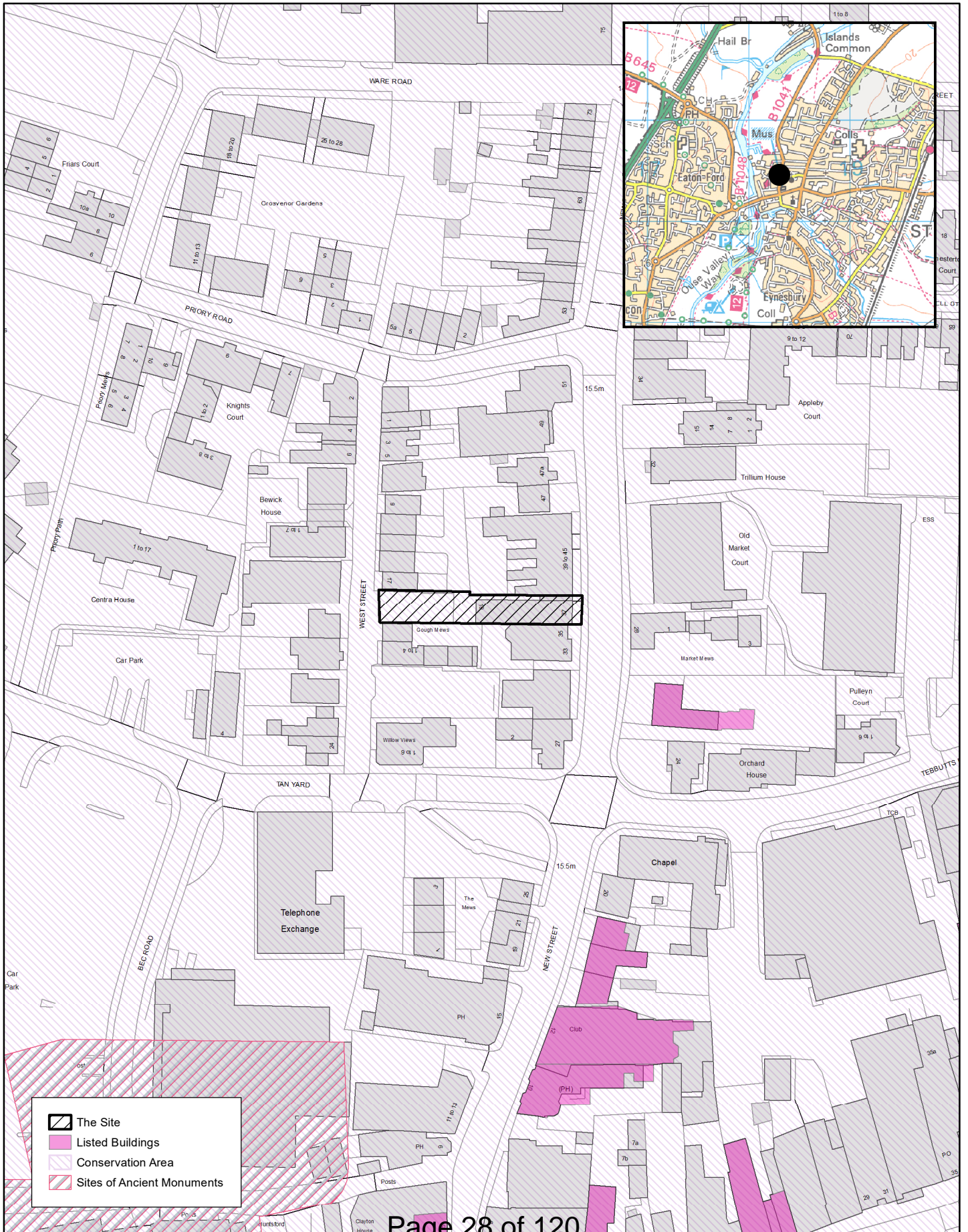
Scale = 1:1,250

Application Ref:23/00727/OUT

Date Created: 05/06/2024

Location: St Neots

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Ordnance Survey HDC 100022322



WEST

17

ADDITION OF A THIRD FLOOR TO GAIN A 1-BEDROOM FLAT

ACCESS TO MOVE BINS
OBSCURED WINDOW
ADDITIONAL LONG-STAY BICYCLE PARKING FOR 37 NEW STREET

ERECTOR OF A TWO-STOREY, 2-BEDROOM DWELLING

ACCESS FOR 37 NEW STREET

BIN STORAGE

LONG-STAY BICYCLE PARKING

BIN STORAGE

SHORT-STAY BICYCLE PARKING

STUDIO FLAT 39 SQM

1-BEDROOM FLAT 1 50 SQM

1-BEDROOM FLAT 2 50 SQM

37

BRICK WALL TO OBSCURE BIN STORAGE

ADDITIONAL COMMUNAL BIN STORAGE FOR 37 NEW STREET

50129

7750

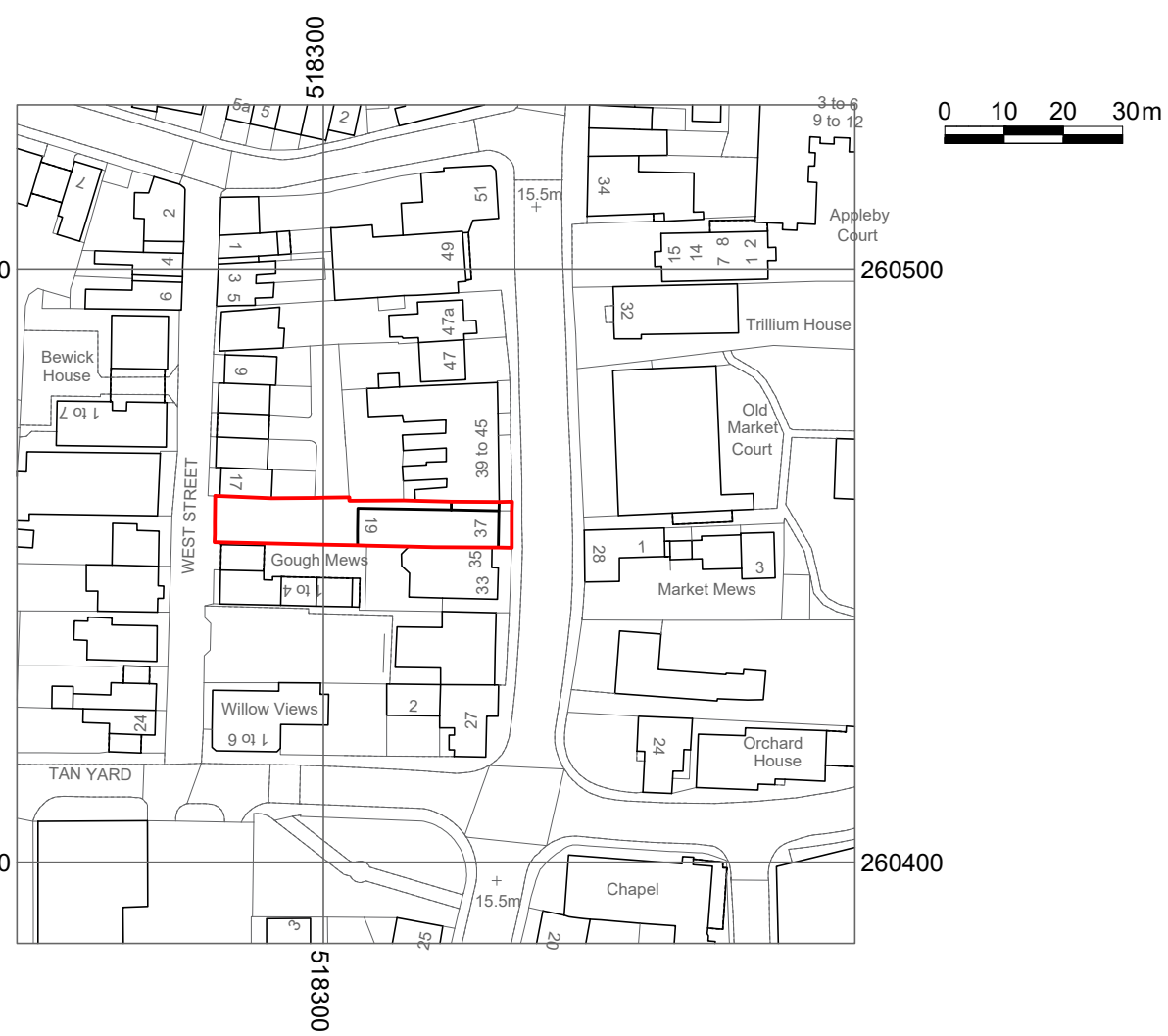
Gough Mews

35

33

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Page 29 of 120



NORTH

<p>NOTES -</p> <p>Drainage subject to a visit by the builder and assessment of existing drains.</p> <p>Party wall act may be required and is the responsibility of the homeowner, we can advise if required.</p> <p>Please review our Terms and Conditions on our website www.binneyandsimsdesign.co.uk</p> <p>Site plans and Location plans purchased from streetwise.net and are subject to their terms and conditions.</p> <p>Please do not scale from the drawing.</p> <p>Drawings are for planning purposes only.</p> <p>All dimensions are approximate. Prior to commencement of works the contractor is responsible for checking the plans to the site conditions. If any anomalies are found they are reported for rectification. Failure to do so at this stage will result in the contractor being liable for resulting costs incurred.</p> <p>Drawings are subject to structural engineering and building control.</p> <p>Copyright- © 2022</p>	Client: Xavier
	Site Address: 37 New Street St Neots Cambridgeshire PE19 1AJ
	Scale: 1:200, 1:1250
	Drawn By: OJS
	Date: 24/042023
	Drawing No: 914-Indicative Plan

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DEVELOPMENT MANAGEMENT COMMITTEE 17th JUNE 2024

Case No: 22/01946/REM

**Proposal: ALL RESERVED MATTERS FOR THE ERECTION OF
87 DWELLINGS ALONG WITH LANDSCAPE, SCALE,
LAYOUT AND APPEARANCE AND ALL ANCILLARY
WORKS PURSUANT TO OUTLINE PERMISSION
20/00863/OUT.**

Location: LAND OFF TUNKERS LANE BURY

Applicant: STONEWATER DEVELOPMENTS LTD

Grid Ref: 527970 283385

Date of Registration: 8th September 2022

Parish: BURY

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

Site and Surroundings

- 1.1 The application site covers an area of approximately 3.6 hectares and lies to the south and east of what is currently the built-up area of Bury. The site is bounded by residential development on Valiant Square to the west, Tunkers Lane to the north and by existing residential development on Buryfield to the north east and by the Buryfield development site to the east. To the south of the site is open countryside. The site currently comprises two agricultural fields.
- 1.2 The boundaries of the site are marked by mature hedge planting that is interspersed with small and semi-mature trees. In addition, there is a thick belt of mature tree planting to the centre of the site.
- 1.3 The application site lies within Flood Zone 1 on the Environment Agency Maps for Flooding and as designated within the Council's Strategic Flood Risk Assessment 2017.

- 1.4 The site is allocated in the Huntingdonshire Local Plan to 2036 for residential development of approximately 90 homes (allocation RA7 East of Valiant Square). The Policy states that successful development of the site will require:
- Provision of a suitable means of access and satisfactory resolution of additional traffic impacts on local roads
 - Retention of trees and hedgerows other than where removal is necessary to obtain access
 - Agreement with the Environment Agency and Anglian Water that waste flows from the site can be accommodated
 - Agreement with the Environment Agency that meeting the requirements of the Water Framework Directive
 - Agreement with the Middle Level commissioners that they will not object on the basis of flood risk in the Middle Level system.
- 1.5 Outline planning permission was granted under reference 20/00863/OUT for the 'Proposed development of up to 87 dwellings to include public open space, landscaping, access (including widening of Tunkers Lane) and associated works. Approval was given for Access at this outline stage, with Layout, Landscaping, Scale and Appearance to be considered as reserved matters.'
- Proposal
- 1.6 This application seeks the approval of the reserved matters appearance, layout, scale and landscaping, for 87 dwellings at Land off Tunkers Lane Bury pursuant to the Outline planning permission 20/00863/OUT.
- 1.7 This submission addresses the Outline condition requirements of:
- Condition 8 (tree protection)
 - Condition 10 (site and floor levels)
 - Condition 11 (cycle parking)
 - Condition 16 (electric vehicle charging)
 - Condition 17 (drainage)
 - Condition 19 (Biodiversity)
 - Condition 21 (LEMP)
 - Condition 23 (design principles compliance statement)
 - Condition 31 (housing mix)
 - Condition 33 (Rapid Health Impact Assessment)
 - Condition 34 (foul drainage)
- 1.8 It was established as part of the outline planning permission that access to the site would be taken directly from Tunkers Lane.
- 1.9 The units proposed are to be 100% affordable with a mixture of one, two, three and four bed shared ownership, social rent, affordable rent and rent to buy properties.
- 1.10 During the determination period of the application, amended plans and documents have been submitted addressing requirements

raised by HDC's Urban Design, Lead Local Flood Authority and the Local Highway Authority. Multiple public consultations have taken place, including formal notification of 73 adjoining properties and advertisement of the application via press and site notice.

1.11 This application has been accompanied by the following drawings and documents:

- Proposed plans
- Planning Statement & DAS
- Rapid Health Impact Assessment
- Arboricultural Information
- Landscape Ecology Management Plan
- Drainage information

1.12 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 Bury Neighbourhood Plan (2021)

- * G1: Definition of 'Built-Up Area' (Settlement Boundary)
- * G3: Community Engagement
- * G4: Local Housing Needs
- * ISF1: Sustainable Transport
- * ISF2: Highway Impact
- * ISF3: Rights of Way Network
- * ISF4: Infrastructure Provision

3.3 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>

3.4 The National Design Guide (2021):

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

- H3 - Attention to detail: storage, waste, servicing and utilities.

For full details visit the government website

4. PLANNING HISTORY

- 4.1 20/00863/OUT– Proposed development of up to 87 dwellings to include public open space, landscaping, access (including widening of Tunkers Lane) and associated works. Approval sought for Access at this stage with Layout, Landscaping, Scale and Appearance as reserved matters.– Approved.

5. CONSULTATIONS

- 5.1 Bury Parish Council – Recommend refusal. Bury Neighbourhood Plan Policy G3 required states pre-application community engagement should be undertaken with Bury Parish Council. The applicant has not engaged with the Parish council and has changed the housing mix. The tenure of purely affordable housing is considered unacceptable, as it would not develop a sustainable, inclusive and mixed community as part of the overall housing in Bury. Drainage issues have not been sufficiently discussed or publicly notified within the submitted papers with regard to overflow of excess surface water. 19/10/2022

It was noted a response has not yet been received from the LLFA regarding the Civil Engineers proposals put to them on the 26th March 2024 and ask that an extension of time be permitted to allow for receipt of this report. Bury Parish Council remain concerned for the potential exposure to flooding heightened by village developments and therefore cannot respond to this latest amendment until we have had sight of the LLFAs response. Concerns are that households below/between the new development sites and Bury Brook (Highlode/ River Nene) such as Upwood Road, Tunkers Lane, Buryfields, Brookfield Way, Owls End and Greenwood Close will see a higher level of flooding as a result of the lack of "joined up" working in relation to the surface water run off and connections to the AWA main drains from the new and oncoming development sites. During and after heavy rainfall attenuation ponds on the newly built Longland Crescent do not appear to be filling and surface water run off is seen flowing down our roads, pavements and in to gardens, this is something that has not been recorded as happening prior to development. Bury Parish Council asks that discussions are had with the LPA and LLFA on what can be put in place to mitigate major flooding through our village. 04/04/2024

- 5.2 Cambridgeshire County Council's Highway Authority – No Objection subject to conditions.
- 5.3 Lead Local Flood Authority - No Objection subject to conditions.

- 5.4 HDC Environmental Health Officer – No Objection.
- 5.5 HDC Tree Officer - No Objection subject to conditions.
- 5.6 HDC Urban Design Forum – No Objection subject to conditions.
- 5.7 HDC Policy and Enabling Officer – No Objection.
- 5.8 Cambridgeshire Constabulary Designing Out Crime Officer – No Objection.
- 5.9 Wildlife Trust – No Objection.
- 5.10 Anglian Water – No Objection.
- 5.11 Natural England – No comment.

6. REPRESENTATIONS

- 6.1 5 neighbouring properties have objected on the following grounds:
 - The site suffers from drainage issues which is unresolved
 - Additional traffic onto local roads which are already overcrowded
 - Local infrastructure (public transport, schools, doctors, dentists etc) already struggling
 - Materials are out of keeping with existing homes in Tunkers Lane and Valiant Square
 - The proposed number of homes along the southside of Tunkers Lane has increased from 7 to 9 which is out of character
 - Lack of solar panels

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

- 7.3 In Huntingdonshire the Development Plan (relevant to this applications) consists of:
- Huntingdonshire’s Local Plan to 2036 (2019)
 - Cambridgeshire & Peterborough Minerals and Waste Local Plan (2021)
- 7.4 The statutory term ‘material considerations’ has been broadly construed to include any consideration relevant in the circumstances which bears on the use or development of the land: *Cala Homes (South) Ltd v Secretary of State for Communities and Local Government & Anor* [2011] EWHC 97 (Admin); [2011] 1 P. & C.R. 22, per Lindblom J. Whilst accepting that the NPPF does not change the statutory status of the Development Plan, paragraph 2 confirms that it is a material consideration and significant weight is given to this in determining applications.
- 7.5 The main issues to consider in the determination of this application are:
- The Principle of Development
 - Design, Visual Amenity and Impact on character of the area – (Appearance, Layout, Scale and Landscaping)
 - Affordable Housing
 - Residential Amenity
 - Highway Safety
 - Flood Risk and Surface Water
 - Biodiversity
 - Impact on Trees
 - Other matters

The Principle of Development

- 7.6 The principle of residential development at the site has already been established through the granting of outline permission reference 20/00863/OUT. This current planning application for reserved matters, pursuant to the outline application, seeks the approval of the appearance, layout, scale and landscaping of the proposed development on site.

Design, Visual Amenity and Impact on character of the area – (Appearance, Layout, Scale and Landscaping)

- 7.7 Policy LP11 of the Local Plan states that a proposal will be supported where it is demonstrated that it responds positively to its context. Policy LP12 states that new development will be expected to be well designed and that a proposal will be supported where it can be demonstrated that it contributes positively to the area's character and identity and successfully integrates with adjoining buildings and landscape.
- 7.8 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.

- 7.9 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.
- 7.10 The HDS Design Guide (2017) is relevant to the current 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.
- 7.11 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.
- 7.12 The application site covers an area of approximately 3.6 hectares and lies to the south and east of what is currently the built-up area of Bury. The site is bounded by residential development on Valiant Square to the west, Tunkers Lane to the north, existing residential development on Buryfield to the northeast and the Buryfield development site to the east (approved application ref 20/02495/REM). To the south of the site is open countryside. The site currently comprises two agricultural fields. Boundaries are marked by mature hedge planting to the east separating the site from the Buryfield development, a row of TPO trees to the west separating the site from Valiant Square and more sporadic tree

planting to the south, there is a belt of mature woodland planting to the centre of the site. The site is allocated in the Huntingdonshire Local Plan to 2036 for residential development of approximately 90 homes (allocation RA7 East of Valiant Square).

- 7.13 This application seeks approval of the reserved matters for appearance, layout, scale and landscaping, for 87 dwellings at land off Tunkers Lane Bury pursuant to the Outline planning permission reference 20/00863/OUT.

Key design principles

- 7.14 The 20/00863/OUT application was accompanied by an Illustrative Masterplan (Proposed Site Layout Plan draw 17/92/01 Rev O) and Parameters Plan dwg 17/92/PP1 Rev A. The Parameters Plan identified maximum building heights up to 2 storeys for the southernmost part of the site and 2.5 storeys for the rest, the location of the Sustainable Urban Drainage (SUD) Pond to the east, retention of the tree belt, Tree Preservation Order (TPO) Root Protection Zones (RPZ) and minimum 6.1m setback from Tunkers Lane to allow planting. Two pedestrian connections and a vehicle access were shown connecting the site to the adjacent Buryfield Site (20/02495/REM).

- 7.15 Condition 23 of the outline planning permission states:

A Design Principles Compliance Statement shall be submitted with each reserved matters application demonstrating accordance with the Parameters Plan 17/92/PP1 Revision A, and any variance from the Design Principles shall be justified with details of the planning and place making benefits proposed.

Reason. For the avoidance of doubt and to ensure that the development is carried out in accordance with the requirements set out in Allocation RA7 of the Huntingdonshire Local Plan to 2036 and good urban design principles.

- 7.16 This compliance statement is set out in Section 7 of the supporting planning statement and shows adherence to the Parameters Plan and follows the zones and accesses proposed. The main difference relates to the road network where the southern half of the spine road has been relocated more centrally to run north-south through the entire site terminating in a smaller loop road. These changes are welcomed in that the spine road no longer runs immediately parallel with the West Road within the adjacent Buryfield development.
- 7.17 Whilst the applicant, Stonewater, owns both the application site and the adjacent Buryfield Site, there is however a strip of land between the two sites which is in third party ownership. This has created a 'ransom strip' of land scenario. Stonewater has attempted to resolve the issue but has been unable to secure the

ownership or use of the ransom strip between the Tunkers Lane and Buryfield developments. Whilst the lack of vehicle and pedestrian connections is disappointing and would fail to fully integrate the two developments into the rest of Bury and allow access between areas of open space, both developments are shown to provide vehicle and pedestrian footpath connections up to the edge of the boundary with the third party owned land, meaning these future connections could potentially come forward at a later date. Officers are therefore satisfied that variance from Parameter Plan 17/92/PP1 Rev A has been justified and Condition 23 of the Outline Parameter Plan has been adhered to.

Layout

- 7.18 Layout is defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015 as "the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development".
- 7.19 The layout and form of the site has followed the parameter plan and has been the subject of pre-application discussions involving the Urban Design Team. The layout been evolved and been designed to ensure good place making and accessibility to high quality useable public open spaces (POS) as well. The existing tree belt and proposed pond required for surface water attenuation has influenced the site layout. The layout comprises of a main spine road with simple spurs coming off the road, benefitting from the public open space being located relatively central in the site accessible for all future residents of the site. Footpaths are positioned in the majority of areas and abut the central spine with shared spaces located on the spurs. Parking has been sited to the side of houses to reduce prominence, with minimal parking fronting on to the POS. The proposed frontage on Tunkers Lane have been designed carefully to ensure there is an active frontage, but is also set back from the road, to reflect local character of the area.
- 7.20 Two pumping stations are proposed centrally within the site and occupy prominent positions adjacent to the spine road and corner of the SUDs Pond and POS but would be generally well screened by the existing woodland planting and proposed native hedgerows.
- 7.21 Condition 16 of the outline planning permission states:

The 'scale', 'layout' and 'landscaping' reserved matter applications submitted in accordance with Condition 1 shall include a scheme for electric vehicle charging. The scheme shall provide as a minimum for:

- Each dwelling with off road parking with the wiring to facilitate the provision of double electric vehicle charging within 3m of the

associated vehicle car parking space. The wiring shall be capable of supporting a double Mode 3 "Fast" charging unit and shall be wired to a dedicated 32A spur to provide 7.4kW charging capacity;

- 10% of all dwellings to be fitted with double electric vehicle charging points, to the above specification;
- Cabling where practicable to all parking spaces for flats with external parking. The wiring shall be capable of supporting a Mode 3 "Fast" charging unit and shall be wired to a dedicated 32A spur to provide 7.4kW charging capacity;
- 10% of all flats, or a minimum of one flat, to be fitted with electric vehicle charging points to the above specification.

The approved scheme shall be implemented prior to each dwelling being occupied. The equipment shall be maintained and kept in good working order thereafter as specified by the manufacturer.

Reason. In accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036 regarding sustainable design and making efficient use of energy and other resources and paragraphs 105 and 110 of the National Planning Policy Framework 2019, to encourage the uptake of ultra-low emission vehicles and ensure the development is sustainable and to safeguard residential amenity, public health and quality of life.

7.22 The application is accompanied by drawing no. AL0211 rev P18 which illustrates the arrangement EV charging points and EV ducting for potential charging points. To ensure the scheme as constructed complies with the technical specification requirements of condition 16, a compliance condition is recommended to be imposed. The terms of condition 16 has therefore been satisfied subject to the imposition of the condition, should permission be granted.

7.23 Condition 10 of the outline planning permission states:

The 'scale' and 'landscaping' reserved matters applications submitted in accordance with Condition 1 shall include details of finished ground floor levels of all buildings in relation to the existing and proposed site levels, the adjacent highway, adjacent properties and to existing vegetation and surrounding landforms, together with details of levels of all accesses to include pathways, driveway, steps and ramps to above Ordnance Datum. The development shall be carried out in accordance with the approved detail.

Reason: In order to achieve a satisfactory form of development with regard to the topography of the site and in the interests of amenity in accordance with Policies LP11, LP12 and LP14 of the Huntingdonshire Local Plan to 2036.

7.24 The site wide, proposed finished floor levels are considered to be acceptable in terms of the relationship with proposed ground

levels (including levels of roads, footpaths and gardens) and it is therefore considered the requirements as set out within condition 8 have been met.

- 7.25 The layout of the development is considered to respond to the constraints of the site and forms a legible development. The proposed layout is supported by the Urban Design Team.

Scale

- 7.26 Scale is defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015 as "the height, width and length of each building proposed within the development in relation to its surroundings".
- 7.27 The development would consist of a mixture of single storey, 2 storey and 2.5 storey scale dwellings. Officers consider this would reflect the built form in the surrounding area. The proposed scale is also supported by the Urban Design Team.

Appearance

- 7.26 Appearance is defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015 as "the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture".
- 7.27 The adjacent Buryfield development comprises a predominantly red brick appearance with red facing brick for units within the outer ring of houses and the bungalows along the northern edge. Buff brick was limited to the inner ring of houses fronting Oak Walk, Oak View, Oak Square and the Central Road.
- 7.28 The proposal would reflect a contemporary development of detached and semi-detached dwellings similar to the adjacent Buryfield development. The dwellings would consist of a mixture of buff-multi, red-multi and black flush brick. The use of red brick reflected the predominantly red brick appearance of units within Buryfield to the north, Tunkers Lane as well as Valiant Square to the west.
- 7.29 All plots fronting the spine road, plots surrounding the POS, plots fronting the adjacent Buryfield development and key corner turning units fronting the southern boundary would have grey windows, whilst all other less prominent plots would have white windows.
- 7.30 The proposed appearance is supported by the Urban Design Team. Conditions regarding the proposed materials and

architectural details are recommended, to secure a high quality development.

Landscaping

- 7.31 Landscaping is defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015 as "the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features"
- 7.32 The proposed overall soft landscaping scheme ensures that all public areas would have effective landscaping such as the POS, footpaths and pond. The development also includes threshold planting to individual units and boundary treatments surrounding the POS and pumping stations to help integrate the built form into the overall development.
- 7.33 The proposed overall hard landscaping scheme includes the use of block paving for the shared surfaces, private drives, raised tables and individual driveways, which is supported.
- 7.34 The proposed landscaping is supported by the Urban Design Team. A condition regarding landscaping details is recommended in order to secure a high quality development.
- 7.35 Following a collaborative process with the Urban Design Team including a number of amendments to the design of the development, the Urban Design Team now support the proposal subject to the conditions outlined above. It is considered that the layout of the proposed development is now considered to be acceptable following on from the indicative masterplan which supported the outline application. The proposals are therefore considered to create a high-quality development, in keeping with the surrounding and adjacent development, and would be acceptable in relation to layout, scale, appearance and landscaping matters, in accordance with the NPPF and policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036 and the HDC Urban Design Guide.

Affordable Housing and Housing Mix

- 7.36 Policy LP25 of the Local Plan to 2036 outlines that a proposal for major scale development that includes housing will be supported where it provides a mix of sizes, types and tenures that help achieve sustainable, inclusive and mixed communities.

7.37 Condition 31 of the outline planning permission states:

The mix of types and sizes of dwellings submitted as part of any relevant reserved matters application should accord with criteria a. to e. as set out in Policy LP25 of Huntingdonshire's Local Plan to 2036.

Reason: To ensure that the development meets the housing needs of the district in accordance with Policy LP25 of the Huntingdonshire Local Plan to 2036.

7.38 Officers note the concerns raised by Bury Parish Council that the applicant has not engaged as required by Bury Neighbourhood Plan Policy G3: Community Engagement with Bury Parish Council, especially given that the proposed tenure has changed to be purely affordable. Whilst the lack of engagement is disappointing, making an applicant engage with the Parish Council is outside of the control of the Local Planning Authority. Members should note that in this instance the site is an allocated housing site in the adopted Local Plan, and also benefits from an outline planning permission.

7.39 Officers note the comments from Bury Parish Council about the proposed tenure of purely affordable housing being unacceptable. The issue of how many of the proposed houses are to be Affordable Housing units (AH) is not a material consideration for consideration under this reserved matters application, which seeks to determine the layout, appearance, scale and landscaping of the proposed development on site only. The outline planning permission (and accompanying S106 legal agreement) secured a 40% on site AH provision, which accords with policy LP24 of HLP 2036. The remaining 60% of the dwellings on site, secured through the Outline planning permission (i.e. the dwellings outside the 40% AH units) are controlled to the extent that the OPP permits residential dwellings with a C3 Use Class. But how these are otherwise occupied (e.g. as affordable houses or open market houses) is not a material consideration in determination of the reserved matters details. It is the choice of the applicant whether they want to make additional houses on site affordable units. In this instance, the developer wishes to use the remainder to provide AH. This has been subject to extensive discussions with the HDC Policy and Enabling Officer who supports the proposal.

7.40 The proposed housing mix would provide a mix of one-, two-, three and four-bedroom properties that are either Shared Ownership, Social Rent, Affordable Rent or Rent To Buy, to support the local housing need. The proposed mix is therefore considered to be acceptable and would help to achieve a sustainable, inclusive and mixed community in this locality with a good mix of sizes of dwellings in accordance with Policies LP24 and LP25 of the Local Plan. The requirements of condition 31 is therefore met.

Residential Amenity

- 7.41 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

- 7.42 The closest neighbouring residential properties to the west of the site, which are most likely to be impacted upon as a result of the proposed development are Valiat Square, which is separated by the retained extensive tree belt. Notwithstanding that, the proposed development has been designed to ensure compliance with HDC District Design Guide separations distances to ensure the proposed development respects the amenity and privacy of the neighbouring properties.
- 7.43 The other closest neighbouring residential properties to the east of the site, which are most likely to be impacted upon as a result of the proposed development is the recent Buryfield development to the east. Plots 21, 25, 28, 70, 71, 76 and 78 have been designed to ensure compliance with HDC District Design Guide separations distances to ensure the proposed development respects the amenity and privacy of the neighbouring properties.

Amenity for future occupiers

- 7.44 In respect to amenity of future occupants, given the scale of the application site, Officers consider that the proposed residential units provide sufficient amenity space and are not adversely impacted through overlooking or loss of light. It is noted that, in any event, occupants would be aware of the layout and relationship of the site and would be able to make an informed decision on how that relationship would relate to their personal needs.
- 7.45 The proposed development is therefore considered to be acceptable in terms of the levels of privacy, light and outlook afforded to both existing neighbouring properties and future occupants of the proposed development. Overall, taking the above factors into consideration, the proposal is considered to be acceptable with regard to its impact on residential amenity and therefore accords with Policy LP14 of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework, in this regard.

Highway Safety & Parking Provision

- 7.46 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.

- 7.47 Officers note the concerns raised by residents. The vehicular access via Tunkers Lane was approved as part of the outline permission and was considered suitable and acceptable to serve the quantum of dwellings proposed, in highway safety terms. The impact of the quantum of dwellings on the local highway network was also deemed to be acceptable.

Highway Safety

- 7.48 In terms of the internal layout, the layout is detailed as a standard conventional layout with main spine and southern loop road and private shared drives accessed from a central spine road. Discussions have taken place with County Highways Officers during consideration of the application and amendments have been made to both the layout of the proposals and surface finishes to address their concerns.
- 7.49 The Highway Authority now support the application, subject to recommending a number of highway safety conditions.
- 7.50 It is considered that the submitted plans, that include vehicle and refuse tracking, demonstrate acceptable levels of highway safety, visibility, manoeuvrability and access to all individual plots. As such, the proposal is in accordance with Policy LP17 of Huntingdonshire's Local Plan to 2036 and with Policies ISF1 and ISF2 of the Bury Neighbourhood Plan.

Parking

- 7.51 At least two off street car parking spaces are to be provided for each dwelling with a number of visitor parking spaces being located close to the POS.
- 7.52 Condition 17 of the outline planning permission states:

Any reserved matters regarding 'scale', 'layout' or 'appearance', submitted in accordance with Condition 1 shall include details for the provision of secure and covered cycle parking for any dwelling. No dwelling shall be occupied until the cycle parking for that dwelling has been provided in accordance with the approved details and such parking shall thereafter be kept available for that use.

Reason: To ensure that the reserved matters provide satisfactory cycle parking to encourage travel by cycle in accordance with requirements of the Huntingdonshire Design Guide SPD 2017 and Policy LP17 of the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide SPD 2017.

- 7.53 The proposed site plan shows cycle stores within the rear gardens of every dwelling/flat. Four different size of sheds are proposed incrementally bigger per size of dwelling/bed numbers. The requirements of condition 17 of the outline planning permission has been satisfied. The proposal would therefore help encourage sustainable modes of transport and would comply with aims of policies LP16 and LP17 of the of the Huntingdonshire Local Plan and with Policies ISF1 and ISF2 of the Bury Neighbourhood Plan in regards to car and cycle parking.

Flood Risk and Surface Water

- 7.54 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)).

- 7.55 Condition 17 of the outline planning permission states:

Any reserved matters application regarding 'landscaping', 'layout' or 'scale' shall include a detailed surface water drainage scheme for the site, based on the agreed Amazi Consulting Ltd Flood Risk assessment (ref: AMA732 Rev O) dated 12 May 2020, or any subsequent revised version. The scheme shall subsequently be implemented in full accordance with the approved details prior to the first occupation of any dwelling, and shall also include:

- a) Evidence of adherence to the drainage hierarchy as outlined in the NPPF a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events
- b) Full results of the proposed drainage system modelling in the above referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance
- c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers
- d) Full details of the proposed attenuation and flow control measures
- e) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants
- f) Full details of the maintenance/adoption of the surface water drainage system
- g) Measures taken to prevent pollution of the receiving groundwater and/or surface water.

The drainage scheme must adhere to the hierarchy of drainage options as outlined in the National Planning Policy Framework and National Planning Practice Guidance.

Reason. To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development in accordance with Policy LP5 of the Huntingdonshire Local Plan to 2036.

7.56 Condition 34 of the outline planning permission states:

Any reserved matters application regarding 'landscaping', 'layout' or 'scale' shall include a scheme for on site foul water drainage works, including connection point and discharge rate. The development shall be carried out in accordance with the approved details and implemented such that no dwelling hereby permitted is occupied until the approved foul drainage works connecting it to the public sewer have been implemented.

Reason. To prevent environmental and amenity problems arising from flooding in accordance with Policy LP5 of the Huntingdonshire Local Plan to 2036.

7.57 The application site falls within Flood Zone 1 as designated within the Strategic Flood Risk Assessment 2017 and Environment Agency Flood Maps, which represents the lowest flood risk of flooding from rivers and sea.

7.58 As outlined above, the site is allocated in the Huntingdonshire Local Plan to 2036 for residential development of approximately 90 homes (allocation RA7 East of Valiant Square). The Policy states that successful development of the site will require:

- a. Provision of a suitable means of access and satisfactory resolution of additional traffic impacts on local roads
- b. Retention of trees and hedgerows other than where removal is necessary to obtain access
- c. Agreement with the Environment Agency and Anglian Water that waste flows from the site can be accommodated
- d. Agreement with the Environment Agency that meeting the requirements of the Water Framework Directive
- e. Agreement with the Middle Level commissioners that they will not object on the basis of flood risk in the Middle Level system.

7.59 Criterion c, d and e of the allocation have been addressed in the outline planning permission committee report which stated:

7.17 Criterion c. – agreement with the Environment Agency and Anglian Water that waste water flows from the proposed development can be accommodated.

7.18 The applicant has submitted a Flood Risk Assessment and the responses from Anglian Water and the Environment Agency are set out above. Flood risk and drainage are addressed in greater detail below, but it is considered that the proposed development accords with criterion c.

7.19 Criterion d. – agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised.

7.20 The applicant has submitted a letter from the Environment Agency dated 26 February 2019 where the Agency advises that advice is sought from Anglian Water regarding foul drainage capacity. The comments of Anglian Water and the Environment Agency are set out above. It is considered that the proposed development accords with criterion d.

7.21 Criterion e. – agreement with the Middle Level Commissioners that they will not object on the basis of flood risk in the Middle Level system.

7.22 The applicant has confirmed that they and their agents have tried to engage with the Middle Level Commissioners but that no meaningful response has been provided to date. The Middle Level Commissioners operate their own consent process. As such, and given that the applicant has sought the advice of the Commissioners, it is considered that the development accords sufficiently with criterion e.

- 7.60 Furthermore, as outline planning permission was granted, it was deemed in principle that surface water drainage from the proposed development can be managed.
- 7.61 The concerns raised by the Parish Council and neighbouring properties is noted. The applicant has had extensive discussions and meetings with Anglian Water and the Lead Local Flood Authority (LLFA) regarding drainage for the development. Revised and additional information has been submitted throughout the application process and also sent out for public consultation.
- 7.62 Anglian Water has confirmed that the impacts on the public foul sewerage network are acceptable. The applicant has also confirmed that the foul sewerage network is partly in private ownership but can be managed effectively.
- 7.63 The submitted documents demonstrate that surface water from the proposed development can be managed through the use of permeable paving and an attenuation basin, restricting surface water drainage to an acceptable rate. The use of permeable paving, in addition to controlling the rate of surface water leaving the site, also provides water quality treatment, which is of particular importance when discharging into any watercourse. The

use of an attenuation basin also provides water quality, biodiversity, and amenity benefits.

- 7.64 Taking into account the outline planning permission, following the submission and consideration of further information, both Anglian Water and the Lead Local Flood Authority now support the application, officers are satisfied that the requirements of conditions 17 and 34 have therefore been met. Further consent will be required from the Middle Level Commissioners in terms of landownership connection.
- 7.65 Overall, the proposal is considered to be acceptable with regard to its impact on both flood risk and surface water, and would not result in flooding on the site or elsewhere. The proposal therefore accords with Policies LP5, LP6 and LP15 of Huntingdonshire's Local Plan to 2036 and Section 14 of the National Planning Policy Framework in this regard.

Biodiversity

- 7.66 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.
- 7.67 Condition 19 of the outline planning permission states:

Any reserved matters application for 'landscaping' submitted in accordance with Condition 1 shall include a scheme of biodiversity enhancement measures, taking into account the detailed landscaping proposals and off-site biodiversity enhancements. The scheme should build on the recommendations in the submitted Ecological Impact Assessment by Skilled Ecology Consultancy Ltd dated December 2019, the Biodiversity Net Gain Report by Wild Frontier Ecology dated September 2020 and the Biodiversity Net Gain Assessment by RPS dated 1 February 2021 to demonstrate that the development hereby approved results in a net gain in biodiversity and shall include but not be limited to details of the specification, location, programme for implementation, maintenance and monitoring of the biodiversity enhancement measures. The development shall be implemented in accordance with the approved details which shall remain in place thereafter.

Reason. To minimise disturbance, harm or potential impact on protected species and to ensure that biodiversity and ecology in and around the site is enhanced in accordance with the submitted

RPS Biodiversity Net Gain Assessment dated 29 October 2019 and the requirements of Policy LP30 of the Huntingdonshire Local Plan to 2036.

7.68 Condition 21 of the outline planning permission states:

Any reserved matters application for 'landscaping' submitted in accordance with Condition 1 shall include full details of a Landscape/Biodiversity and Ecology Management Plan (LEMP). The content of the LEMP shall include the following:

- i. Description and evaluation of features to be managed.
- ii. Ecological trends and constraints on site that might influence management.
- iii. Aims and objectives of management, including a biodiversity net gain (taking account of the off-site mitigation).
- iv. Appropriate management options for achieving aims and objectives, including the details of how and at what intervals the biodiversity of the site will be measured.
- v. Prescriptions for management actions.
- vi. Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- vii. Details of the body or organization responsible for implementation of the plan, including details of the legal and funding mechanism(s) by which the longterm implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.
- viii. Ongoing monitoring and remedial measures, including how contingencies and/or remedial action will be identified, agreed and implemented if monitoring shows that the development is failing to deliver the biodiversity objectives of the originally approved scheme.

The approved plan will be implemented in accordance with the approved details.

Reason. In order to ensure that biodiversity and ecology in and around the site is enhanced in accordance with the requirements of Policy LP30 of the Huntingdonshire Local Plan to 2036.

7.69 The S106 associated with the outline planning permission secured the provision of the off-site biodiversity mitigation site including the retention and maintenance for a minimum period of 30 years.

7.70 This application has been accompanied by a Landscape and Ecology Management Plan (LEMP). It includes details of biodiversity enhancement measures in line with the previous ecological reports by Skilled Ecology, WFE and RPS Group. The LEMP also describes habitat creation, management and monitoring in line with the landscaping plans and previous ecology works, in order to ensure that the target habitats and conditions of the Biodiversity Net Gain Assessments are met.

- 7.71 The Wildlife Trust has reviewed the submitted information and advises that it is acceptable. It is considered that the requirements of conditions 19 and 21 are satisfied.
- 7.72 As such, subject to the imposition of recommended 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

- 7.73 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.
- 7.74 Condition 8 of the outline planning permission states:

The 'landscape', 'layout' and 'scale' reserved matters applications submitted in accordance with Condition 1 shall include a scheme, including dimensioned plans for the protection of retained trees. The scheme shall include:

- (a) a layout plan which shows the position, crown spread and Root Protection Area (section 4.6 of BS5837:2012) of all trees to be retained and which also shows those proposed to be removed;
- (b) a Tree Constraints Plan showing the Root Protection Area/s (RPA) and the crown radius in relation to the proposed development layout;
- (c) a schedule of tree works for those trees to be retained, specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons;
- (d) the location, alignment and specification of tree protective barriers, the extent and type of ground protection, and any other physical tree protection measures. The Tree Protection must be erected/installed prior to work commencing with that plot or phase and shall remain in place for the duration of construction works;
- (e) details of the alignment and positions of underground service runs;
- (f) any proposed alteration to existing ground levels, and of the position of any proposed excavations, that occurs within the root protection area of any retained tree.

The development shall be undertaken in accordance with the approved details. Any trees, shrubs or hedges subject to the protection measures which die or become severely damaged within five years from the completion of the construction works shall be replaced with trees, shrubs or hedge plants of similar size and species.

Reason. In the interests of visual amenity and environmental quality in accordance with Policy LP31 of the Huntingdonshire Local Plan to 2036

- 7.75 This application is accompanied by an arboricultural report and impact statement and method statement (which includes tree protection plans).
- 7.76 The Tree Officer has reviewed the submitted information and has no objections from an arboricultural perspective. Given that there are a number of trees that require protection during construction, the Tree Officer recommends conditions to ensure this.
- 7.77 Accordingly, subject to the imposition of conditions regarding landscaping details, the proposal is considered acceptable in accordance with Policy LP31 of the Local Plan to 2036.

Other Matters

- 7.78 The above neighbour representations are noted. However, the site is allocated within the local plan for housing and the principle of the development has already been established through the approval of 20/00863/OUT.
- 7.79 As the proposals comprise less than 200 dwellings the development is only CIL chargeable and no S106 contributions are required in relation to education or healthcare provision, as established through the outline consent.
- 7.80 In regard to solar panels, there is no policy requirement to provide solar panels per dwelling. Notwithstanding that, the development does include electric vehicle charging points and will ensure water efficiency. The proposal is therefore considered to encourage sustainability.
- 7.81 Condition 33 of the outline planning permission states:
- Each reserved matters application shall be accompanied by a Rapid Health Impact Assessment based on the principles set out within the Rapid Health Impact by NRG Consulting dated May 2020 and the final relevant reserved matters application shall be accompanied by an updated Rapid Health Impact Assessment.
- Reason: To demonstrate how the development would facilitate safe, healthy and inclusive communities, in accordance with the aims of Policy LP29 of the Huntingdonshire Local Plan to 2036.
- 7.82 A Rapid Health Impact Assessment has been submitted which concludes the development was found to have a positive health effect in relation to the majority of the key health themes. The requirements of condition 33 have been therefore been satisfied.

Conclusion

- 7.83 Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.
- 7.84 The site is allocated in the Huntingdonshire Local Plan to 2036 for residential development of approximately 90 homes (allocation RA7 East of Valiant Square).
- 7.85 Outline planning permission was granted under reference 20/00863/OUT for the 'Proposed development of up to 87 dwellings to include public open space, landscaping, access (including widening of Tunkers Lane) and associated works. Approval was also given for Access at this outline stage, with Layout, Landscaping, Scale and Appearance being reserved matters.'
- 7.86 This application deals with the details of appearance, layout, landscaping and scale of the site only. The applicant has worked extensively with Officers to ensure the proposal would result in a high-quality development ,whilst respecting the local character of the area. These details of appearance, layout, landscaping and scale details have therefore been found to be satisfactory.
- 7.87 The submitted information regarding Condition 8 (tree protection), Condition 10 (site and floor levels), Condition 11 (cycle parking) Condition 16 (electric vehicle charging), Condition 17 (drainage), Condition 19 (Biodiversity), Condition 21 (LEMP), Condition 23 (design principles compliance statement), Condition 31 (housing mix), Condition 33 (Rapid Health Impact Assessment) and Condition 34 (foul drainage) is considered to be acceptable and the submission requirements have therefore been met subject to a number of conditions.
- 7.88 The proposed development will deliver 87 dwellings towards the Council's 5 year housing land supply as well as affordable housing.
- 7.89 The development will be bound by the S106 and conditions associated with 20/00863/OUT.
- 7.90 Having regard to all relevant material considerations, it is recommended that approval be granted for the reserved matters which comprise appearance, layout, scale and landscaping subject to the imposition of appropriate conditions.

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

- Approved Plans
- Architectural details
- Materials
- Hard and soft landscaping
- Cycle store
- Street lighting
- Electric vehicle charging specification
- Tree protection plan
- Arboricultural method statement
- Tree programme of monitoring
- Management of streets
- Binder course roads
- Site laid out for parking etc
- Temporary facilities during construction
- Visibility splays
- Construction traffic route

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CONTACT OFFICER:

Enquiries about this report to **Lewis Tomlinson Senior Development Management Officer** – lewis.tomlinson@huntingdonshire.gov.uk

From: DevelopmentControl
Sent: 04 April 2024 16:16
To: DevelopmentControl
Subject: Comments for Planning Application 22/01946/REM

Categories: 

Comments summary

Dear Sir/Madam,

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


Comments were submitted at 04/04/2024 4:16 PM from Miss Parish Clerk.

Application Summary

Address:	Land Off Tunkers Lane Bury
Proposal:	All Reserved matters for the erection of 87 dwellings along with landscape, scale, layout and appearance and all ancillary works pursuant to Outline permission 20/00863/OUT.
Case Officer:	Lewis Tomlinson

[Click for further information](#)

Customer Details

Name:	Miss Parish Clerk
Email:	
Address:	37 Station Road, Ramsey, Huntingdon PE26 1JB

Comments Details

Commenter Type:	Town or Parish Council
Stance:	Customer made comments neither objecting to or supporting the Planning Application
Reasons for comment:	
Comments:	At full council meeting on the 4th April 2024 members considered this 14 day consultation which allows until the 10th April to receive comments. It was noted a response has not yet been received from the LLFA regarding the Civil Engineers proposals put to them on the 26th March 2024 and ask that an extension of time be permitted to allow for receipt of this report. Bury Parish Council remain concerned for the potential exposure to flooding heightened by village developments and therefore cannot respond to this latest amendment until we have had sight of the LLFAs response.

Concerns are that households below/between the new development sites and Bury Brook (Highlode/ River Nene) such as Upwood Road, Tunkers Lane, Buryfields, Brookfield Way, Owls End and Greenwood Close will see a higher level of flooding as a result of the lack of "joined up" working in relation to the surface water run off and connections to the AWA main drains from the new and oncoming development sites.

During and after heavy rainfall attenuation ponds on the newly built Longland Crescent do not appear to be filling and surface water run off is seen flowing down our roads, pavements and in to gardens, this is something that has not been recorded as happening prior to development.

Bury Parish Council asks that discussions are had with the LPA and LLFA on what can be put in place to mitigate major flooding through our village.

Kind regards



Bury Parish Council

37 Station Road, Ramsey, Cambridgeshire, PE26 1JB

Website: www.buryparishcouncil.co.uk

Clara Kerr
Chief Planning Officer
Huntingdonshire District Council
Pathfinder House
St Marys Street
Huntingdon
PE29 3TN

Planning Permission Consultation 22/01946/REM

All Reserved matters for the erection of 87 dwellings along with landscape, scale, layout and appearance and all ancillary works pursuant to Outline permission 20/00863/OUT.

Land Off Tunkers Lane Bury

At full Council meeting on Wednesday 5th October 2022, Bury Parish Council voted unanimously to oppose this reserved matters application. Members of public also present attended with the purpose to voice their opposition to this development.

The Council's reasons for refusal are:

Bury Neighbourhood Plan Policy G3 states:

"Developers considering making proposals for major development within Bury are encouraged to contact Bury Parish Council at the earliest opportunity to discuss how pre-application community engagement can be undertaken. Bury Parish Council will work with developers to facilitate effective and proactive community engagement and to ensure that the requirements of this Neighbourhood Plan are taken into consideration. Proposals for development which are accompanied by a community engagement report that details how the outcome of the pre-application community engagement has been taken into account in the scheme submitted will be particularly supported."

Stonewater since acquiring the site have not engaged at all with either the council or local community. The housing mix has been changed considerably from the outline permission, which was discussed at length with the original developers, Abbey Group. Whilst we understand that it was purely illustrative it would be reasonable to expect such a major deviation to be discussed with the council and community.

Policy LP25 Housing Mix of the Local Plan states:

"A proposal for major scale development that includes housing will be supported where it provides a mix of sizes, types and tenures which help achieve sustainable, inclusive and mixed communities."

The tenure of purely affordable housing is unacceptable as it is not developing a sustainable, inclusive, and mixed community as part of the overall housing in Bury. One of the visual identifiers for affordable housing is that they never have garages, whereas market housing does have garages. In our opinion it is misguided



to design this site to conform with the rural exception site adjacent. The predominance of this type of home in concentrated developments will have an inordinate effect on the local community and is disproportionate to the existing built environment. It would be far better to conform to existing planning ratios and have mixed developments to facilitate better integration and thus give the building of the new community a better chance of success.

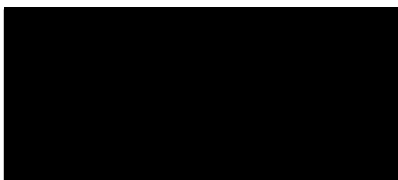
We do not believe that drainage issues have been sufficiently discussed or publicly notified within submitted papers with regard to overflow of excess surface water

These are all points that we would hope to have been able to discuss with the developer so that they understood our concerns and those of our community as laid out in our neighbourhood plan:

- Provide existing and future residents with the opportunity to live in a decent home.
- Provide new housing including affordable housing and housing required to meet the local needs of Bury residents; including smaller homes for elderly villagers wishing to downsize and for young singles, couples or families needing their first home, and those working locally in businesses including agriculture.
- Ensure that new development is of high-quality design, is built to a high sustainability standard and reinforces local distinctiveness.
- Ensure that the design and location of new development is resilient to the effects of climate change and flooding.

We await your response.

Yours sincerely



Clerk
Bury Parish Council

Development Management Committee



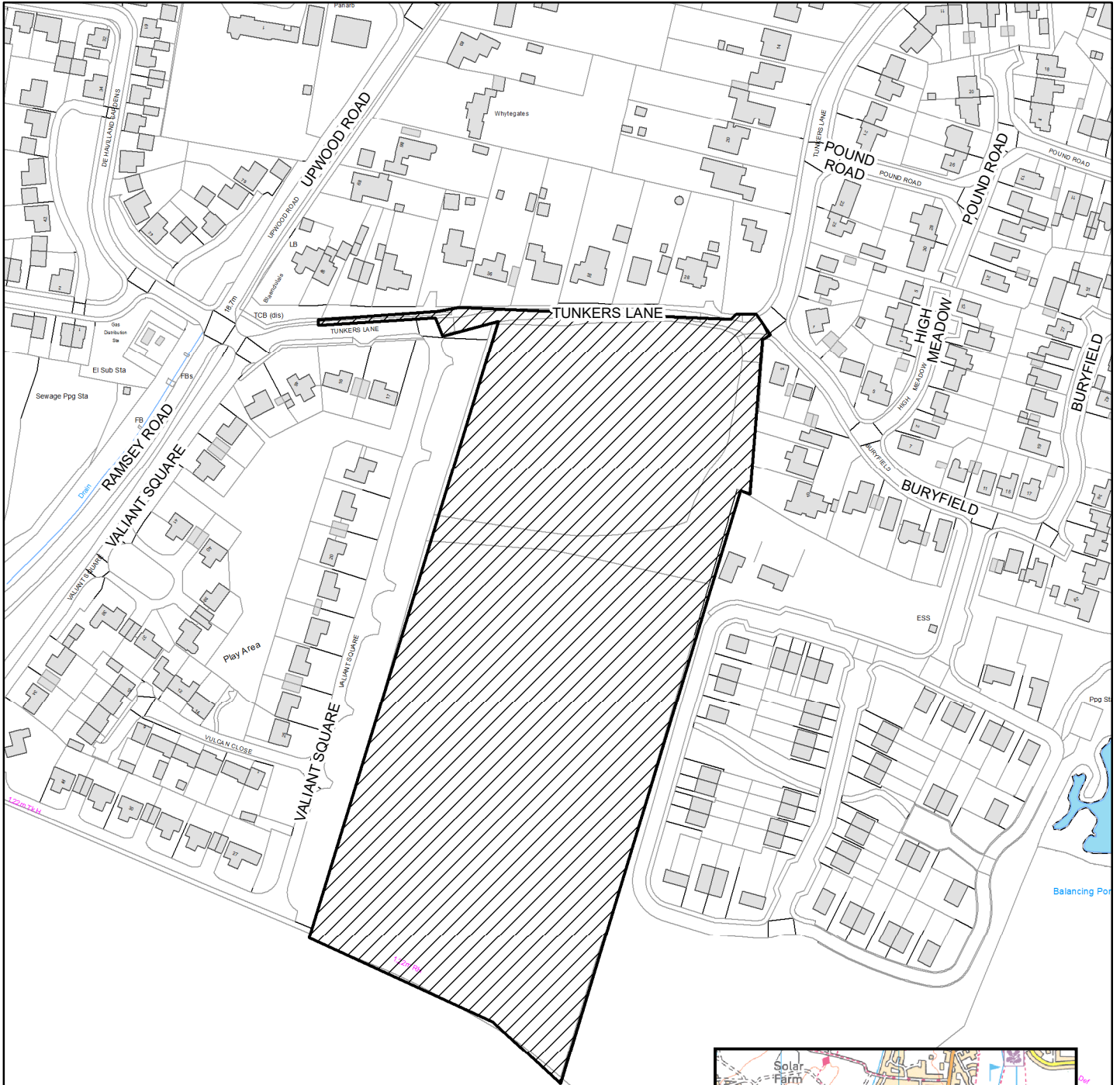
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Application Ref:22/01946/REM

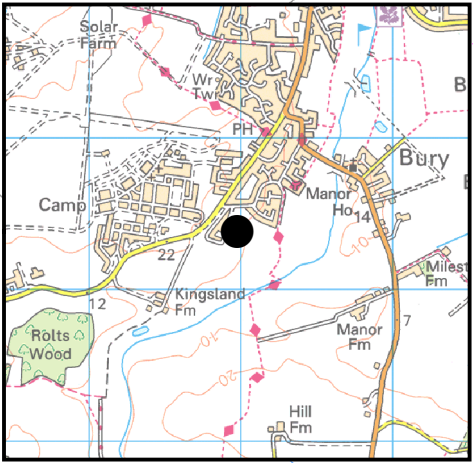
Date Created: 09/04/2024

Location: Bury

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



Key

- HT1A, HT1B, HT1A-F, HT1B-F
- HT2A, HT2B, HT2C, HT2A-F, HT2B-F, HT2D-F
- HT3, HT3-F
- HT4A, HT4B, HT4C, HT4B-F, HT4C-F
- HT5B, HT5C, HT5B-F
- HT6, HT6-F
- HT7, HT7-F
- HT8B, HT8A-F
- HT9B
- HT10
- HT11B-F
- HT12A
- Existing Tree
- Tree to be removed
- Indicative Proposed Tree
Exact positions to Landscape Architect's design
- Bin Store
- Cycle Shed
- F Feature elevation
- G Elevation with grey windows
- EV EV Charging Point
- EV EV Ducting for Potential Charging Point
- Reserved Matters Application Boundary
- POS boundary
- Buff Brick House
- Red Brick House

Total POS -
 approximately 5874.4m² (including pond and pond contour area)
 approximately 5495.9m² (excluding pond and including pond contour area)
 approximately 4196.1m² (excluding pond and pond contour area)

P18	updated road treatment to match highway engineer's design and cycle store for 4 bed plots	20.02.24
P17	added EV charging points and grey window elevations for selected plots, adjusted layout in accordance with the highway engineers' comments	15.12.23
P16	updated Buryfield's ransom strip, added bin store in the key	09.11.23
P15	adjusted cycle stores for all 4 bed plots, added cycle stores for the flats and labelled EV ducting for all plots	27.10.23
P14	updated layout to meet UD officer's comments	08.09.23
P13	updated layout to match updated house types	16.05.23
P12	updated plots details	21.04.23
P11	changed Plots 55, 56, 57, 75 & 76 house type	14.04.23
P10	swapped Plots 55, 56 & 57 around	24.03.23

For previous revisions see earlier drawings

revision	note	date
client		

Burmor Construction for Stonewater

project title
Residential Development Tunkers Lane Bury Ramsey
 drawing title
Proposed Site Plan

drawing status
Planning

scale	date	
1:500 @ A1	August 2022	
project number	drawing number	revision
2647	AL0211	P18



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DEVELOPMENT MANAGEMENT COMMITTEE 17th June 2024

Case No: 24/00336/FUL

Proposal: Erection of a bespoke designed wheelchair friendly bungalow and associated ancillary works

Location: 49 St Neots Road Eaton Ford St Neots PE19 7BA

Applicant: Mr D Coutts

Grid Ref: 517389 259789

Date of Registration: 11.03.2024

Parish: St Neots

RECOMMENDATION - REFUSE

This application is referred to the Development Management Committee (DMC) in accordance with the Council's Scheme of Delegation as the officer recommendation of refusal is contrary to St. Neots Town Council's recommendation of approval.

1. DESCRIPTION OF SITE AND APPLICATION

Site and surrounding area

- 1.1 The application site comprises approximately 482 square metres (0.0482 hectares) of land sited on the northern side of St. Neots Road, Eaton Ford. The site is located between two dwellings (Nos. 47a and 49) and extends north-westwards back into the site so its rear boundary meets the rear of Nos. 1 and 2 Davey Mews. The site is predominantly open residential garden land with overgrown loose gravel to the front which provides an informal parking space for No.49. St. Neots Road. The rear of the site is bound by hedging where it meets the boundary shared with Davey Mews, with closed boarded timber fencing on the rear eastern boundary. Dwellings on the frontage of this section of St Neots Road are comprised of two storey terraced dwellings predominantly constructed in yellow brick with their ridge lines parallel to the road.
- 1.2 The site is within St Neots Conservation Area and is approximately 80 metres east from The White House, which is a Grade II listed building.
- 1.3 There is a tree to the rear of the site which is legally protected by virtue of its siting in a Conservation Area.

- 1.4 The site is located predominantly within Flood Zone 2 with a small section to the rear in Flood Zone 1 according to the Huntingdonshire Strategic Flood Risk Assessment 2017 (SFRA). The SFRA mapping for this site aligns with the Environment Agency Flood Maps for Planning. The site is also within an area with a high risk of Surface Water Flooding according to Environment Agency Flood Maps for Planning.

Proposal

- 1.5 The application seeks planning permission for the erection of a two-bedroomed bespoke designed wheelchair friendly bungalow and associated ancillary works. As reference is made to the proposal being for new accommodation for a wheelchair user Officers have had regards to this and this is addressed below in Section 7 of this report.
- 1.6 The submitted plans show the proposed dwelling to be set back approximately 35 metres into the site from St Neots Road. The proposed dwelling would be single storey, arranged in a two-wing shape with 'cat-slide' pitched roofs angled inwards with a chimney and two rooflights on the north-western wing. Two off-road parking spaces are shown on the plans close to the south-eastern boundary leading from a drive and turning area from St Neots Road. Bin and cycle storage is shown to the western side of the dwelling. Rear amenity space is provided on the western, eastern and northern sides. Materials include a mixture of slate, vertical timber external cladding and exposed blue engineering brickwork bases on the exterior walls, slate roofing, polyester powder coated aluminium grey windows and doors with external timber linings, exposed blue engineering brickwork chimney stack with feature top and new timber fencing to the perimeter of the site.

Background

- 1.7 It should be noted by members that a similar scheme for one dwelling on this site was refused at November 2023 Planning Committee. The report and decision for this application can be found under HDC Planning reference 23/00745/FUL. In sum the reasons for refusal related to:
1. Failure to satisfy the sequential test for flooding. The site is principally in Flood Zone 2 where the NPPF encourages development away from flood risk zones. The site was therefore deemed unacceptable in principle.
 2. The proposal would cause heritage harm as it is located in a conservation area and would infill a historic landscape and would be an obvious contrast to historic back of pavement development and would result in loss of views through the

site and closing off the historic right of way between the terraces.

3. The proposed design would represent a cramped form of development, would be out of character with its surrounds and would cause unacceptable overbearing to neighbours.
 4. Harm to a legally protected tree by virtue of its siting within St. Neots Conservation Area. It was not demonstrated to the satisfaction of the Local Planning Authority that the proposal would not cause harm to trees of value, or that the development would not result in future pressure to fell trees, if not part of the development, in the future by the occupiers of the development due to shading or fear of damage.
 5. Omission of a Unilateral undertaking for the provision of wheeled bins for the proposed dwelling.
- 1.8 Officers consider that in this current application, only reasons for refusal 4 and 5 have been sufficiently addressed and that the proposal remains unacceptable in terms of flood risk, design, neighbour amenity and heritage harm as outlined in the proceeding sections of this report.

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (December 2023) (NPPF 2023) sets out the three objectives – economic, social and environmental – of the planning system to contribute to the achievement of sustainable development. The NPPF 2023 at paragraph 10 provides as follows: ‘So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).’
- 2.2 The NPPF 2023 sets out the Government’s planning policies for (amongst other things):
- delivering a sufficient supply of homes;
 - building a strong, competitive economy;
 - achieving well-designed, beautiful and safe places;
 - conserving and enhancing the natural, built and historic environment
- 2.3 Planning Practice Guidance and the National Design Guide 2021 are also relevant and material considerations.

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

3. PLANNING POLICIES

- 3.1 Huntingdonshire’s Local Plan to 2036 (Adopted 15th May 2019)
- LP1: Amount of Development
 - LP2: Strategy for Development
 - LP4: Contributing to Infrastructure Delivery

- LP5: Flood Risk
- LP6: Waste Water Management
- LP7: Spatial Planning Areas
- LP11: Design Context
- LP12: Design Implementation
- LP14: Amenity
- LP15: Surface Water
- LP16: Sustainable Travel
- LP17: Parking Provision and Vehicle Movement
- LP25: Housing Mix
- LP30: Biodiversity and Geodiversity
- LP34: Heritage Assets and their Settings

3.2 St Neots Neighbourhood Plan 2014-2029

- Policy A3 (Design)
- Policy PT1 (Parking and Traffic)
- Policy PT2 (Parking and Traffic)
- Policy P4 (Sustainable Drainage)

3.3 Supplementary Planning Documents / Guidance:

- Cambridgeshire Flood and Water SPD 2017
- Huntingdonshire Design Guide Supplementary Planning Document (2017)
- Developer Contributions SPD (2011)
- Huntingdonshire Landscape and Townscape Assessment (2022)
- Annual Monitoring Report
- St Neots Conservation Area Character Assessment October 2006

3.4 Planning (Listed Buildings and Conservation Areas Act) Act 1990

Section 66 – General duty as respects listed buildings in exercise of planning functions.

- (5) In considering whether to grant planning permission or permission in principle for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State 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.

Section 72 – General duty as respects conservation areas in exercise of planning functions.

- (5) In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

3.5 Section 149 of the Equality Act 2010.

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

4. PLANNING HISTORY

4.1 18/00165/TRCA for Walnut - fell as has rot in several places, approved 22.03.2018.

4.2 18/70147/PENQ for Construct a detached single storey dwelling, REPLY dated 19.07.2018.

4.3 23/00745/FUL - Erection of a bespoke designed wheelchair friendly bungalow and associated ancillary works – refused at May Development Management Committee 22.11.2023.

5. CONSULTATIONS

5.1 **St. Neots Town Council** - No objections. Full comments:

“We would consider that the proposal assimilates itself with the existing part of the town. Efficient use of the site.”

5.2 **HDC Conservation Officer** – Objection. Summary comments:

“The proposal would result in harm to the character and appearance of the conservation area and is therefore not in accordance with Section 72 of the Planning (LBCA) Act 1990, and with policy LP 34 of the adopted Huntingdonshire Local Plan. The proposal is not in accordance with the contents of paras 195 - 214 of the NPPF. less than substantial harm to the significance of the conservation area can only be outweighed if there are sufficient public benefits to do so.”

5.3: **HDC Urban Design Officer** – Objection. Summary Comments:

“Recommendation – Refuse, the proposed large footprint and siting of the dwelling creates a cramped form of development which is likely to give rise to overbearing impacts to the rear gardens of Nos. 1 and 2 Davey Mews and Nos 49 St Neots Road.”

5.4 **Cambridgeshire County Highways** – No objection. Full Comments:

“Following a careful review of the documents provided to the Highway Authority as part of the above planning application, it was noted that the existing access is to be utilised for the proposed dwelling.

Therefore, no significant adverse effect upon the Public Highway

should result from this proposal should it gain benefit of Planning Permission.”

5.5 **Environmental Health Services** - No objection.

5.6 **HDC Trees Officer** – No objection, subject to a condition securing the tree protection measures and replacement planting within Argenta Tree Surveys, Tree Protection Plan dated 10/01/2024 received by the Local Planning Authority on 4 March 2024. The measures shall be implemented prior to the commencement of any development, demolition, clearance or other preparatory operations including excavations and shall be retained intact for the duration of the construction works.

5.7 **HDC Waste** – No response.

5.8 **Environment Agency**– No response.

5.9 **Lead Local Flood Authority** – No response.

6. REPRESENTATIONS

6.1 One neighbour representation was received over the course of the application from the occupants of No 49 St Neots Road, neither objecting to nor supporting the planning application. A summary of issues raised are provided below. Full comments can be viewed on the council’s website:

- Detailed dimensions on plans would improve the submission.
- Concern that the colour of the proposed chimney could become an eyesore.
- The application addresses a number of concerns raised on the previous application (23/00745/FUL), namely the lowered roof and the access to the right of way.

7. ASSESSMENT

7.1 The main issues to consider in assessing this application are whether there is any conflict with Development Plan policies. If there is any conflict, whether the application can be considered to be in accordance with the Development Plan when taken as a whole. If the application is not in accordance with the Development Plan, whether there are any material considerations, including the NPPF (2023), which indicate that planning permission should be granted. With this in mind, the report addresses the principal, important and controversial issues which are in this case:

- The Principle of Development
- Flood Risk
- Accessibility

- Design, Visual Amenity, Impact on the Character and Appearance of the Area and Designated Heritage Assets
- Residential Amenity
- Highway Safety, Access, and Parking Provision
- Biodiversity
- Accessible and Adaptable Homes
- Water Efficiency
- Developer Contributions
- Other Matters

The Principle of Development including Flood Risk

Principle of Development

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

Flood Risk

- 7.3 As set out within the introductory section of this report, the application site is in Flood Zone 2 (medium probability of flooding) and so is at a higher risk of flooding. It is noted that an adjoining neighbour has raised concerns regarding the site being in an area of historic flooding.
- 7.4 Paragraph 165 of the NPPF 2023 states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk.
- 7.5 Paragraph 004 of the Flood Risk and Coastal Change Planning Practice Guidance states that in areas of flood risk, planning authorities... apply the Sequential Test and, if needed, the Exception Test, to ensure that flood risk is minimised and appropriately addressed. Where the sequential and the exception tests have been applied as necessary and not met, development should not be allowed.
- 7.6 Paragraph 168 of the NPPF expands upon this and states that the aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic

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

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

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

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

- 7.8 Policy A3 of the St Neots Neighbourhood Plan (2016) requires that:

All development must be...guided by...the site and its surroundings including considerations of flood risk management.

- 7.9 Apart from a small section of the site near the northern rear boundary, which is located in Flood Zone 1, the proposed development is located in Flood Zone 2 as classified by the Environment Agency Flood Map for Planning and the Huntingdonshire Strategic Flood Risk Assessment 2017.

- 7.10 Section 13 of the submitted planning statement (Flood Risk Assessment) states that “we dispute the fact the property will suffer from surface water flooding from the north and west as depicted on the [Environment Agency Flood Map for Planning] plans” as the site is in an area benefitting from flood risk defences and the proposed floor level is higher than street level of St. Neots Road with the land around the perimeter of the building is comprised of residential gardens and little hard surfacing (page 29, paragraph 13.4). Furthermore, the submitted Sequential Test Report argues that although the site is in Flood Zone 2 and would represent a ‘more vulnerable use’, as the site is for a net increase of one dwelling, the proposed development is acceptable. Nevertheless, development in established Flood Zones 2 and 3 according to the Environment Agency Flood Map for Planning and the Huntingdonshire Strategic Flood Risk Assessment 2017 are subject to the sequential test and if necessary, the exceptions test regardless of being in an area benefitting from flood risk defences or that the land is technically above street level.

- 7.11 Section 4 of the Cambridgeshire Flood and Water SPD 2017 states that the geographical area over which the sequential test is to be applied is usually over the entire Local Planning Authority area and may only be reduced in discussion with the Local Planning Authority (LPA) because of the functional requirements and objectives of the proposed development (e.g. catchment area for a school, community facilities, a shop, a public house, appropriate land use areas and regeneration zones etc.) and because there is an identified local need for that type of development.
- 7.12 The submitted Sequential Test Report acknowledges that most of the site is in Flood Zone 2 and that a residential use would represent a 'more vulnerable' use as set out in Annex 3 of the National Planning Policy Framework. The Sequential Test included in this report considers only the sites within the Strategic Housing Land Availability Assessment (SHLAA), which is incorrect as the whole of the district must be considered as part of a sequential test, not only sites included in the SHLAA.
- 7.13 There have been no discussions between the applicant and the LPA in terms of an appropriate geographical search area for potential alternative sites at a lower risk of flooding taking into account the functional requirements and objectives of the proposed development. As set out in the Cambridgeshire Flood and Water SPD the default search area is usually over the entire authority area. This would mean the applicant would need to demonstrate there are no alternative site across the whole district which could accommodate the proposed development of one dwelling by discounting all potential sites in Flood Zone 1, then (if there are no alternative sites in Flood Zone 1) Flood Zone 2, and then (if there are no alternative sites in Flood Zone 2) compare the sites within Flood Zone 3. In the circumstances of comparing sites within the same flood zone, the actual risks of flooding can be taken into consideration using available flood hazard information. The aim will be to locate development in the lowest risk areas of that flood zone considering the ambient probability and consequences of flooding.
- 7.14 Proposed site mitigation measures should not be taken into consideration when undertaking the Sequential Test - these are assessed through the Exception Test and the site-specific FRA.
- 7.15 The Cambridgeshire Flood and Water SPD states that reasonably available sites will be identified from a number of sources, including:
- Local Plan allocations;
 - Sites with planning permissions for the same or similar development, but not yet developed;
 - Five year Land Supply and/or Annual Monitoring Reports;

- Housing and Economic Land Availability Assessments (HELAAAs);
 - Local property agents' listings;
 - Historic windfall rates, where appropriate.
- 7.16 Additionally, a site is only considered to be reasonably available if all of the following apply:
- The site is within the agreed area of search;
 - The site is not safeguarded in the relevant Local Plan for another use;
 - It does not have any issues (e.g. constraints or designations) that cannot be overcome and that would prevent development on the site.
- 7.17 Reasonably available sites will include a site or a combination of sites capable of accommodating the proposed development. These may be larger, similarly sized or a combination of smaller sites that fall within the agreed area of search.
- 7.18 It is considered that the sequential test for flooding would fail in this case taking into account Local Plan allocations for residential development, sites with planning permission for the same or similar development but not yet developed, and the consistency of windfall permissions for residential development in Flood Zone 1. Furthermore, Huntingdonshire District Council can demonstrate a 5 year housing supply which negates the need to consider less appropriate sites for housing development in the district.
- 7.19 It is, however, recognised that the development represents a redevelopment opportunity in a highly sustainable location. Nevertheless, it does not follow that the sequential test is automatically passed on that basis. The submitted FRA or Sequential Report does not provide justification for the functional requirements and objectives of the proposed development which may trigger discussion and negotiation regarding the potential for an amended geographical search area for the sequential test. Ultimately, insufficient justification has been submitted in terms of the sequential test which Officers consider would fail based on a district-wide search. Therefore, the proposed development is considered unacceptable as it would place people and property at an unwarranted risk of flooding contrary to local and national planning policies. This is especially relevant given the proposal is for wheelchair-friendly housing and so would be occupied by a vulnerable person with limited ability to evacuate the dwelling in a flood event.
- 7.20 Members should be mindful that the proposal for a dwelling on this site was presented at November 2023 Planning Committee and was subsequently refused by the Development Management Committee in line with officer recommendation of refusal. In that

previous officer report, officers pointed out that the application had similarities to application 20/01209/FUL for an extension to No.5 Crown Street in St. Ives to provide 1 no. 1 bed flat and 1 no. 2 bed flat with under croft parking. The application was refused by the Development Management Committee in line with officer recommendation following the meeting of April 2021. The refusal was appealed, and the Inspector dismissed the appeal (APP/H0520/W/21/3286072) on the grounds that the proposal did not represent an acceptable form of development having particular regard to its flood zone location.

- 7.21 Within their decision, the Inspector stated *“the FRA does not tackle the matter of initial site selection. Indeed, no comprehensive assessment of potential suitability and availability of alternative sequentially preferable sites (or of the appropriate catchment area across which to apply the test) would appear to have been carried out. This is a significant shortcoming of the scheme.”*
- 7.22 The Inspector also stated *“I acknowledge than an existing residential use of the appeal property prevails. However, the proposal is for an extension to accommodate two additional dwellings. On that basis, the sequential approach to site selection should be applied. Indeed, it has not been robustly demonstrated why it should not.”*
- 7.23 Finally, the Inspector reinforced that when applying the sequential test, the presence of existing flood risk management infrastructure should be ignored as the long-term funding, maintenance and renewal of this infrastructure is uncertain.
- 7.24 Paragraph 169 of the NPPF 2023 states that if it is not possible for development to be located in areas with a lower risk of flooding (taking into account wider sustainable development objectives), the exception test may have to be applied.
- 7.25 There are two elements to the exception test as set out below, but this test should only be applied out once the sequential test has been passed. This is reinforced within the abovementioned appeal decision where the Inspector stated, *“the sequential test is to be applied prior to any consideration of the exception test’s potential applicability.”*
- 7.26 Paragraph 170 of the NPPF 2023 states that to pass the exception test it should be demonstrated that:
- a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and
 - b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

7.27 In terms of part a of paragraph 170 of the 2023 NPPF, the submitted sequential test report puts forward that this proposal meets part a as:

- The inclusion of mitigation measures (numbered below in this paragraph) would ensure that future residents are safe from the risk of flooding;
- That the site is previously developed land that is available for development immediately for specialist housing, and
- The existing site is tired in appearance and would enhance the visual amenity if the site and surrounds.

In regard to part b, the proposal fails to include any assessment of how evacuation of a wheelchair user would be carried out, but does include a number of mitigation measures:

1. Concrete ground floor slab.
2. Plasterboard dry lining to be fitted horizontally.
3. Electrical sockets and switches set at 450mm above floor level.
4. Floor level at 14.25m AOD (above high node point and climate change).
5. Internal finishes to be resilient and hard wearing.
6. All hard landscaping areas to be free draining (where possible) and with door drains to all level access doors.
7. Rainwater from the roofs to be harvested first then use soakaways to avoid any additional impact on the street or locality.
8. Driveway to be free draining resin gravel or bound loose gravel.

In addition, we will review the detailing and construction post planning to ensure the construction overall is as resilient to flooding.

7.28 While these mitigation measures are welcomed, they would not outweigh the in-principle objection of one market dwelling in Flood Zone 2 and failure to pass the required sequential test.

7.29 No objections have been received from the Environment Agency (EA) in relation to this proposal. However, it should be noted that any EA consultation response does not consider whether the sequential test has been passed.

7.30 Overall, it is considered that the proposed development of one dwelling would fail the sequential test for flooding contrary to Policy LP5 of the Local Plan, Section 4 of the Cambridgeshire Flood and Water SPD 2017, Paragraphs 165 and 168 of the NPPF 2023 and Policy A3 of the St Neots Neighbourhood Plan (2016). The proposed development is therefore unacceptable in principle as it would place people and property at an unwarranted risk of flooding. The principle of the proposed development is therefore unacceptable.

Accessibility:

- 7.31 The proposal is for a wheelchair-friendly bungalow.
- 7.32 The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers.
- 7.33 Officers have had due regard to the provisions of the equality act in the assessment of this application. Whilst Officers are supportive of the provision of a wheelchair friendly bungalow, it is imperative that any vulnerable occupiers and users of the site are protected. Therefore, full consideration is given to all material planning considerations as discussed throughout this report.
- 7.34 When Officers assess a wheelchair friendly bungalow, the relevant criteria is held within Building Regulations M4(3). Paragraph 1.15 of the Planning Statement confirms that the dwelling would have all entrances being even threshold, with level access, sufficiently wide doorways and circulation space, toilet at entrance level and living area at entrance level, therefore appropriate for Doc M building regulations. This element could be secured by condition should the proposal be determined as an approval by members.
- 7.35 Reference to the proposal being wheelchair compliant is made within paragraph 5.2 and paragraph 5.7 of the Planning statement by Gamplan Associates. Paragraph 5.2 states:

‘The need to make the property wheelchair-friendly throughout has certainly implications regarding room sizes and proportions, but the proposed bungalow still reads as entirely appropriate for the site in its design, detailing and overall external appearance.’

- 7.36 Additionally, paragraph 5.7 notes that:

‘With regard to Part M of the Building Regulations and ‘The Principles of Inclusive Design’, at the beginning of the design process it is important to analyse the transport patterns to and within a development. Roads, parking, walkways, building entrances and other routes should be considered. People’s opportunity to use all elements within the site, including the inside of buildings, is crucial. With this in mind, the driveway / parking spaces and associated hard standings would provide suitable disabled parking and access to and from the proposed property; arrangements that would enable everyone to get to and

move through the site on equal terms regardless of age, disability, ethnicity or social grouping.'

- 7.37 Nevertheless it is considered that given the siting of the dwelling in Flood Zone 2, the ability to safely exit the site in a flood event is paramount.
- 7.38 As outlined above, Officers have had due regard to The Equality Act 2010. However, the application fails to acknowledge that residential development would be more vulnerable to flood risk which would conflict with a wheelchair-friendly dwelling which would be occupied by a vulnerable person with limited ability to evacuate the dwelling in a flood event.
- 7.39 Therefore, for the assessment of this application, regard must be given to a proposal that is for one general open market housing unit comprising of one two-bedroom single storey dwelling.
- 7.40 Overall, it is considered that as the proposal is in Flood Zone 2 and has not passed the sequential test, the proposal is unacceptable in principle as it has not been demonstrated that the development would place people and property at an unwarranted risk of flooding and therefore would be contrary to Policy LP5 of the Local Plan, Section 4 of the Cambridgeshire Flood and Water SPD 2017, Paragraphs 165 and 168 of the NPPF 2023 and Policy A3 of the St Neots Neighbourhood Plan (2016). Furthermore, it is considered by officers that no information been supplied to the Local Planning Authority to justify the requirement for a wheelchair-friendly bungalow which would outweigh its location within an established Flood Zone, taking into account The Equality Act 2010.

Design, Visual Amenity, and the Impact on the Character and Appearance of the Area and Designated Heritage Assets

- 7.41 The site lies within the St. Neots Conservation Area and is located approximately 80 metres east from The White House, which is a Grade II listed building.
- 7.42 Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the decision maker to have 'special regard' to the desirability of preserving a Listed Building or its setting and to pay 'special attention' to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- 7.43 Great weight and importance is given to the conservation of heritage assets and their settings. The statutory presumption of the avoidance of harm can only be outweighed if there are public benefits that are powerful enough to do so.

7.44 Policy LP34 of the Local Plan states, “where a proposal is for conversion, alteration, other works to a heritage asset or within its setting it must be demonstrated that the proposal:

f. protects the significance of designated heritage assets and their settings by protecting and enhancing architectural and historic character, historical associations, landscape and townscape features and through consideration of scale, design, materials, siting, layout, mass, use, and views both from and towards the asset;

g. does not harm or detract from the significance of the heritage asset, its setting and any special features that contribute to its special architectural or historic interest and the proposal conserves and enhances its special character and qualities;

h. respects the historic form, fabric and special interest that contributes to the significance of the affected heritage asset;

i. will conserve or enhance the quality, distinctiveness and character of the affected heritage asset; and

j. contributes to securing the long-term maintenance and management of the heritage asset.

The Council will consider the significance of a designated heritage asset and where there is less than substantial harm, this will be weighed against the public benefits of the proposal. Where there is deemed to be substantial harm, then the proposal would need to achieve substantial public benefits to outweigh that harm.”

7.45 Policy LP 11 of the Local Plan states that a proposal will be supported where it is demonstrated that it responds positively to its context and has drawn inspiration from the key characteristics of its surroundings, including natural, historic and built environment, to help create distinctive, high quality and well-designed places, playing regard to the Huntingdon Design Guide (2017).

7.46 Furthermore, Policy LP 12 of the Local Plan states that new development will be expected to be well designed based upon a thorough understanding of constraints and appraisal of the site's context, delivering attractive, usable and long lasting buildings and spaces, listing criteria relating to response to context, ease of getting around, well designed public spaces and sustainable design and construction methods.

7.47 Additionally Policy A3 of the St Neots Neighbourhood Plan requires that:

All development must be designed to a high quality that reinforces local distinctiveness. Design should be guided by the overall scale, density, massing, height, landscape, layout, materials, detailing, roof orientation, relationship to back of pavement, wall to window ratios, proportion of windows, plan depth, plot width and access, the site and its surroundings including considerations of flood risk management. Careful consideration should be given to the servicing requirements of buildings to ensure that essential items such as car parking and space for the storage of waste and recycling bins are successfully integrated into the design, including access for service and emergency vehicles.

Impact on Heritage Assets

- 7.48 The site lies entirely within the St Neots Conservation Area to the rear 49 St Neots Road, the end dwelling of a Victorian period row of terraced houses. The area is characterised by 2-storey terraced dwellings in a back of footpath location.
- 7.49 The application has been reviewed by the council's Conservation Officer who objects to the proposals on the basis that the proposed development would fail to preserve or enhance the character or appearance of the conservation area as it would not respect the established built form and would compromise views through the building line to the gardens beyond. Clear loss of green space and infilling of gap in built form that relieves the close urban grain of the neighbouring terraces. It is noted that in the previously refused application for a dwelling on the site (23/00745/FUL), the conservation officers assessment regarded that the triangular shape of the plot is a relic of historic landscape where a trackway serviced the open fields located between the Great North Road and St Neots Road. This is enshrined in the existing right of way along the southern boundary of the plot and explains the gap between the Victorian terraces and the historic green space behind the building lines.
- 7.50 It is noted that HDC Conservation Officers advised within a pre-application enquiry for a dwelling on the site in 2018 that development would not be supported at this location. It must also be acknowledged by Members that a proposal for one dwelling on this site at Development Management Planning Committee on 20th November 2024 was refused on the basis that the proposal would infill a historic landscape and would be an obvious contrast to historic back of pavement development and would result in loss of views through the site and closing off the historic right of way between the terraces. The proposal would represent overdevelopment of the plot further compromising green space and failing to respect existing views, street patterns and historic building lines.

- 7.51 In that 23/00745/FUL officer report, the formally consulted conservation officer noted that recent development on Davey Mews (to the rear of the site) compromises longer range views through the building line and has partly infilled the historic open green space of former gardens to the rear of the terraces. Removal of a protected tree and clearance of garden planting associated with No.49 has further destroyed the quality of space to the rear of the terrace and removed planting that softened the visual impact of the new development. Longer views towards the gardens to the rear of Orchard Road are available through the north of the plot.
- 7.52 Furthermore, the conservation officer noted that the principal impacts of the proposal will be the further loss of green space, an obvious contrast to historic back of pavement development, loss of views through the site and closing off the historic right of way between the terraces. A large part of the plot visible from St Neots Road would be driveway and development rather than planting which will underline the loss of garden space. The proposal is likely to be an overdevelopment of the plot further compromising green space and failing to respect existing views, street patterns and historic building lines. This assessment is a material consideration in the assessment of the current scheme and remains a valid view of heritage harm.
- 7.53 The harm to the conservation area would be less than substantial; NPPF paragraph 208 applies, which states that less than substantial harm to the significance of the conservation area can only be outweighed if there are sufficient public benefits to do so.
- 7.54 Section 72 of the Planning (Listed Buildings and Conservation Areas) 1990 Act directs that special attention shall be paid to the desirability of preserving the character or appearance of a conservation area. The proposal would fail to preserve the character and appearance of the St Neots Conservation Area.
- 7.55 These sections are reflected in NPPF paragraphs 195-214 which directs that great weight should be given to conservation of heritage assets irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. In this case the harm of the development would be less than substantial and therefore NPPF paragraph 208 applies. There is no demonstrable public benefit of the proposal to outweigh the delivery of one market-housing dwelling and therefore the proposal is regarded to cause harm to the wider conservation area in this instance.
- 7.56 The proposal would also fail to accord with Huntingdonshire Local Plan Policy LP34 as it would fail to respect existing views, street patterns and historic building lines.

Design and Visual Amenity

7.57 The application relates to land to the rear of No. 49 St Neots Road, Eaton Ford and is accessed between Nos. 47A and 49 Eaton Ford. The site forms garden land and previously contained a mature Willow Tree that was removed under application 18/00165/TRCA.

7.58 The site was subject to a preapplication submission in 2018 as part of 18/70147/PENQ which sought the erection of a single storey 2-bedroomed bungalow. In 2023, a formal full planning application (LPA reference 23/00745/FUL) was submitted for the erection of a single storey bungalow, comprising two wings of accommodation (living accommodation and an integral double garage located within the western wing and two bedrooms located in the eastern wing), with the design having the appearance of a contemporary outbuilding with mono-pitched roofs and a mixture of timber framing, vertical timber cladding to gable elevations, slate cladding to front and rear elevations, internal elevations and the roof. This application was subsequently refused on the basis that the proposal would:

'create a cramped form of development which will lead to overbearing impacts to the rear gardens of Nos. 1 and 2 Davey Mews and Nos 47A and 49 St Neots Road contrary to Local Plan Policy LP14 part B Amenity. By virtue of this cramped form of development that has failed to be designed in a way that does not detrimentally impact neighbour amenity, it is considered that the proposal fails to demonstrate that it responds positively to its context and has drawn inspiration from the key characteristics of its surroundings to help create distinctive, high quality and well designed places that successfully integrate with adjoining buildings, contrary to Local Plan Policies LP11 and LP 12 of the Local Plan.'

7.59 It is acknowledged that this current proposal is a revised submission of that 23/00745/FUL application which retains a similar design as the previous refused application, being a single storey bungalow spread across two wings of accommodation comprised of living accommodation and integral single-space garage within the western wing and two bedrooms within the eastern wing connected by way of the central flat roof link containing the entrance hallway and ensuite bathroom serving bedroom 2.

7.60 Following the previous refused application, the proposed double integral garage has been reduced to a single integral garage to maintain the existing right of way access across the site and increase the separation distance from the rear garden boundary of No. 47a from approximately 0.35m to 3.8m. A neighbour representation noting that the proposal appears to address neighbour concerns in terms of the right of way and lowered roof

are acknowledged. The right of way access is a civil matter and not a material planning consideration.

- 7.61 The revised scheme maintains a similar design and contemporary appearance of the refused application but replaces the tall mono-pitched roofs with asymmetric pitched roofs, reducing the overall ridge height by 420mm (from 4305mm to 3885mm) on the east wing and 729mm (from 4623mm to 3894mm) on the west wing. The asymmetric pitched roofs also provide lower 3315mm and 3465mm eaves on the east and west elevations respectively where the dwelling backs on to the rear garden boundaries of existing dwellings in Davey Mews and No. 49 St Neots Road.
- 7.62 The revised scheme retains the same material pallet as the refused scheme and comprises a mixture of timber framing, vertical timber cladding to the gable elevations, slate cladding to the front and rear elevations, internal elevations and the roof. A neighbour has raised concern that the proposed chimneys would not be acceptable. The chimney is stated as 'blue engineering brickwork chimney stack with feature top' in the submitted Design and Access Statement. This colour is considered to be an unacceptable design feature given the location of the proposal in a designated conservation area and lack of blue brickwork in the immediate vicinity, although if members were to approve the application, it is recommended that a condition be appended to control external materials.
- 7.63 Whilst the reduced length of the dwelling and change in roof design with lower ridge heights accords with previous recommendations set out in Urban Design comments on the refused application and helps to reduce overbearing impacts to Nos. 1, 2 Davey Mews to the west and Nos. 47a and 49 St Neots Road to the south, it is considered the large footprint dwelling continues to form a cramped arrangement with narrow linear garden spaces to the west and north of the dwelling.
- 7.64 These narrow spaces (particularly the 2m to 4.6m deep space to the west of the dwelling) is likely to lead to increased pressure to prune or remove the hedge planting adjacent to the western site boundary which would expose views of the approximately 16.8m long and 3894mm high of west elevation.
- 7.65 The dwelling would extend across the entire rear garden of No. 1 Davey Mews and the majority of the rear garden of No. 2, which despite the lower ridge height is likely to increase the sense of enclosure within the neighbouring rear gardens and create an unneighbourly relationship.
- 7.66 Furthermore, despite the 729mm reduction in ridge height over the eastern wing, officers remain concerned the approximately 0.6m separation distance of the southern gable from rear garden

boundary of No. 49 together with the 3894mm ridge height would give rise to overbearing impacts as the southern gable would rise approximately 2m above the rear boundary of No. 49 St Neots Road. This impact would be intensified by the 6m shallow depth of the neighbouring garden.

- 7.67 It is therefore considered that the original design reason for refusal has not been sufficiently overcome: The proposed large footprint and siting of the dwelling creates a cramped form of development which will lead to overbearing impacts to the rear gardens of Nos. 1 and 2 Davey Mews and Nos 49 St Neots Road, contrary to Local Plan Policy LP14 part B Amenity. By virtue of this cramped form of development that has failed to be designed in a way that does not detrimentally impact neighbour amenity, it is considered that the proposal fails to demonstrate that it responds positively to its context and has drawn inspiration from the key characteristics of its surroundings to help create distinctive, high quality and well-designed places that successfully integrate with adjoining buildings, contrary to Local Plan Policies LP11 and LP 12 of the Local Plan..
- 7.68 The proposal is therefore contrary to Policies LP11, LP12 and LP34 of the Local Plan and the proposal is unacceptable against the objectives of the NPPF 2023 set out at paragraphs 135 parts a-d, 206 and 208 and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Residential Amenity

- 7.69 Policy LP14 of the Local Plan states that a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings.
- 7.70 Paragraph 135 part F of the NPPF 2023 states that planning policies and decisions should ensure that developments: create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.
- 7.71 The site is situated on the rear adjoining land of Nos. 47 and 49a St. Neots Road and is abutted on its western side by Nos. 1 and 2 Davey Mews. Open land comprises its northern and eastern boundary.
- 7.72 Given the single storey nature of the dwelling, it is not anticipated that any significant overlooking issues would result from the development.
- 7.73 Considering the layout and proximity to neighbouring dwellings, it is considered that the main issues in terms of the amenity

standards of neighbours are considered to be whether the proposed development would give rise to significant levels of overbearing, overshadowing impacts, noise disturbance, obtrusive light and odour, and whether such impacts could be satisfactorily mitigated.

- 7.74 As set out in the Design section above (paragraph 7.64), the 2.0-4.6 metre separation from the proposed dwelling and the shared western boundary would likely result in pruning of the proposed screening hedging and there is concern that this would expose the western side elevation of the dwelling (approximately 16.8 metres in length and approximately 3.9 metres in height) along the western elevation and would result in an unacceptable sense of enclosure / overbearing issues for Nos. 1 and 2 Davey Mews.
- 7.75 Again as outlined above in paragraph 7.66, while it is appreciated that the 0.729 reduction in ridge height on the eastern wing seeks to address overbearing issues in the previous refused application, given that there is approximately 0.6m separation distance of the southern gable from the rear garden boundary of No. 49 together with the 3.894m ridge height would give rise to overbearing impacts as the southern gable would rise approximately 2m above the rear boundary of No. 49 St Neots Road. This impact would be intensified by the 6m shallow depth of the neighbouring garden and would therefore lead to unacceptable residential amenity impacts to No.49 St. Neots Road that would warrant a refusal of the application contrary to Local Plan Policy LP 14 of the Local Plan.
- 7.76 It is noted that overbearing and pressure to prune screening hedging formed a reason for refusal in the previous 23/00745/FUL application refused at November 2023 Development Management Committee and so remains an element of the proposal which has not been sufficiently addressed in the current application.
- 7.77 Given the proposal is for a two-bedroomed single storey dwelling in an urbanised area, it is not anticipated that the proposal would cause additional noise, light or odour impacts that would be so severe as to warrant a refusal of the application on these elements in themselves.
- 7.78 The proposed dwelling is in accordance with national space standards and so it is considered that future occupiers of the site would have an acceptable standard of amenity in this respect.
- 7.79 The Council's Environmental Health team have not raised any significant concerns regarding the impact of adjacent uses on the proposed development. However, given the proximity of residential uses to the site, it is recommended to append conditions to include a restriction on construction working hours and avoidance of burning waste on site.

- 7.80 Overall, it is considered that due to the dwelling being in close proximity to surrounding existing residential uses, the proposed development would have a significant adverse impact on the amenity standards of Nos 1 and 2 Davey Mews to the rear of the dwelling and No. 49 St Neots Road due to overbearing impacts. The proposal is therefore contrary to Policy LP14 of the Local Plan and paragraph 135 part F of the NPPF 2023.

Highway Safety, Access, and Parking Provision

- 7.81 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.
- 7.82 It is proposed that the development would utilise the existing vehicular access to the site off St Neots Road and one off-road parking space is shown on the plans to the south-eastern wing of the site, within an integrated attached open car port.
- 7.83 The Local Plan does not have a policy specifically identifying the number of parking spaces that should be provided for new dwellings and each site is considered separately. It is considered that the provision of one parking space for the development is sufficient in this instance.
- 7.84 Cambridgeshire County Council as the Local Highways Authority (LHA) has reviewed the proposals and raise no concerns on highway safety grounds. The site is accessed from an existing vehicular access. The proposed plans indicates that a turning area will be provided to enable vehicles to enter and exit in a forward gear. The LHA is satisfied that there is no significant adverse effect upon the Public Highway.
- 7.85 Policy LP17 of the Local Plan also states that *“a proposal that includes residential development will be expected to provide at least one clearly identified secure cycle space per bedroom for all dwellings (C3 Use Class), unless it can be demonstrated that this is unachievable.”*
- 7.86 The submitted Proposed Roof Plan (Drawing 2218 PL004-P02) shows the introduction of an area for the provision of Nos.2 cycle parking spaces which are not indicated on elevational plans. Given these two cycle spaces correlate with the two-bedroomed composition of the dwelling, it is considered that this provision is

achievable on site and should be secured by condition should the proposal be approved by members.

- 7.87 Overall, subject to conditions, the proposed development is considered acceptable in terms of highway safety, car parking and vehicular manoeuvrability and therefore accords with Local Plan Policies LP16 and LP17 of the Local Plan

Biodiversity

- 7.88 Paragraph 180 of the 2023 NPPF states planning policies and decisions should contribute to and enhance the natural and local environment. Policy LP30 of the Local Plan 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.
- 7.89 No PEA has been submitted with the application, but Section 10 of the submitted Planning statement notes that bats, birds and bees are common to the area. It is acknowledged that the site currently is comprised mainly of residential garden land in an urban area with limited biodiversity. The Planning Statement at Section 10 proposes provision for bats, bird feeders, bird (swift) boxes and bee bricks, with a cited biodiversity net gain of 10% (no calculations have been provided). However, in this case, given the nature of the site and its surroundings relating to a side garden in an established residential area, it is appreciated that the site provides little value in terms of biodiversity, and it is considered that conditions could be set to secure biodiversity gain should the proposal be approved by members.
- 7.90 Subject to condition, it is considered that the proposed development would not have an adverse impact on protected species and would ensure there is no net loss in biodiversity in accordance with Policy LP30 of the Local Plan and the NPPF 2023 in this regard.

Trees

- 7.91 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.

- 7.92 It is acknowledged that there are trees to the rear of the site which are legally protected due to their location within the designated Conservation Area of St. Neots. The Council's Arboricultural Officer has reviewed and considered the proposals and notes that there is one tree near to the proposal which will require protection during construction; a comprehensive Tree Protection Plan has been supplied. As such the Trees Officer advises a planning condition is attached in this regard if the application is successful, which requires the development to be carried out in accordance with the submitted tree protection measures. These measures shall be implemented prior to the commencement of any development, demolition, clearance or other preparatory operations including excavations and shall be retained intact for the duration of the construction works. Any trees, shrubs or hedges covered by the agreed protection measures, which die or become severely damaged either from natural causes or as a result of the construction works; during the construction works or within five years from the completion of the construction works, shall be replaced with trees, shrubs or hedge plants of similar size and species, unless otherwise agreed in writing with the Local Planning Authority. Replacement planting to be undertaken by the end of the next available planting season. (Planting season is 1st November to 31st March).
- 7.93 It is recommended by officers that this condition is appended to any consent given to the application in order to safeguard the retained trees, shrubs and hedges on and adjacent to the site and in the interests of visual amenity, to enhance the character and appearance of the site in accordance with Policies LP12 and LP31 of the Huntingdonshire Local Plan to 2036 and to make the proposal acceptable in regards to its impact to trees.

Accessible and Adaptable Homes

- 7.94 As has been set out above in paragraphs 7.31 - 7.40 (Accessibility), this proposal has been assessed as a general open market housing unit rather than being regarded as specialist housing built to M4(3) standards. Under Policy LP25 of the Local Plan proposals are required to include housing to meet the optional Building Regulation requirement M4(2) "Accessible and adaptable dwellings" unless it can be demonstrated that site specific factors make this unachievable.
- 7.95 A condition can be imposed upon any consent to ensure that the development is built in accordance with these M4(2) standards and that they are maintained for the life of the development.

Water Efficiency

- 7.96 Policy LP12 of the Local Plan requires proposals that include housing to comply with the optional building regulation for water efficiency, as set out in Approved Document G.
- 7.97 The Planning Statement at Section 12 notes that the proposal will be water efficient as possible but does not explicitly state compliance with Approved Document G as set out in Policy LP12 of the Local Plan.
- 7.98 Nevertheless, a condition can be imposed upon any consent to ensure that the development is built in accordance with these standards and that they are maintained for the life of the development.

Developer Contributions

- 7.99 The application is accompanied by a signed and complete Unilateral Undertaking (UU) for the provision of wheeled bins meaning the needs of future residents would be met with regard to household waste management contrary to part H of the Developer Contributions Supplementary Planning Document (2011) and Policy LP4 of the Local Plan. The proposal is therefore acceptable in this regard.

Other Matters

- 7.100 A number of representations have been addressed within earlier sections of this report. However, those representations which have not been addressed elsewhere within this report are addressed within this section.
- 7.101 Third party representations have been received raising concern about the lack of dimensions on plans. It is considered that the proposals are sufficiently annotated with dimensions to assess the scheme. Nevertheless, the plans are able to be measured using the scaling tools on the councils website. It is considered that this point is not a reason for refusal nor does it frustrate the assessment of the application to such an extent that the proposal cannot be determined.
- 7.102 Comments received from third parties regarding access to and usage of private rights of way are noted but are a civil issue and not a material planning consideration which this application can be assessed against.

Conclusion and Planning Balance

- 7.103 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Officers acknowledge that the proposal has capacity to meet the criteria to be wheelchair compliant, however, the application fails to acknowledge that residential development would be more vulnerable to flood risk which would conflict with a wheelchair-friendly dwelling which would be occupied by a vulnerable person with limited ability to evacuate the dwelling in a flood event.
- 7.104 In assessing applications, it is necessary to first consider whether the proposal accords with the Development Plan as a whole, notwithstanding non-compliance that may occur with individual policies, and having regard to the reasoning for those policies together with others in the Local Plan.
- 7.105 It is recognised that the development would provide an additional housing unit within the district and contribute to the economy both in the short and long term through job creation during construction and increased spending on local services and facilities through additional population in the town centre. However, these benefits are considered relatively modest in the relation to the scale of the proposal and would not outweigh the harm which would result from the proposed development.
- 7.106 In this case, it is considered that the proposed development would fail the sequential test for flooding, would cause unjustified harm to the significance of the St. Neots Conservation Area and would have an unacceptable adverse impact on the residential amenity of Nos. 1 and 2 Davey Mews and Nos. 47 and 49a St Neots Road. It is therefore considered that the proposal does not accord with either the Development Plan or the St. Neots Neighbourhood Plan. Subject to conditions, the development is considered acceptable in relation to biodiversity, access and highway safety although these are matters expected to be addressed, mitigated and complied with as part of the development of this type and are matters which have neutral weight in the planning balance.
- 7.107 Overall, it is considered that the proposed development would conflict with the Development Plan, and material considerations do not indicate that planning permission should be granted. Therefore, the application is recommended for refusal for the following reasons:

8. RECOMMENDATION – Refuse for the following reasons:

1. It is considered that the proposed development of one dwelling would fail the sequential test for flooding contrary to Policy LP5

of the Huntingdonshire's Local Plan to 2036 (2019), Section 4 of the Cambridgeshire Flood and Water SPD 2017, Paragraphs 165 and 168 of the NPPF 2023 and Policy A3 of the St Neots Neighbourhood Plan to 2029 (2016). The proposed development is therefore unacceptable in principle as it would place people and property at an unwarranted risk of flooding. The principle of the proposed development is therefore unacceptable.

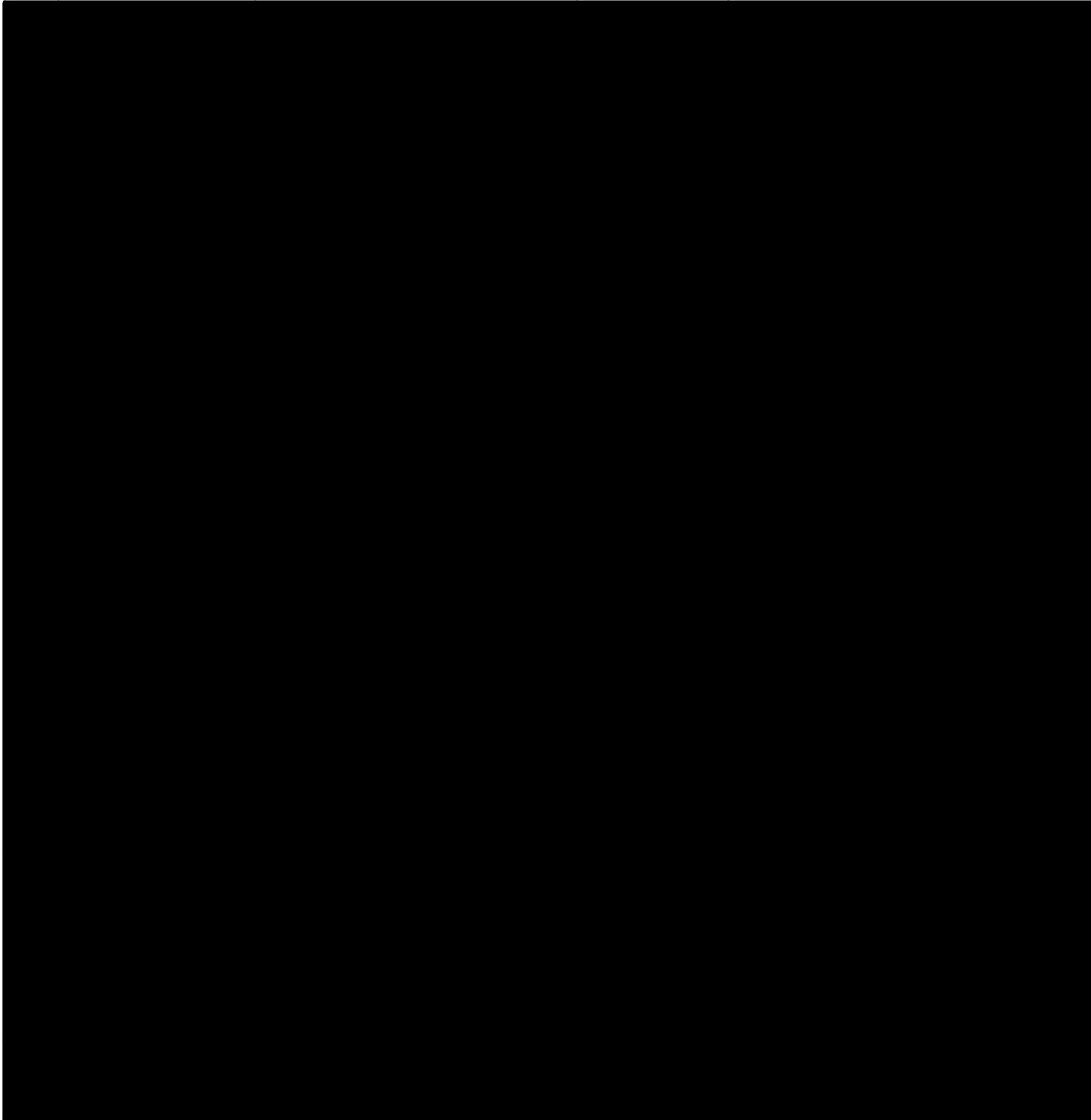
2. The erection of a dwelling within this small site within the St. Neots Conservation Area would infill a historic landscape and would be an obvious contrast to historic back of pavement development and would result in loss of views through the site and closing off the historic right of way between the terraces. The proposal would represent overdevelopment of the plot further compromising green space and failing to respect existing views, street patterns and historic building lines. The proposal is thereby contrary to Policies LP34 of Huntingdonshire's Local Plan to 2036 (2019), Policy A3 of the St Neots Neighbourhood Plan to 2029 (2016), the objectives of the NPPF 2023 set out at paragraphs 130 parts a-d, 200 and 202 and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
3. The large footprint and siting of the dwelling creates a cramped form of development which will lead to overbearing impacts to the rear gardens of Nos. 1 and 2 Davey Mews and No. 49 St Neots Road contrary to Local Plan Policy LP14 part B Amenity. By virtue of this cramped form of development, it is considered that the proposal would have a significant adverse impact on the amenity standards of Nos 1 and 2 Davey Mews to the rear of the dwelling and Nos. 47a and 48 St Neots Road due to overbearing impacts and so has failed to be designed in a way that does not detrimentally impact neighbour amenity. Overall, it is considered that the proposal fails to demonstrate that it responds positively to its context and has drawn inspiration from the key characteristics of its surroundings to help create distinctive, high quality and well-designed places that successfully integrate with adjoining buildings, contrary to Local Plan Policies LP11, LP12 and LP14 of Huntingdonshire's Local Plan to 2036 (2019) and paragraph 135 part F of the NPPF 2023.

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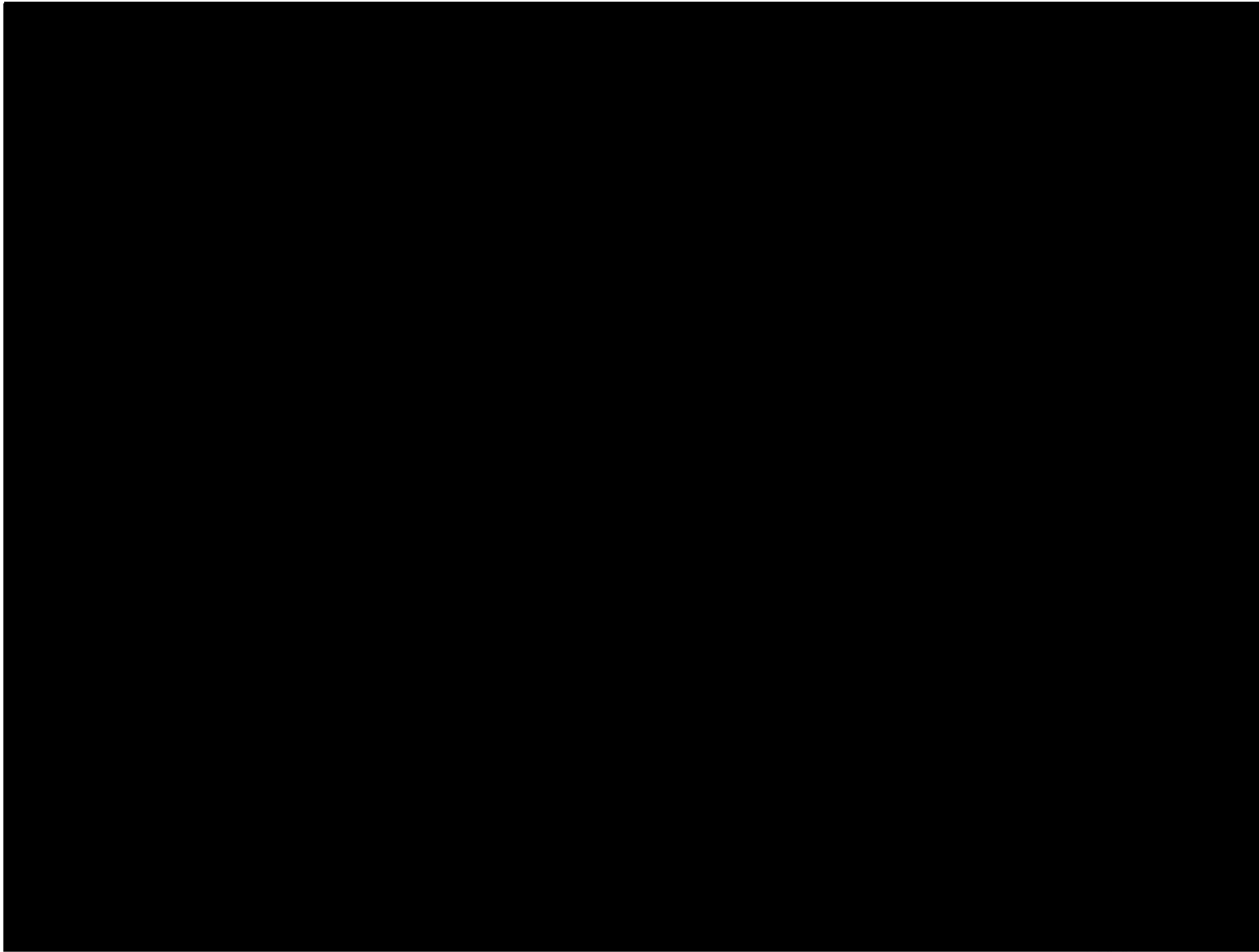
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No.	Reference	Development	SNTC Decision	Notes
The following application/s are for listed building consent				
The following application/s are in a conservation area				
S1	24/00336/FUL	Mr D Coutts 49 St Neots Road Eaton Ford St Neots Erection of a bespoke-designed wheelchair-friendly bungalow and associated ancillary works	SUPPORTED	We would consider that the proposal assimilates itself with the existing part of the town Efficient use of the site Subject to Highway approval.



No.	Reference	Development	SNTC Decision	Notes
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Chairperson

Development Management Committee



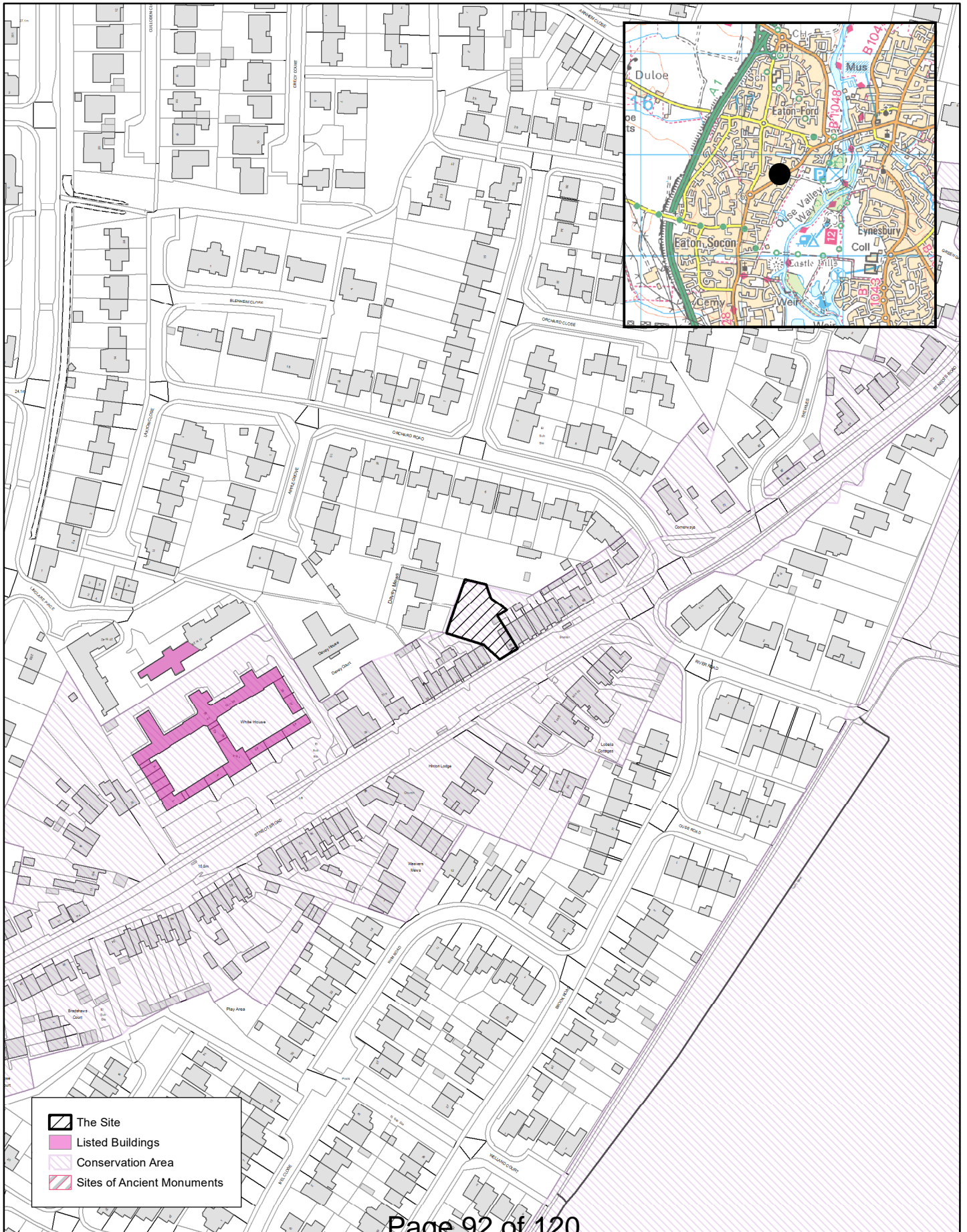
Scale = 1:2,276

Application Ref:24/00336/FUL

Date Created: 05/06/2024

Location: St Neots

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Ordnance Survey HDC 100022322



Location Plan

Site Address: 49, St Neots Road, Eaton Ford, PE19 7BA

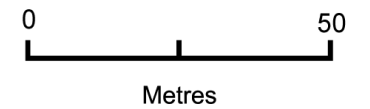
Date Produced: 23-Feb-2024

Scale: 1:1250 @A4

Page 93 of 120



Planning Portal Reference: PP-12832356v1



- NOTES
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EXISTING STRUCTURE / BUILDING - SHADED GREY SOLID HATCH

NO.	DATE	REVISIONS
P01	14.04.2023	PLANNING ISSUE OF INFORMATION
A	16.03.2023	INITIAL ISSUE OF INFORMATION- Client

NO.	DATE	REVISIONS
P01	14.04.2023	PLANNING ISSUE OF INFORMATION
A	16.03.2023	INITIAL ISSUE OF INFORMATION- Client

Project:	2218 - New build bungalow
Client:	Mr D Coultis
Location:	49 St Neots Rd, E Socon, St Neots, Cambridgeshire

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Title:	PLANNING Existing Location & Site Plan	
Status:	RIBA Stage 3	Scale: Varies @ A1
Drawn:	DJS	Checked: SD
Revision:	P01	Date: 16.03.2023

2218PL001 - P01



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EXISTING LOCATION PLAN - 1:1000 @ A1 / 1:2000 @ A3



EXISTING SITE PLAN - 1:200 @ A1 / 1:400 @ A3

- NOTES
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EXISTING STRUCTURE / BUILDING - SHADED GREY SOLID HATCH

NO.	DATE	DESCRIPTION
P02	06.02.2023	PLANNING ISSUE OF INFORMATION: Amended design following previous app comments
P01	14.04.2023	PLANNING ISSUE OF INFORMATION
A	16.03.2023	INITIAL ISSUE OF INFORMATION: Client

REVISIONS

NO.	DATE	DESCRIPTION
P02	06.02.2023	PLANNING ISSUE OF INFORMATION: Amended design following previous app comments
P01	14.04.2023	PLANNING ISSUE OF INFORMATION
A	16.03.2023	INITIAL ISSUE OF INFORMATION: Client

Project: 2218 - New build bungalow
Client: Mr D Coultts
Location: 49 St Neots Rd, E Socon, St Neots, Cambridgeshire

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Instagram: @devlinarchitects

Title: PLANNING
Proposed Location & Site Plan

Status: RIBA Stage 3 Scale: Varies @ A1

Drawn: DJS Checked: SD

Revision: P02 Date: 16.03.2023

2218 PLO09 - P02



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PROPOSED LOCATION PLAN - 1:1000 @ A1 / 1:2000 @ A3



PROPOSED SITE PLAN - 1:200 @ A1 / 1:400 @ A3



GENERAL NOTES:

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NO.	DATE	REVISIONS
P03	08.03.2024	PLANNING ISSUE OF INFORMATION: Dimensions added
P02	14.12.2023	PLANNING ISSUE OF INFORMATION: Revised to mitigate issues following comments
P01	14.04.2023	PLANNING ISSUE OF INFORMATION
A	14.03.2023	INITIAL ISSUE OF INFORMATION: Client

Project:	2218 - New Build
Client:	Mr D Coutts
Location:	49 St Neots Road, E Socon, St Neots, Cambridgeshire

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Title:	PLANNING Proposed Grd Flr
Status:	Stage 3
Scale:	1:50 @ A1
Drawn:	SD
Checked:	SD
Revision:	P03
Date:	16.03.2023

2218 PLO03 - P03

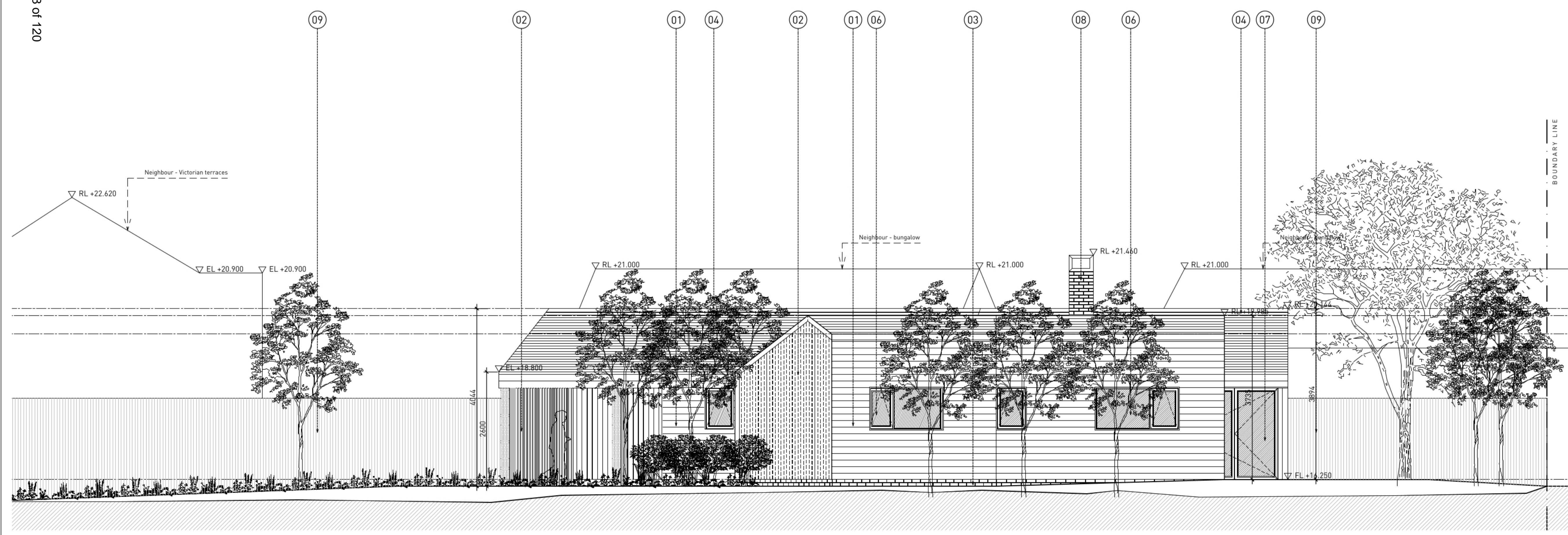
PROPOSED GROUND FLOOR PLAN - Scale 1:50 @ A1 / 1:100 @ A3

19



PROPOSED REAR ELEVATION (NORTH FACING)

Page 98 of 120



PROPOSED SIDE ELEVATION (EAST FACING)

- NOTES
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- EXISTING STRUCTURE / BUILDING - SHADED GREY SOLID HATCH

- NOTES
- SLATE EXTERNAL CLADDING TO EXTERNAL WALLS
 - VERTICAL TIMBER CLADDING TO EXTERNAL WALLS
 - EXPOSED BLUE ENGINEERING BRICKWORK BASES TO EXTERNAL WALLS
 - SLATE ROOFING
 - EXPOSED TIMBER FRAMING
 - PPC ALUMINIUM GREY WINDOWS WITH EXTERNAL TIMBER LININGS
 - PPC ALUMINIUM GREY EXTERNAL DOORS WITH EXTERNAL TIMBER LININGS
 - EXPOSED BLUE ENGINEERING BRICKWORK CHIMNEY STACK WITH FEATURE TOP
 - NEW TIMBER FENCING TO THE PERIMETER OF THE SITE

NO.	DATE	REVISIONS
P02	06.2.2024	PLANNING ISSUE OF INFORMATION: Revised to mitigate issues following comments
P01	14.04.2023	PLANNING ISSUE OF INFORMATION
A	16.03.2023	ISSUE OF INFORMATION: Client

NO.	DATE	REVISIONS
P02	06.2.2024	PLANNING ISSUE OF INFORMATION: Revised to mitigate issues following comments
P01	14.04.2023	PLANNING ISSUE OF INFORMATION
A	16.03.2023	ISSUE OF INFORMATION: Client

Project: 2218 - New build bungalow
Client: Mr D Coultis
Location: St Neots, Cambridgeshire
49 St Neots Rd, E Socon

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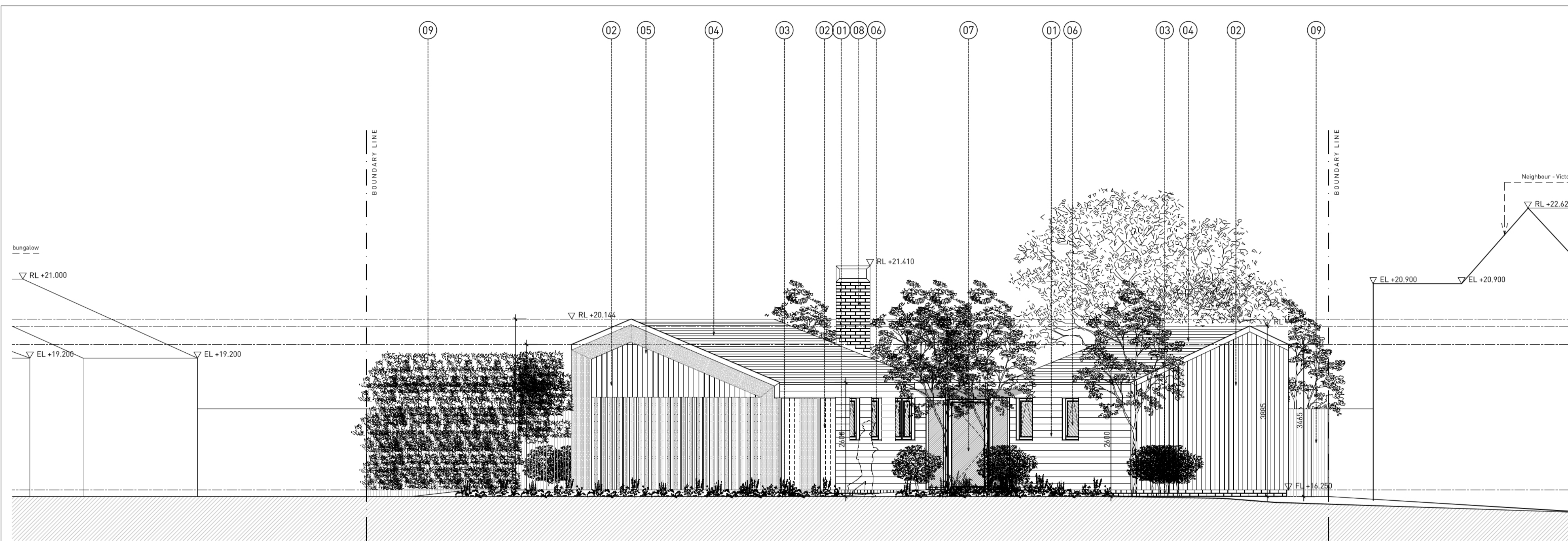
Title: PLANNING
Prop Elevations - North & East

Status: RIBA Stage 3 Scale: 1:50 @ A1

Drawn: DJS Checked: SD

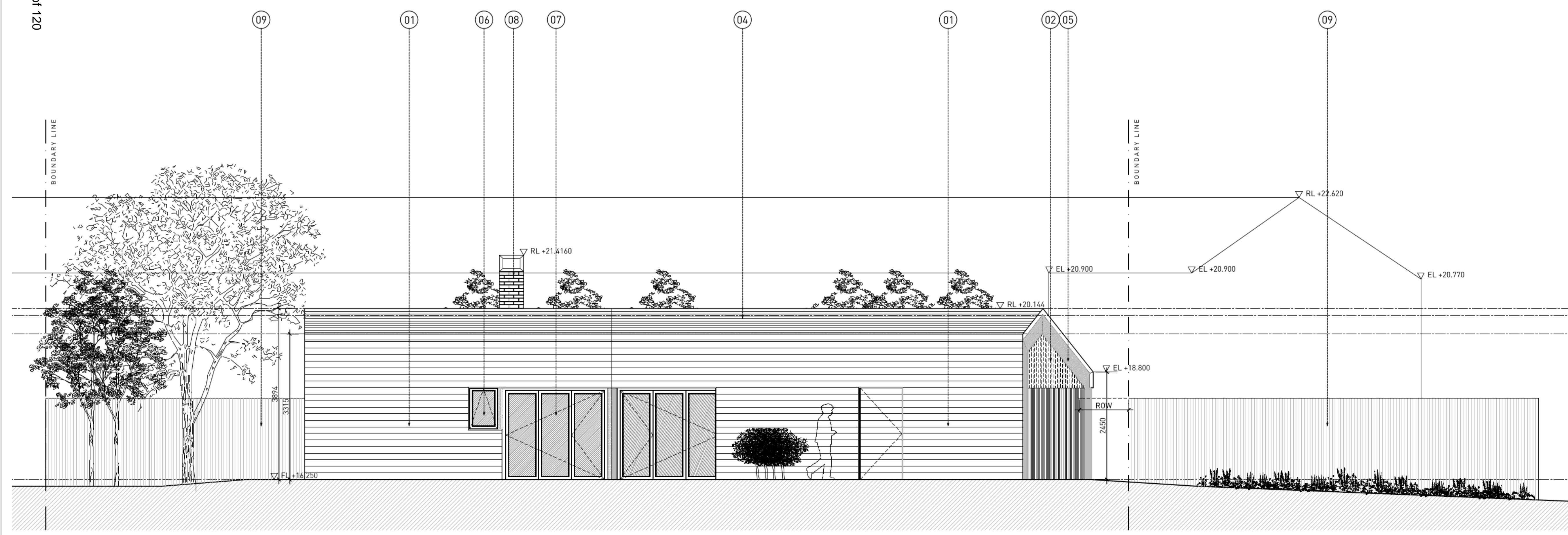
Revision: P02 Date: 16.03.2023

2218PL005 - P02



PROPOSED FRONT ELEVATION (SOUTH FACING)

Page 99 of 120



PROPOSED SIDE ELEVATION (WEST FACING)

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Do not scale from this drawing
All dimensions to be checked on site
Any discrepancies shall be immediately notified to the Architect in writing.



- NOTES
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EXISTING STRUCTURE / BUILDING - SHADED GREY SOLID HATCH

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 - EXPOSED BLUE ENGINEERING BRICKWORK BASES TO EXTERNAL WALLS
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 - NEW TIMBER FENCING TO THE PERIMETER OF THE SITE

NO.	DATE	REVISIONS
P02	06.02.2024	PLANNING ISSUE OF INFORMATION: Revised to mitigate issues following comments
P01	14.04.2023	PLANNING ISSUE OF INFORMATION
A	16.03.2023	ISSUE OF INFORMATION: Client

NO.	DATE	REVISIONS
P02	06.02.2024	PLANNING ISSUE OF INFORMATION: Revised to mitigate issues following comments
P01	14.04.2023	PLANNING ISSUE OF INFORMATION
A	16.03.2023	ISSUE OF INFORMATION: Client

Project: 2218 - New build bungalow
Client: Mr D Coult
Location: St Neots, Cambridgeshire
49 St Neots Rd, E Socon

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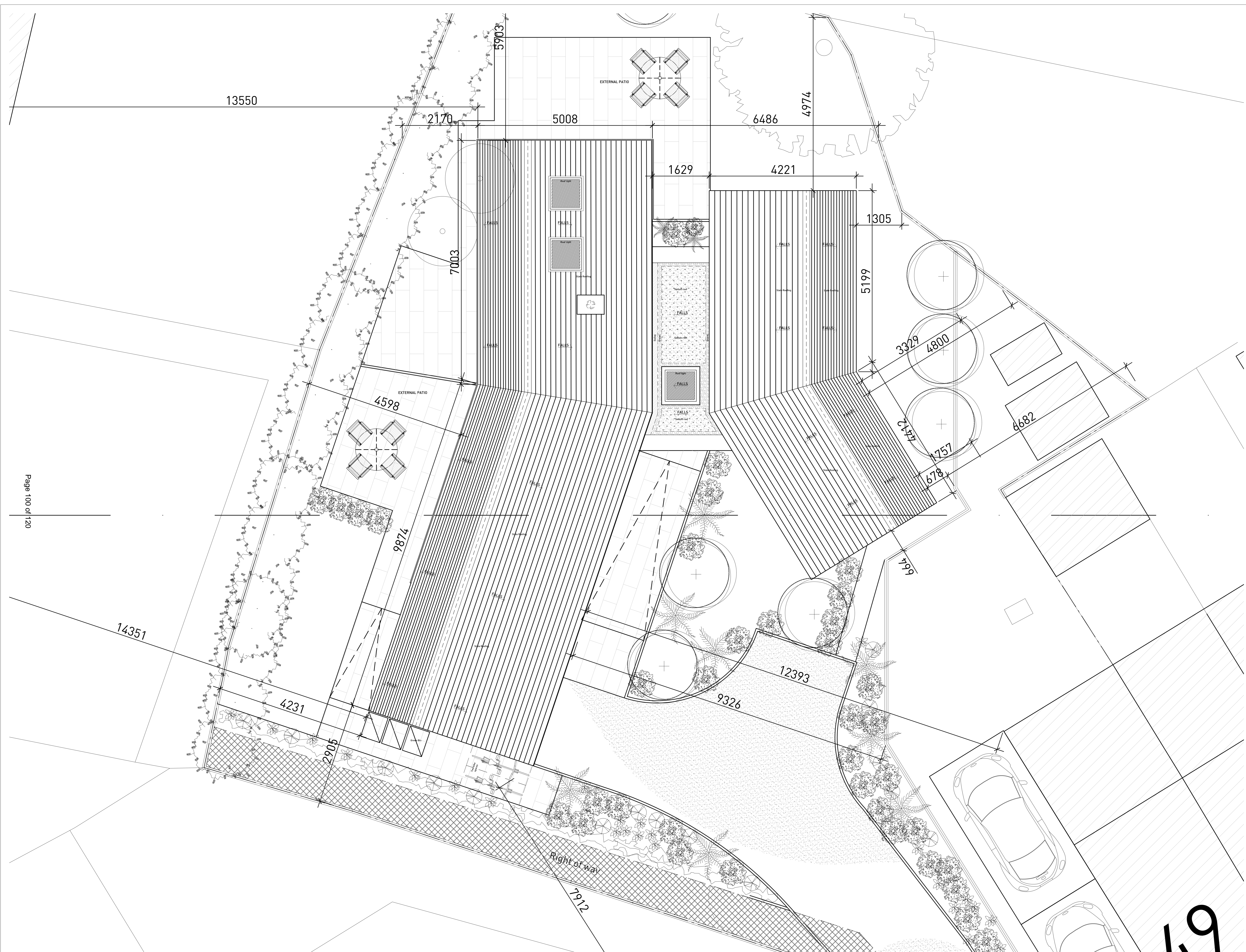
Title: PLANNING Prop Elevations 02

Status: RIBA Stage 3 Scale: 1:50 @ A1

Drawn: DJS Checked: SD

Revision: P02 Date: 16.03.2023

2218PL006 - P02



PROPOSED ROOF PLAN - Scale 1:50 @ A1 / 1:100 @ A3

- GENERAL NOTES:
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NO.	DATE	REVISIONS
P02	14.12.2023	PLANNING ISSUE OF INFORMATION: Revised to mitigate issues following comments
P01	14.04.2023	PLANNING ISSUE OF INFORMATION
A	14.03.2023	ISSUE OF INFORMATION: Client

Project: 2218 - New build bungalow
 Client: Mr D Coutts
 Location: 49 St Neots Road, E Socon, St Neots, Cambridgeshire

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Title: PLANNING Proposed Roof Plan

Status: Stage 3	Scale: 1:50 @ A1
Drawn: SD	Checked: SD
Revision: P02	Date: 16.03.2023

2218 PLO04 - P02

DEVELOPMENT MANAGEMENT COMMITTEE 17th June 2024

Case No: 24/00090/FUL

Proposal: Change of use of land adjacent to the property to residential use and retention of existing boundary fence.

Location: 29 Acacia Avenue, St Ives, PE27 6TN

Applicant: Haider Ali

Grid Ref: (E) 530508 (N) 272583

Date of Registration: 20th March 2024

Parish: St Ives

RECOMMENDATION - APPROVE

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

1. DESCRIPTION OF SITE AND APPLICATION
 - 1.1 29 Acacia Avenue is a two-storey semi-detached dwellinghouse located within a residential area of St Ives. The site is within Flood Zone 1 as per the most recent Environment Agency Flood Risk Maps and Data and there are no other constraints related to it.
 - 1.2 The property is located to the east of Acacia Avenue and on a bend in the road. The properties to the east are a row of terraces, numbers 23, 25 and 27 Acacia Avenue and there is a section of green space measuring approx. 80m² north of number 29 and west of number 27 which is the subject of this application.
 - 1.3 This application seeks planning permission to change the use of the land to residential use and to retain the existing boundary fence that has been erected on site. This application follows consultation with Officers of the Local Planning Authority (LPA) and is a re-submission of the earlier refused application (ref 20/01454/FUL). The fence design and location has been amended since this previously refused application and soft landscaping has been included.

- 1.4 It is noted that the ownership of the land is unknown. However, the applicant has completed Certificate D, and put a public notice in the Hunts Post to try and find the land owner, to notify them of their planning application, as required by planning legislation. In addition, the application form details the applicant also contacted the St Ives Town Council, the Land Registry, Statutory Undertakers, looked into the highway boundary, and HDC maps in an attempt to try and find out who owned the site. On this basis Officers are satisfied that the applicant has taken all the necessary steps to try and identify and notify the owners of the land about their planning application.

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (December 2023) (NPPF 2023) sets out the three objectives – economic, social and environmental – of the planning system to contribute to the achievement of sustainable development. The NPPF 2023 at paragraph 10 provides as follows: ‘So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).’
- 2.2 The National Planning Policy Framework (December 2023) (NPPF 2023) sets out the Government's planning policies for (amongst other things):
- delivering a sufficient supply of homes;
 - building a strong, competitive economy;
 - achieving well-designed, beautiful and safe places;
 - conserving and enhancing the natural, built and historic environment
- 2.3 Planning Practice Guidance and the National Design Guide 2021 are also relevant and material considerations.

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

3. PLANNING POLICIES

- 3.1 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
- LP2: Strategy for Development
 - LP5: Flood Risk
 - LP7: Spatial Planning Areas
 - LP11: Design Context
 - LP12: Design Implementation
 - LP14: Amenity
 - LP17: Parking Provision and Vehicle Movement
 - LP30: Biodiversity and Geodiversity
 - LP32: Protection of Open Space

3.2 Supplementary Planning Documents (SPD) and Guidance:

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

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
- I3 – Create character and identity
- N3 - Support rich and varied biodiversity

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

4. PLANNING HISTORY

- 4.1 20/01454/FUL – Change of use of open space to residential with erection of boundary fence. (Refused).

5. CONSULTATIONS

- 5.1 St Ives Town Council recommend refusal: “Recommend refusal for the same reasons as at the previous application, which were:

*Loss of amenity – this is an area of green open space used by the public.

*Not in keeping with the street scene – other properties in the locality do not have fences.

*There is some uncertainty as to the actual ownership of the land.

Officer comments: As detailed in the preceding sections of this report, the appropriate attempts have been made by the applicant to determine the land ownership, and the correct land ownership certificate submitted and notice served in the press, as required by legislation. The other matters raised are addressed below.

- 5.2 Cambridgeshire County Council Highways Team –No objections – further details in the proceeding sections of this report.

- 5.3 HDC Urban Design Team– No objections – further details in the proceeding sections of this report.

6. REPRESENTATIONS

- 6.1 Three comments have been received, two of these are in support of the scheme and one raises objections. These are available to view in full on HDC's Public Access Site but are summarised below:

- 6.2 Support:

*Concerns regarding visibility have been addressed and presents no issues with parking and manoeuvring of vehicles.

*Works completed have improved the appearance of the site and is much more desirable. Sufficient green space remains and is accessible to the public.

*Approve of the retention of the current fence and the laurel bush is an improvement.

*Land has previously not been maintained by any public body.

*Proposal will tidy up the area, re-introducing greenery, colour and softening the area.

Object:

*Location of fence will cause a potential hazard on a difficult bend in the road and limit visibility for traffic in both directions. Road is used heavily by passing traffic and utilised by parents dropping off and collecting young children attending Primary School.

*Detrimental to the appearance of the grounds by enclosing the green space. This could set a precedent for other similar projects which would damage the overall appearance.

*To summarise, we strenuously object to the scheme.

7. ASSESSMENT

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

- 7.2 As set out within the Planning and Compulsory Purchase Act 2004 (Section 38(6)) and the Town and Country Planning Act 1990 (Section 70(2)) in dealing with planning applications the

Local Planning Authority shall have regard to have provisions of the development plan, so far as material to the application, and to any other material considerations. This is reiterated within paragraph 47 of the NPPF (2023). The development plan is defined in Section 38(3)(b) of the 2004 Act as “the development plan documents (taken as a whole) that have been adopted or approved in that area”.

- 7.3 In Huntingdonshire the Development Plan consists of a number of adopted neighbourhood plans, however, there is not an adopted neighbourhood plan in place for St Ives. Therefore, in this case no neighbourhood plans are given weight in the determination of this application.
- 7.4 The statutory term ‘material considerations’ has been broadly construed to include any consideration relevant in the circumstances which bears on the use or development of the land: *Cala Homes (South) Ltd v Secretary of State for Communities and Local Government & Anor* [2011] EWHC 97 (Admin); [2011] 1 P. & C.R. 22, per Lindblom J. Whilst accepting that the NPPF does not change the statutory status of the Development Plan, paragraph 2 confirms that it is a material consideration and significant weight is given to this in determining applications.
- 7.5 The main issues to consider in the determination of this application are:
- The principle of development
 - Design and visual amenity
 - Residential amenity
 - Highway safety
 - Biodiversity
 - Flood risk

The principle of the development

- 7.6 The site is located within the built-up area of St Ives which is a Spatial Planning Area as defined under Policy LP7 of Huntingdonshire’s Local Plan to 2036. Whilst in this case the application relates to the change of use of land to residential and the retention of an existing fence (and so residential development on a smaller scale than would generally be expected), it remains that LP7 broadly supports residential development (Class C3 which is the use of the adjacent site) where it is appropriately located within the built-up area of a Spatial Planning Area.
- 7.7 Careful consideration has been given to Policy LP32 of the Local Plan which was a policy reason for refusal of the previous

application (ref 20/01454/FUL). LP32 seeks to protect areas of open space of public value stating that:

“A proposal that would lead to the whole or partial loss of an area of open space of public value will only be supported where there would be no significant adverse impact on the character of the surrounding area and:

a. the loss is minimised where possible and compensatory measures are put in place that provide a net benefit to the community that is served by the space, which will be judged in terms of availability, accessibility, quality and quantity; or

b. where the loss involves outdoor sport or recreational space:

i. the proposal is for, or includes, development of the space for an alternative outdoor sport or recreational use of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of development; or

ii. the loss is justified by an assessment that demonstrates that the space is clearly surplus to the requirements of the current local population and the population of planned development that would be served by the space.

In order to ensure that compensatory measures provide net benefits to the community the proposal will be expected to include enhancement of any remaining open space in cases of partial loss, the enhancement of other existing spaces or new provision that would serve the same community as that being lost. New provision for the loss of sports or recreational open space should be in a form that best meets an identified existing need, as agreed with the Council”

The NPPF (2023) at Paragraphs 102 to 107 builds on this and gives weight to open space, sports and recreational buildings and land (including playing fields). In this case, whilst the application site could be considered as ‘open space’ it appears more likely that this was a soft landscaping green buffer which were standard additions and typical of many residential developments across the district and elsewhere.

- 7.8 It should be noted at this point that the area of land in question is not designated as a Local Green Space within a Neighbourhood Development Plan and, as stated above, that there is no approved neighbourhood plan in place for St Ives. Policy LP32 of the Local Plan also states that open space takes many forms including parks, village greens, play areas, sports pitches, allotments, semi-natural areas and substantial private gardens.

- 7.9 It is acknowledged that objections to the earlier scheme referenced that children were playing on the land in question (which again is likely typical of a residential area). However, there are other similar areas of land in the vicinity of the application site, and, St Ives, being a sustainable location has many other options for sports and recreation (in areas specifically designated for this purpose) within easy walking/cycling distance of the application site. The red line has also been slightly reduced (to the north) meaning that the expanse of land has been reduced in comparison with the earlier scheme.
- 7.10 For the reasons given above, it is concluded that this space is not an area of land which was ever intended to be an area of 'usable public open space' and cannot reasonably be considered as an area of public value providing opportunities for sports and recreation purposes. Therefore, whilst the loss of this section of land is acknowledged, given that it does not fall within the catchment of defined open space of specific public value, it does not deviate from the requirements of Policy LP32 of the Local Plan and is therefore considered to be acceptable in principle subject to other material considerations and conditions.

Design and Visual Amenity

- 7.11 Acacia Avenue appears typical of a 1970's residential housing area and hosts both detached, semi-detached and terraced properties of brick and tile construction. The area has an open, verdant character, and, whilst there are examples of soft landscaping site frontages are generally unrestricted. That said, approx. 34 metres north-east of the application site there are some examples of high, close boarded fencing forming the side boundaries of dwellings at the junction of Acacia Avenue and Shakespeare Road.
- 7.12 This application seeks planning permission to retain an existing fence and change the use of a section of land to residential. There have been clear amendments to the design of the fence in comparison with the refused application (20/01454/FUL) where the visual harm was clear. That application was to retain a 1.8 metre close board fence which was attached to the dwelling at the north elevation and which extended north-eastwards, and then continued to the east of the property (between it and number 27 Acacia Avenue). The fence extended almost directly to the footpath and almost entirely diminished the landscape buffer provided by the grassed area.
- 7.13 This application significantly alters the proposal, the extent of the land subject to the change of use has been reduced as has the scale and location of the fence. It is now set back from the road frontage and, aside from a small section immediately north-east of the property retains a significant amount of the green space.

The fence now extends to the east (proving a side boundary to the application dwelling) then north (to the west of number 27). It provides a laurel hedge (already in place to a large degree) and proposes tree planting in the centre of the land. It is noted that no hedgerow has been planted forward of the north-east section as yet but the applicant has confirmed that this is intended (pending the outcome of this application) and is a matter which can be secured by condition if Members were to minded to approve the application. In order to ensure that no development (which may be harmful) can be undertaken by exercising permitted development rights, it is considered prudent to limit those available by virtue of Schedule 2, Part 1, Class E (buildings incidental to the enjoyment of a dwellinghouse), and Schedule 2, Part 2, Class A (boundary treatments). It is acknowledged that the Huntingdonshire Design Guide Supplementary Planning Document (2017) advises that close boarded fencing should be avoided in locations facing the public realm, however, this is intended as a guide only and needs to be viewed in context of the site and mitigation measures in place (such as planting to soften the appearance) which is also recommended within the Design Guide. As referenced above, there are also other examples of close boarded fencing in the locality and so this is not uncharacteristic of the area.

- 7.14 As detailed in the preceding sections of this report, HDC's Urban Design Team have been consulted and raise no objections stating that "the amended application follows refused application 20/01454/FUL and positions the side boundary fence further back from the back edge of the footpath. The arrangement of laurel hedge planting (shown on the Illustrative Landscape Plan Rev P2) is supported, in time this will form a tall hedgerow, which together with the deeper setback helps screen the fencing in accordance with the HDC Design Guide SPD 2017 requirements for public facing boundaries – 'If the side or rear walls are in the public realm then these should be either solid wall or high hedge, or a combination of both'. Based on the submitted site photos, part of the proposed hedge immediately north of No. 29 Acacia Avenue (area highlighted below) has not been planted in accordance with the Illustrative Landscape Plan Rev P2 and is required to screen and soften this section of fencing."
- 7.15 Therefore, having regard to the above assessment, comments from specialists, and subject to a recommended condition to provide/retain the soft landscaping to minimise visual harm, whilst the concerns in the objection are noted, on balance it cannot be considered that the development would be significantly harmful to the visual character or appearance of the area. It therefore accords with Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036 in this regard.

Residential Amenity

- 7.16 Policy LP14 of the Local Plan to 2036 states that “a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings.” In this case, given the scale and location of the fence it is not considered that this will be harmful in terms of overbearing impact, overshadowing or loss of light. As this also provides a boundary it does not result in any issues of overlooking or loss of privacy. The change of use of the land to residential (given that it is located within a well established residential area) is not expected to give rise to any activity which would not already be typical of the locality and so it is concluded that there is no increased risk of noise or odour impacts as result of the change.
- 7.17 Overall therefore, taking all of the above matters into consideration the development is considered to be acceptable in terms of residential amenity and accords with Policy LP14 of the Huntingdonshire Local Plan to 2036 in this regard.

Highway Safety

- 7.18 It is not considered that given the revised location of the fence (which doesn't project beyond the established building line and is not adjacent to a vehicle or pedestrian access) would present with any highway safety concerns. However, given the points raised in the objection, Cambridgeshire County Council as the Local Highway Authority have been consulted. Having reviewed the submission they raise no objections stating that “regarding this area of land, they can find no records of ownership in relation to public bodies or any details that there was ever required for any type of visibility requirements across third party land. They would therefore have no objections to that proposed.

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”

- 7.19 Overall, therefore, having regard to the above assessment and the favourable comments from CCC as specialists, the proposed development is considered to be acceptable with regard to highway safety and therefore accords with Policy LP17 of the Huntingdonshire Local Plan to 2036 in this regard.

Biodiversity

- 7.20 Policy LP30 of the Local Plan to 2036 states that “a proposal will ensure no net loss in biodiversity and achieve a net gain where possible.” The submission of this application also pre-dates the changes of the legislation in relation to biodiversity net gain.

- 7.21 In this case the biodiversity value of the site is considered to be low (being a maintained area of grassland in a residential setting). Scope for enhancements are also limited. However, the provision of the hedgerow and tree which would be recommended to be secured by condition are considered to provide some degree of habitat and so could be considered as an enhancement.
- 7.22 Having regard to the above the proposal is considered to be acceptable in terms of biodiversity impacts and broadly accords with Policy LP30 of the Huntingdonshire Local Plan to 2036.

Flood risk

- 7.23 The application site is within Flood Zone 1 and is therefore not subject to the Sequential or Exception Tests required by the NPPF (2023). Nor (given its scale) does it require the submission of a Flood Risk Assessment (FRA). The development does not increase the footprint of the building nor introduce any additional hard surfacing and so is not considered to result in any increased risk of flooding.
- 7.24 The development is therefore considered to be acceptable with regard to its approach to flood risk and therefore accords with Policy LP5 of the Huntingdonshire Local Plan to 2036.

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


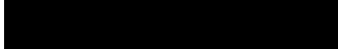



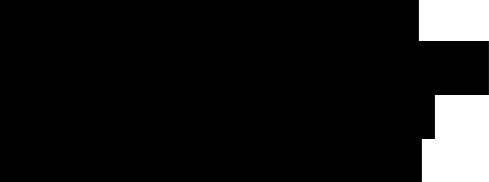




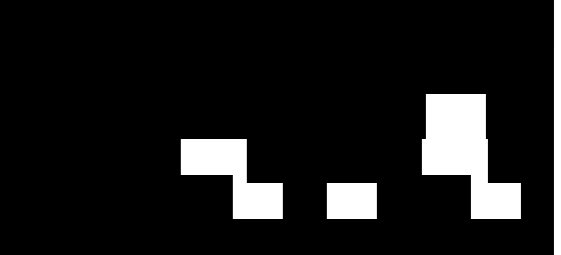
- Time limit
- Retention in accordance with approved plans
- Materials retained
- Provision of and maintenance/retention of soft landscaping
- Limited PD rights

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PLANNING APPLICATIONS

Official Planning Recommendations from the Planning Committee Meeting of St Ives Town Council on 10 April 2024

Application No Applicant/Agent	Proposed Development	Link	Comments
<p>24/00090/FUL</p> <p> 29 Acacia Avenue St Ives PE27 6TN</p>	<p>Change of use of land adjacent to the property to residential use and retention of existing boundary fence.</p> <p>29 Acacia Ave St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S7GKB1IKK9900</p>	<p>Recommend refusal for the same reasons as at the previous application, which were: loss of amenity – this is an area of green open space used by the public. Not in keeping with the street scene – other properties in the locality do not have fences. There is some uncertainty as to the actual ownership of the land.</p>
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Development Management Committee



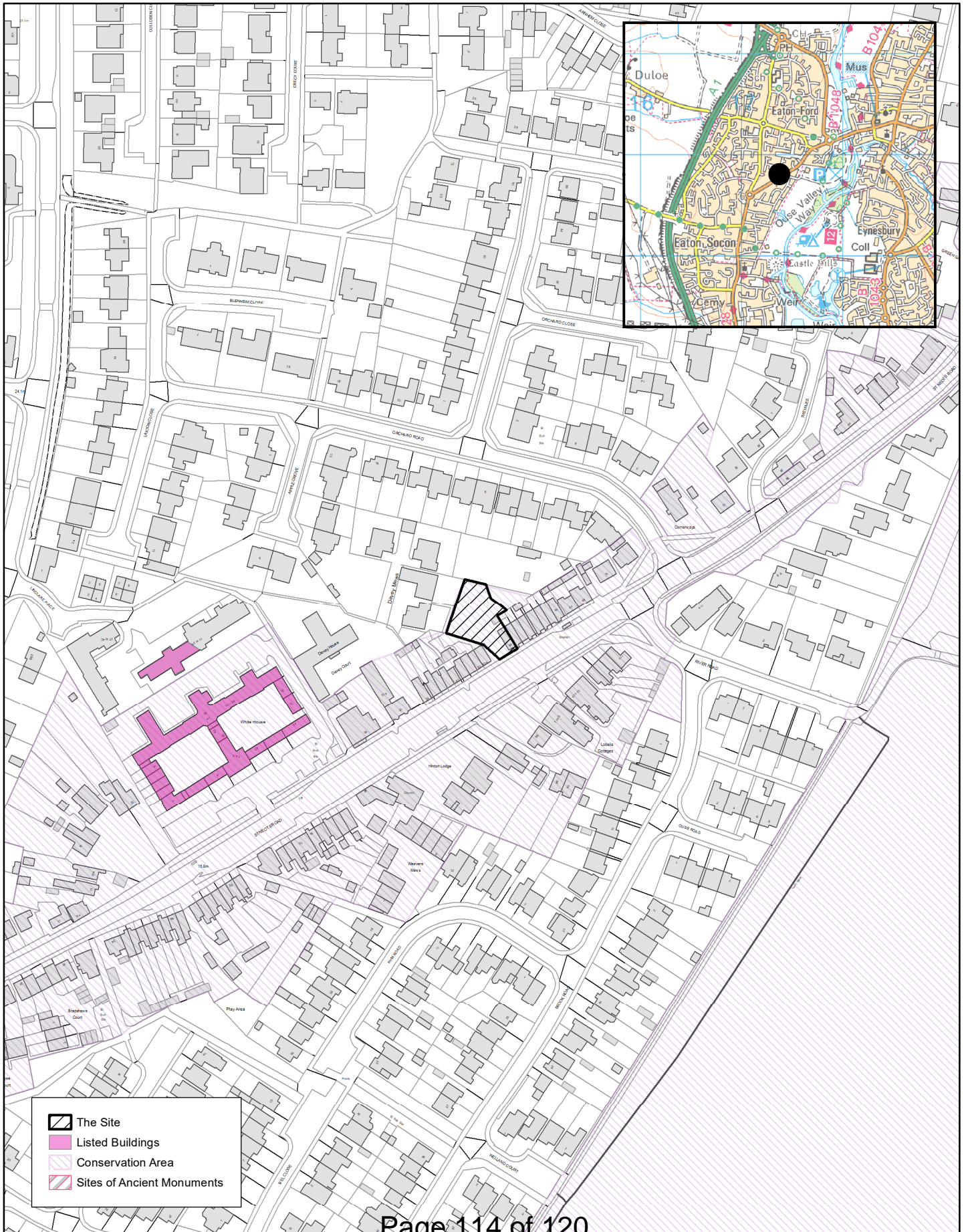
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Application Ref:24/00336/FUL

Date Created: 05/06/2024

Location: St Neots

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Ordnance Survey HDC 100022322



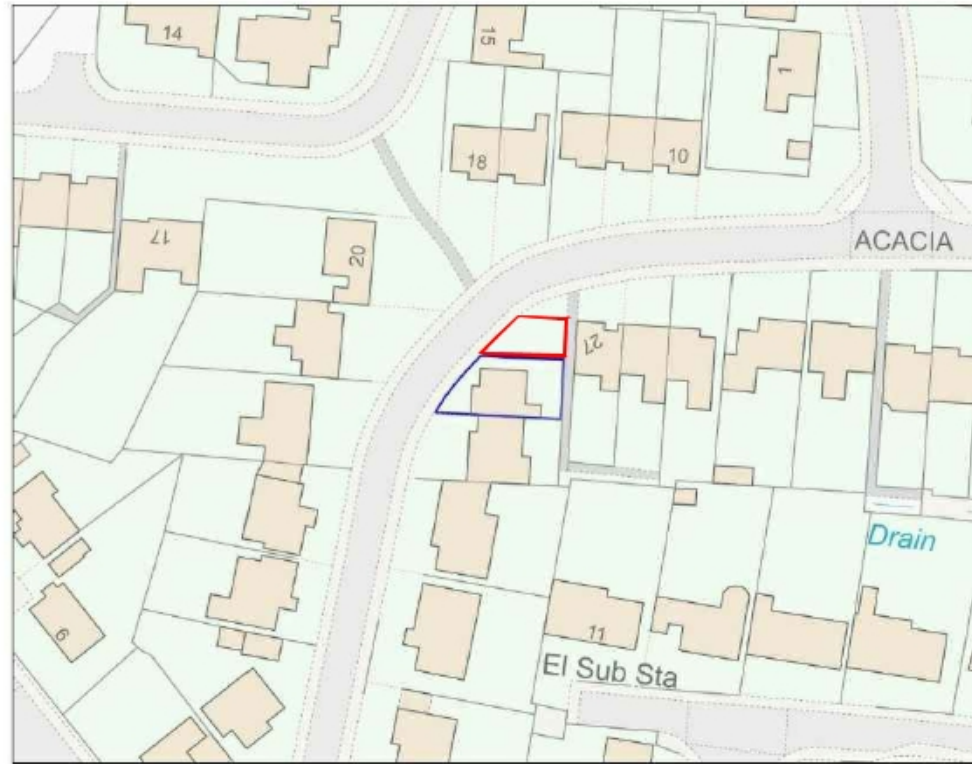
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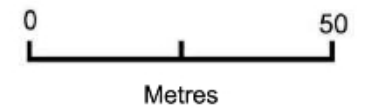
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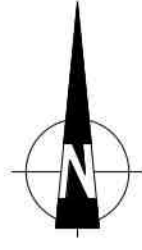
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Page 115 of 120



Planning Portal Reference: PP-12621432v1

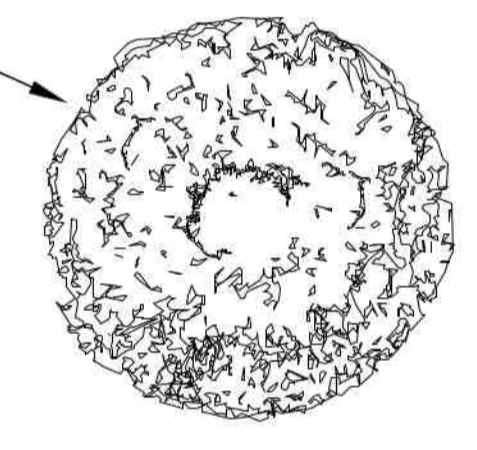




ACACIA AVENUE

EXISTING PATH

PRUNUS BLOSSOM TREE OR SIMILAR



LAUREL HEDGE OR SIMILAR

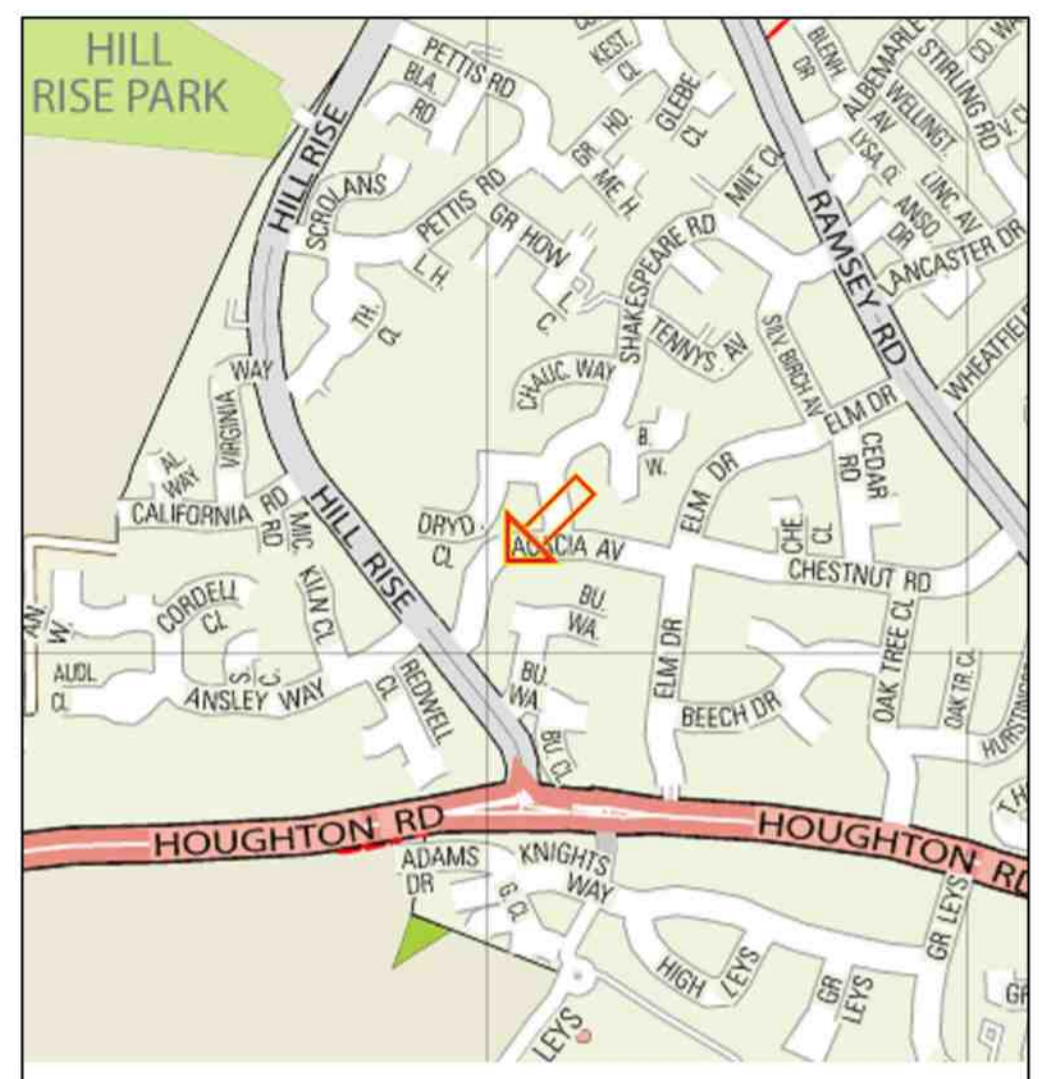
LAUREL HEDGE OR SIMILAR

EXTERNAL FENCE TO PAINTED CEDAR RED OR SIMILAR

29 ACACIA AVENUE

LANDSCAPE GENERAL ARRANGEMENT

Page 116 of 120



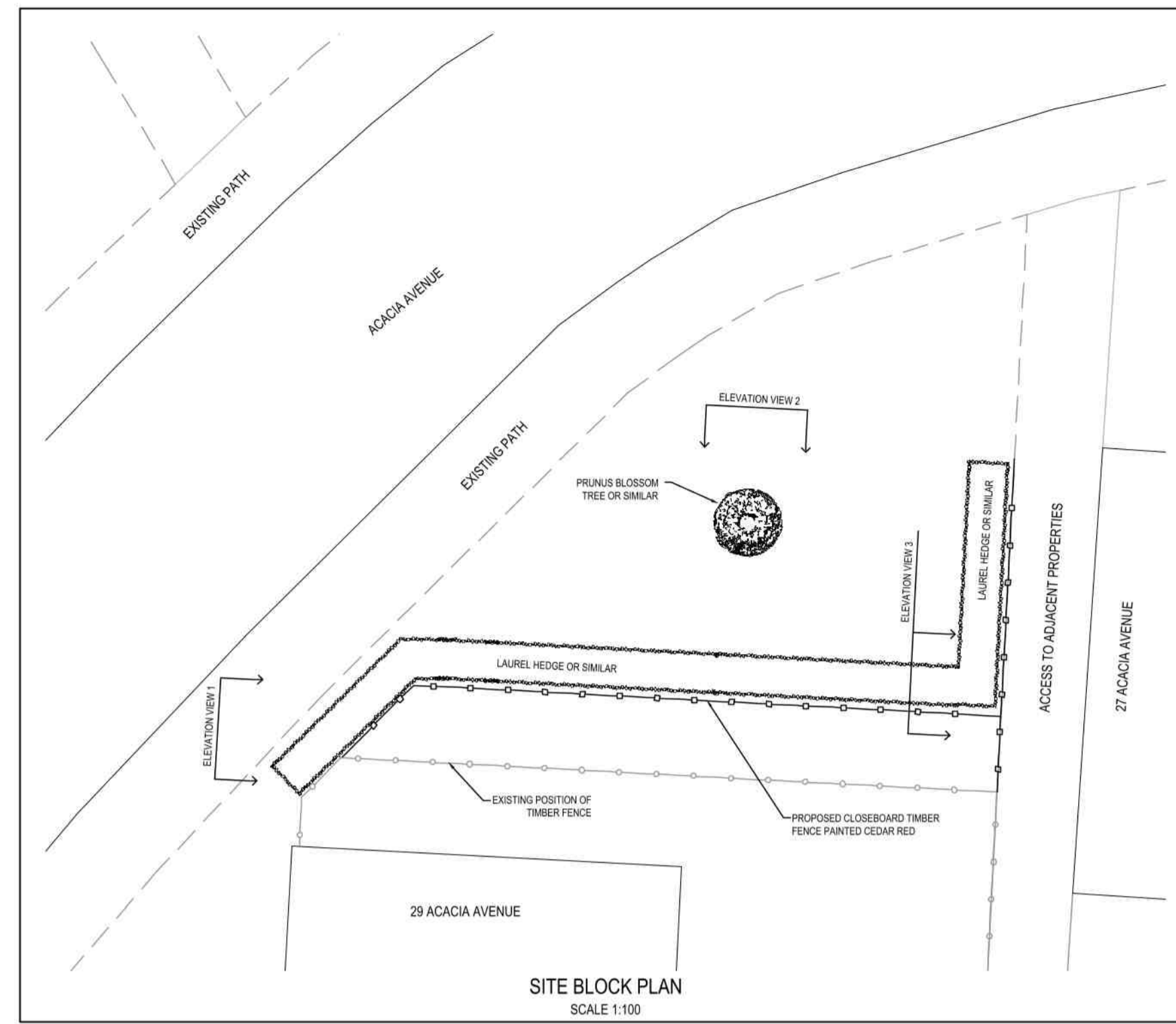
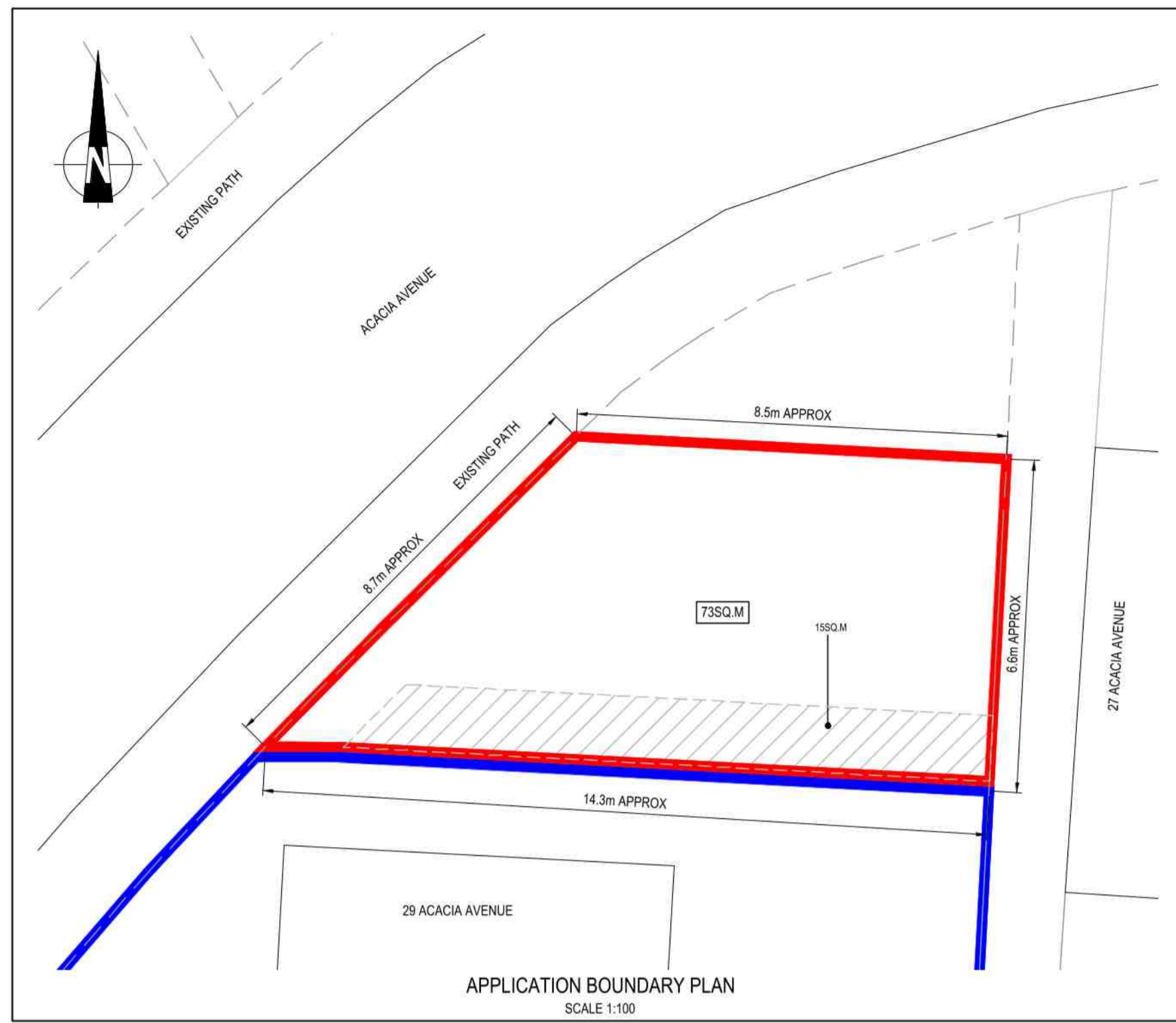
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PRUNUS BLOSSOM TREE



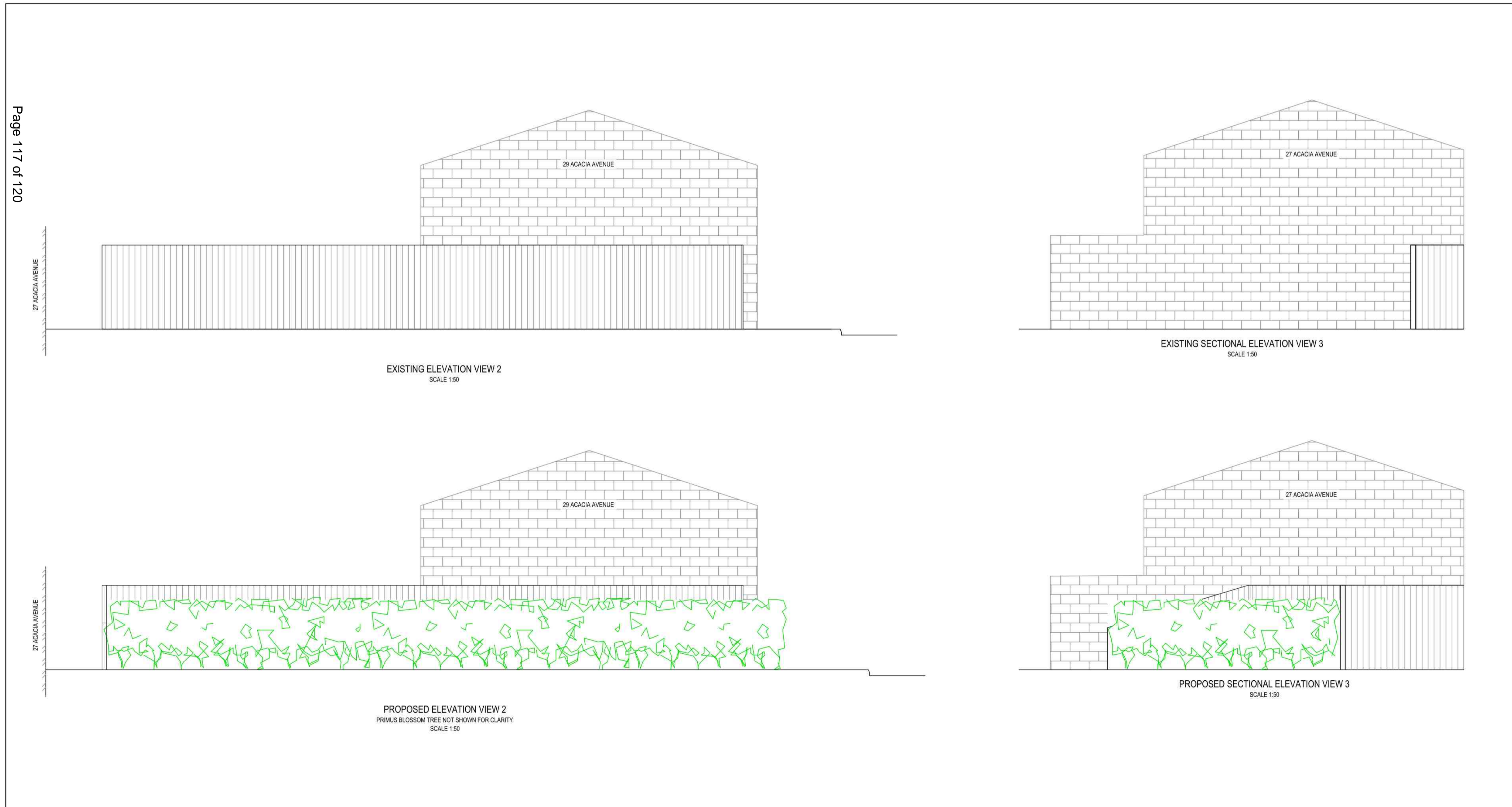
LAUREL HEDGE



LEGEND

- 29 ACACIA AVENUE
- APPLICATION BOUNDARY
- EXTENT OF CHANGE OF USE
- PROPOSED CLOSEBOARD TIMBER FENCING (ALREADY ERECTED)
- PROPOSED LAUREL HEDGING-ELEVATION VIEW (ALREADY INSTALLED)

SITE LOCATION
OS GRID REFERENCE: 530573 272632
SCALE: NTS



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Planning Appeal Decisions Since May 2024 Committee

Ref No	Appellant	Parish	Proposal	Site	Original Decision	Delegated or DMC	Appeal Determination	Costs
23/001 41/ FUL	Mr Razvan Ilie	Yaxley	Change of Use of Land to part residential / part landscape buffer, with replacement garden fence	16 Cock Close Road Yaxley Peterborough PE7 3HJ	Refused	Delegated	Appeal Dismissed	Refused
23/000 30/ FUL	Miss Helen Cripps	St Ives	Change of use of annexe to a Sui Generis use for standalone tourist/short term accommodation	14 West Street St Ives PE27 5PL	Refused	Delegated	Appeal Dismissed	N/A
22/012 47/ FUL	Mr Alan Minns	Yaxley	Erection of dwelling with new site access, new parking provision for existing dwelling	26 Main Street Yaxley Peterborough PE7 3LY	Refused	Delegated	Appeal Dismissed	N/A
22/020 67/ FUL	Mr Graham Faldo	Offord Cluny and Offord Darcy	Construction of new warehouse	Greenewable Park Station Lane Offord Cluny	Refused	Delegated	Appeal Allowed	Refused
18/008 40/ FUL	Mr F Adams	Somersham	Change of use of land to provide four additional gypsy/traveller pitches with day rooms and gym room/ store	Legacy Park Chatteris Somersham	Refused	Delegated	Appeal Allowed	N/A

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