



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, 21ST OCTOBER 2024** at **7:00 PM** and you are requested to attend for the transaction of the following business:-

AGENDA

PLEASE NOTE THE ORDER OF THE AGENDA MAY CHANGE

APOLOGIES

1. MINUTES (Pages 5 - 8)

To approve as a correct record the Minutes of the meeting held on 16th September 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) Bluntisham - 24/00567/FUL (Pages 9 - 36)

Erection of 3-bedroom bungalow with associated parking including new fencing – 17 High Street, Bluntisham, Huntingdon, PE28 3LD.

(b) Bythorn and Keyston - 24/00686/FUL (Pages 37 - 64)

Change of use of agricultural land (Use Class B) to garden land (Use Class C3) and erection of side shelter (part retrospective) – Spillers Yard, Raunds Road, Keyston, PE28 0RH.

(c) Abbotsley - 24/00742/FUL (Pages 65 - 96)

Erection of a new single family dwelling with associated landscaping – 2 Blacksmiths Lane, Abbotsley, St Neots, PE19 6UG.

4. **APPEAL DECISIONS** (Pages 97 - 98)

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

LATE REPRESENTATIONS

9th day of October 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

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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, 16 September 2024

PRESENT: Councillor D L Mickelburgh – Chair.

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

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

18 MINUTES

The Minutes of the meeting of the Committee held on 19th August 2024 were approved as a correct record and signed by the Chair.

19 MEMBERS' INTERESTS

Councillor S Corney declared a Non-Registrable Interest in Minute No 20 (a) by virtue of the fact that the application relates to the Ward he represents.

Councillor T Sanderson declared an Other Registrable Interest in Minute No 20 (b) by virtue of the fact that he was a Member of the Cabinet, he left the room and took no part in the discussion or voting on the item.

Councillor B Pitt declared an Other Registrable Interest in Minute No 20 (b) by virtue of the facts that he was a Member of the Cabinet and that he was a Member of St Neots Town Council, he left the room and took no part in the discussion or voting on the item.

Councillor R Slade declared an Other Registrable Interest in Minute No 20 (b) by virtue of the facts that he was a Member of St Neots Town Council and that the application related to the Ward he represented, he left the room and took no part in the discussion or voting on the item.

Councillor K Gulson declared a Non-Registrable Interest in Minute No 20 (d) by virtue of the fact that the application related to the Ward he represents.

Councillor R Brereton declared a Non-Registrable Interest in Minute No 20 (a) by virtue of the fact that the application related to the Ward he represents.

Councillor J Clarke declared a Non-Registrable Interest in Minute No 20 (a) by virtue of the fact that the application related to the Ward he represents.

Councillor S Wakeford declared an Other Registrable Interest in Minute No 20 (b) by virtue of the fact that he was a Member of the Cabinet, he left the room and took no part in the discussion or voting on the item.

Councillor D Mickelburgh declared an Other Registrable Interest in Minute No 20 (b) by virtue of the fact that her partner was a Member of the Cabinet, she left the room and took no part in the discussion or voting on the item.

Councillor E Butler declared Other Registrable Interests in Minute No 20 (d) by virtue of the facts that he was present when the application was discussed at a meeting of Farcet Parish Council but took no part in the discussion or voting and that he occupied nearby land.

20 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) Variation of Condition 2 (Development in Accordance with Plans) for 23/01189/FUL - 62 High Street, Ramsey - 24/01173/S73

(Councillor M Clarke, Ramsey Town Council, addressed the Committee on the application).

See Minute No 19 for Members' interests.

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

b) Refurbishment and extension of existing community building and town council offices to include demolition of existing single storey extension and replacement two-storey extension with screened plant at roof level, first floor extensions to east and west elevations, glazed dormer window to east elevation, creation of external ramps and steps, canopies over entrances, glazed ground floor link extension on west elevation, installation of solar panels, replacement chimney, new balcony to west elevation, alterations to balustrade on riverside and replacement fenestration and doors - Priory Centre, Priory Lane, St Neots - 24/00515/HDC

Councillor S Mokbul Vice-Chair in the Chair.

(D Bridge, objector, and T Coward, agent, addressed the Committee on the application).

See Minute No 19 for Members' interests.

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

At 8.10 pm Councillor D Dew left the meeting.

At 8.10 pm the meeting was adjourned.

At 8.20 pm the meeting resumed.

c) Erection of replacement garage - 29 Springfield, Somersham, Huntingdon - 24/00900/HHFUL

Councillor D Mickelburgh resumed the Chair.

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

d) Erection of 12 single bedroom assisted living apartments (Use Class C3) with ancillary office and communal area requiring the demolition of a dwelling, retail unit and equine facilities – 93 Peterborough Road, Farcet - 23/02502/FUL

See Minute No 19 for Members' interests.

that, subject to completion of a S106 Agreement and to conditions including those listed in Appendix B to the report now submitted together with an additional condition as set out in the Late Representations relating to the provision and location of fire hydrants, 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.

21 APPEAL DECISIONS

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

RESOLVED

that the contents of the report be noted.

Chair

DEVELOPMENT MANAGEMENT COMMITTEE 21st OCTOBER 2024

Case No: 24/00567/FUL

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

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

Applicant: MR. B HODSON

Grid Ref: 536821 274735

Date of Registration: 24th April 2024

Parish: BLUNTISHAM

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 that of the Parish Councils recommendation for approval.

1. DESCRIPTION OF SITE AND APPLICATION

Site and Surroundings

1.1 The site is a 0.07 ha irregular shaped parcel of land primarily used for the storage of building equipment and is located to the rear of No. 17 High Street, Bluntisham. The site between No.17 and 19 High Street is surrounded by residential development and is situated within the village centre of Bluntisham.

1.2 The site is located within the Bluntisham Conservation Area and several listed buildings are located to the north, west and south. The site is at lowest risk (Flood Zone 1) of flooding from river and sea flooding, and also identified as low risk (less than 25%) to ground water flooding in the Strategic Flood Risk Assessment 2017.

Proposal

1.3 This application seeks to erect a detached three-bedroom bungalow with associated parking for two vehicles on the land to the rear of No.17 High Street, Bluntisham. The application seeks to erect the gable ended bungalow with facing brick, timber weatherboarding, plain tiles and dark grey UPVC windows and doors. The application seeks to use the established access between No.17 and 19 High Street to service the proposed dwelling. To facilitate to separate accesses from the host and

proposed dwelling, the proposal also seeks the demolition of the existing low-level wall and railings which bounds No.17 High Street to the west. The existing carport and store to the rear of No. 17 would be retained.

- 1.4 This application has been accompanied by the following:
- Planning, Design and Access Statement
 - Heritage Statement
 - Preliminary Ecology Appraisal
 - Amended Biodiversity Metric Pre and Post Development
 - Tree Report
- 1.5 This application is a resubmission of 23/01709/FUL. Application 23/01709/FUL was refused at Development Management Committee for the following reasons (summarised):
- 1) The proposal by virtue of its design and location, would result in the introduction of a tandem form of development that is out of keeping with the prevailing pattern and grain of development along High Street and does not respect the character, appearance and form of the Bluntisham Conservation Area contrary to Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990, Policies LP9, LP11, LP12 and LP34 of the adopted Huntingdonshire Local Plan to 2036 and Section 16 of the National Planning Policy Framework .
- 2) The proposal by virtue of insufficient information would fail to provide safe and acceptable access arrangements for the proposed development and would result in an unacceptable impact on highway safety contrary to Policy LP17 of Huntingdonshire's Local Plan to 2036.
- 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 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Planning Practice Guidance and the National Design Guide 2021 are also relevant and material considerations.

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

3. PLANNING POLICIES

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

- LP1: Amount of Development
- LP2: Strategy for Development
- LP4: Contributing to Infrastructure Delivery
- LP5: Flood Risk
- LP6: Waste Water Management
- LP9: Small Settlements
- LP11: Design Context
- LP12: Design Implementation
- LP14: Amenity
- LP15: Surface Water
- LP16: Sustainable Travel
- LP17: Parking Provision and Vehicle Movement
- LP20: Homes for Rural Workers
- LP25: Housing Mix
- LP30: Biodiversity and Geodiversity
- LP31: Trees, Woodland, Hedges and Hedgerows
- LP34: Heritage Assets and their Settings

3.2 Supplementary Planning Documents (SPD) and Guidance:

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

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

3.3 The National Design Guide (2021):

- C1 - Understand and relate well to the site, its local and wider context
- I1 - Respond to existing local character and identity
- I2 - Well-designed, high quality and attractive
- B2 - Appropriate building types and forms

- M3 - Well-considered parking, servicing and utilities infrastructure for all users
- N3 - Support rich and varied biodiversity
- H1 - Healthy, comfortable and safe internal and external environment
- H2 - Well-related to external amenity and public spaces
- H3 - Attention to detail: storage, waste, servicing and utilities.

For full details visit the government website

4. PLANNING HISTORY

- 4.1 23/01709/FUL-Proposed erection of 3-bedroom bungalow with associated parking- Refused.
- 4.2 17/01146/HHFUL – First floor bedroom extension over existing ground floor sun lounge – Permitted.
- 4.3 16/02384/CLPD – Proposed drop kerb – Permitted.
- 4.4 16/02163/HHFUL – Creation of new vehicular access to property – Withdrawn.
- 4.5 16/01537/HHFUL – First floor rear extension with Juliet balcony – Permitted.

5. CONSULTATIONS

- 5.1 Bluntisham Parish Council-No objection but raises highways safety concerns with the proposed access arrangement and the trip generation associated with the proposed dwelling. Speeding and on street parking along High Street may be exasperated by the proposed development.
- 5.2 Cambridgeshire County Council Local Highway Authority – No objection subject to the imposition of several conditions in the interests of highways safety. In this iteration of the development proposal vehicle movements are separated from the host dwellings driveway.
- 5.3 Huntingdonshire District Council Conservation Officer- Object. There is a fundamental objection to this back land development as it would fail to respect the historic morphology of Bluntisham. I would only add to the previous comments that the proposed development also has an adverse impact due to its proximity to Meeting Walk footpath that runs to the rear of the property. This historic thoroughfare is located within the conservation area as it reflects a religious belief and is one of the important associations between the village and Bluntisham Baptist Church (Grade II listed) and burial ground as indicated in Bluntisham CA Character Statement. Introducing a dwelling very close to the

footpath where it has previously been undeveloped garden space would have a significant adverse impact that would harm this relationship and fail to preserve the character and appearance of the Bluntisham Conservation Area.

To conclude, I agree with the previous Conservation Officers objections to the development. The proposed development would be contrary to the provisions of the Planning (LBs and CAs) Act 1990. Under the NPPF the harm identified would be less than substantial and should be weighed against the public benefits of the scheme but in accordance with NPPF paragraph 205 great weight should be given to the preservation of the conservation area. The proposed scheme would also fail to satisfy Local Plan Policy LP34 by not protecting the significance of a designated heritage asset.

- 5.5 Huntingdonshire District Council Urban Design Officer -Object. Previous comments still stand and Urban Design recommend refusal as the artificial subdivision of the site and introduction of a tandem form of development would be out of character with the prevailing pattern and grain of development along this part of the High Street within the Conservation Area. The narrow access and back land location creates a poor relationship and reduced legibility from the High Street, whilst the comings and goings of vehicles could result in adverse amenity impacts to Nos. 17 and 19 either side. The amendments to the parking and access would result in a hard area of prominent hardstanding that would be detrimental to the established character of the High Street. The scheme is considered contrary to Local Plan Policy LP11, LP12 a and b, LP14 and the Place Making Principles set out in Chapter 3 of the HDC Design Guide SPD 2017.
- 5.6 Huntingdonshire District Council Ecology Officer- No comments received at the time this DMC report was published.
- 5.7 Huntingdonshire District Council Arboricultural Officer – No Objection. Recommends the imposition of a condition to ensure boundary trees and hedges near to the proposal are protected during construction.
- 5.8 Huntingdonshire District Council’s Environmental Health Officer- – No Objection.

6. REPRESENTATIONS

- 6.1 Six letters of support were received from households during the course of the application (including the applicants at No.17 High Street) raising the following comments:
- The village has a need for bungalows.
 - The scheme is well designed.

- The single storey design is accessible and promotes inclusivity.
 - The proposal is environmentally friendly as the compact footprint requires less energy consumption.
 - Proportional development for the size of the site and has no impact on its surroundings as the proposal is accessed of a narrow driveway and is obscured by hedging.
 - Good use of waste ground.
- 6.2 No letters of objection were received from households during the course of the application.

7. ASSESSMENT

- 7.1 When determining planning applications, it is necessary to establish what weight should be given to each plan's policies in order to come to a decision. The following legislation, government policy and guidance outline how this should be done.
- 7.2 As set out within the Planning and Compulsory Purchase Act 2004 (Section 38(6)) and the Town and Country Planning Act 1990 (Section 70(2)) in dealing with planning applications the Local Planning Authority shall have regard to have provisions of the development plan, so far as material to the application, and to any other material considerations. This is reiterated within the NPPF (2022). The development plan is defined in Section 38(3)(b) of the 2004 Act as "the development plan documents (taken as a whole) that have been adopted or approved in that area".
- 7.3 In Huntingdonshire the Development Plan (relevant to this applications) consists of:
- Huntingdonshire's Local Plan to 2036 (2019)
 - Cambridgeshire & Peterborough Minerals and Waste Local Plan (2021)
- 7.4 The statutory term 'material considerations' has been broadly construed to include any consideration relevant in the circumstances which bears on the use or development of the land: *Cala Homes (South) Ltd v Secretary of State for Communities and Local Government & Anor* [2011] EWHC 97 (Admin); [2011] 1 P. & C.R. 22, per Lindblom J. Whilst accepting that the NPPF does not change the statutory status of the Development Plan, paragraph 2 confirms that it is a material consideration and significant weight is given to this in determining applications.
- 7.5 The main issues to consider in the determination of this application are:
- The Principle of Development
 - Design, Visual Amenity and Impact On Heritage Assets
 - Residential Amenity
 - Highway Safety

- Flood Risk and Surface Water
- Biodiversity
- Impact on Trees
- Accessible and Adaptable Homes
- Water Efficiency
- Developer Contributions

The Principle of Development

- 7.6 The application site is located within the built-up area of Bluntisham, which the adopted Huntingdonshire Local Plan to 2036 identifies as a Small Settlement. Therefore, the relevant Policy in determining whether the principle of development is acceptable is LP9.
- 7.7 Policy LP9 of the adopted Local Plan states that *‘a proposal that is located within a built-up area of a Small Settlement will be supported where the amount and location of development proposed is sustainable in relation to*
- (a) the level of service and infrastructure provision within the settlement;*
- (b) opportunities for users of the proposed development to access everyday services and facilities by sustainable modes of travel including walking, cycling and public transport and*
- (c) effect on the character of the immediate locality and the settlement as a whole.’*
- 7.8 In regard to criteria (a) and (b), the settlement of Bluntisham offers a range of facilities including a primary school, a service station (with convenience store), a public house, church and a recreational ground. Furthermore, the site is in proximity to two bus stops which provide regular services to Ramsey, Somersham, St Ives and other neighbouring settlements. As such, the Local Planning Authority are satisfied the erection of one dwelling in this location is sustainable given the level of existing services and infrastructure to serve future occupants and larger settlements can be accessed with sustainable modes of travel.
- 7.9 In regard to criterion (c), the effect of the development proposal on the character of the immediate locality is discussed below and is considered to be unacceptable.
- 7.10 The principle of residential development on the site is therefore considered to be unacceptable and contrary with criterion (c) of Policy LP9 of the Huntingdonshire Local Plan to 2036.

Design, Visual Amenity and Impact on Heritage Assets

- 7.11 This application seeks to erect a detached, three-bedroom bungalow to the rear of No. 17 High Street, Bluntisham. The application site is located within Bluntisham Conservation Area

and within the settings of Listed Buildings including 26 High Street, 25 and 27 (Listed as 29 and 29) High Street; Sycamore House 32 High Street and the Barograph Memorial, High Street (all Grade II Listed Buildings) whereby, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area as per Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. NPPF advice and Local Plan Policy LP 34 aligns with this statutory duty.

- 7.12 Section 12 of the National Framework (NPPF, 2023) seeks well designed development, noting that high quality, beautiful and sustainable buildings and places are fundamental to what the planning and development process should achieve. The ten characteristics of good design are detailed in the National Design Guide (2020) whereby, the sections on context, built form and identity are relevant to this application. Local Plan Policies LP 11 and LP 12 dovetail on national design guidance whereby development proposals will be supported where it is demonstrated that it responds positively to its context (Policy LP 11), is well designed and demonstrates that it contributes positively to the area's character and identity and successfully integrates with adjoining buildings and landscape (Policy LP 12).
- 7.13 Local Design Guidance (HDC Design Guide, 20217) is also relevant to this application, particularly chapter 3 sections 7 and 8. The guidance notes the shape, size and orientation (the form) of a building can have a significant impact upon its surroundings and building detailing can be used to generate new buildings that are both good-looking and appropriate to the character of the area.
- 7.14 This application seeks approval for the erection of a detached three-bedroom bungalow on land to the rear of Non. 17 High Street, Bluntisham. In regard to the context of the site, the Urban Design Officer notes Bluntisham High Street is characterised by predominantly ribbon development with buildings either immediately abutting the back edge of footpath or setback behind low walls, railings and landscaping, with generous gardens extending to the rear of dwellings. This is also noted in the conservation area character statement (paragraph 4.1) whereby the prevailing character of Bluntisham conservation area is largely derived from a few substantial detached listed properties cited on back of footpath locations and interspersed with clusters of modern development. The High Street gives the conservation area a linear form. Whilst there are examples of clusters of dwellings positioned within small cul-desacs in Walnut Tree Close, The Shires and Sayers Court further to the north, south and east of the proposed site, these form small developments containing 4, 5 and 6 units with wider access roads leading from the High Street.
- 7.15 Views into the conservation area from Orchard End would also be affected. The existing Leyland Cypress Hedge would be managed

and lowered, opening up views into the site where the development can be seen.

- 7.16 As such, the subdivision of the rear garden of No. 17 High Street and proposed dwelling is considered back land development which would undermine the predominate pattern of frontage development and erode the sense of space and long spacious garden through its artificial subdivision. It is considered that such an arrangement would appear out of character with the prevailing pattern of development along this part of the High Street within the Conservation Area. The proposal would erode the established character of the area and cause harm to the morphology of the Bluntisham Conservation Area.
- 7.17 With regard to the design and appearance of the proposed dwelling, the Council's Conservation Officer concludes that the overall design of the proposed bungalow has limited interest. Furthermore, the front entrance is located midpoint along the north elevation and would be entirely obscured when approaching the dwelling, this together with the proposed sliding gate and back-land location means the dwelling would have a poor relationship and reduced legibility from the High Street. The design of the structure has little relevance to the architectural language of this part of the conservation area. Furthermore, the siting of the proposed development is also considered to have an adverse impact due to its proximity to Meeting Walk footpath that runs to the rear of the property. This historic thoroughfare is located within the conservation area as it reflects a religious belief and is one of the important associations between the village and Bluntisham Baptist Church (Grade II listed) and burial ground as indicated in Bluntisham CA Character Statement. Introducing a dwelling very close to the footpath where it has previously been undeveloped garden space would have a significant adverse impact that would harm this relationship and fail to preserve the character and appearance of the Bluntisham Conservation Area.
- 7.18 This revised application includes the removal of the low wall, railings and planting adjacent to the High Street to accommodate separate vehicle access between No. 17 and the proposed dwelling. This design amendment seeks to address the previous reason (reason 2) of refusal and matters relating to highways safety are discussed in a later section of this report. Urban Design and Conservation Officers are concerned the removal of the wall would result in a large area of dominant hard standing, a wide void in the street scene and reduced enclosure of the frontage parking. As a result, the frontage parking and hard standing would appear highly prominent from the High Street and would be detrimental to the established character. The proposed 0.6m low wall separating the two accesses would not compensate for the loss of the existing wall in terms of character and would not soften and break up the expanse of parking and hard standing.

- 7.19 Given the above, the Local Authorities Conservation Officer concluded the development proposed would cause less than substantial harm to the character and appearance of the Bluntisham Conservation Area.
- 7.20 Paragraph 207 of the NPPF (2023) states where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. The submitted Heritage Statement did not identify any public benefit of the proposal. Whilst this application seeks to erect one private dwelling which would contribute as a windfall site to the housing need, the Local Planning Authority are able to demonstrate a 5-year housing land supply and as such any public benefits to arise from the proposal (e.g. construction employment and the occupants use of local services) are considered to be negligible and would not outweigh the identified harm to the Conservation Area. The siting of the proposed development by virtue of its proximity to the historic thoroughfare known as Meeting Walk footpath would have an adverse impact on the relationship between the village and Bluntisham Baptist Church (Grade II listed). By virtue of the proposed design and location the development would result in a tandem form of development uncharacteristic to the prevailing pattern and grain of development along High Street. The proposal would be out of keeping, uncharacteristic and would not respect the appearance and form of Bluntisham Conservation Area.
- 7.21 The harm of the proposal on the Conservation Area is considered less than substantial however, the public benefits of erecting a single market dwelling would not outweigh such harm. As such, the proposal is considered contrary to Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990, Policies LP9 part (c), LP11, LP12 and LP34 of the adopted Huntingdonshire Local Plan to 2036 and Section 16 of the National Planning Policy Framework in this regard. The effect of the proposal on the character of the immediate locality and settlement as a whole is therefore unacceptable, contrary to criterion (c) of Local Plan Policy LP 9. Subsequently, the principle of development is not supported.

Residential Amenity

- 7.22 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

- 7.23 Nos. 13, 15, 17 and 19 High Street and No. 1 Sayers Court are the closest neighbouring residential properties to the proposal and are most likely to be impacted as a result of the proposed development.
- 7.24 As the proposed development is designed as a single storey dwelling and is sited approximately 40 meters from the rear elevation of No. 17 High Street, it is not considered the development would result in any detrimental overbearing, overshadowing or overlooking impacts for the occupants of the host dwelling.
- 7.25 Access to the proposed dwelling would be via the existing vehicular access between No.17 and 19 High Street. Whilst trip generation to and from the proposed dwelling would increase the use of this access and result in some noise and disturbance impacts as highlighted by the Urban Design Officer, given the scale of the proposal and windows to the south elevation of No.19 and north elevation of No.17 are secondary, the noise impacts are not considered to be significant or unacceptable in planning terms.
- 7.26 Given the gable end of the proposed bungalow would have a ridge height of 4.9 meters and is sited to the rear boundary of No.15 High Street by approximately 2.1 meters, it is considered the proposal would have some overbearing and overshadowing impact to the rear amenity space. However, the southwest corner of the site is screened with close board fencing, trees in the rear garden of No.15 provide screening from the site and the rear elevation of No.15 is located 40 meters from the proposed bungalow therefore, the impact is not considered to be significant or unacceptable in planning terms.
- 7.27 The common boundary between No. 13 High Street and the application site is screened by virtue of a well-established hedgerow and fencing. Given the proposed dwelling would be sited approximately 10 meters from the boundary, over 40 meters from the dwelling of No. 13 and is designed as a single storey dwelling the proposal would not result in any detrimental impacts on the neighbouring property or its private rear amenity space.
- 7.28 With regard to No.19 High Street and No. 1 Sayers Court, the proposal is not considered to result in any significantly detrimental overbearing, overshadowing or overlooking impacts on the neighbouring properties as the proposed dwelling would be sited (at its closest point) approximately 1 meter from the common boundary to the north and the proposed roof would slope away from the boundary. Additionally, a 1.8-meter close board fence separates the site from the private amenity space of adjacent neighbours.

Amenity for future occupiers

- 7.29 It is considered the proposed development would provide a high standard of amenity for future occupants of the dwelling as it meets the nationally described space standard for a 3-bedroom 6-person dwelling, provides adequate outdoor amenity space and is screened with close boarded fencing and hedging to offer privacy. All habitable rooms of the proposed bungalow are serviced with windows which offers appropriate levels of daylight and sunlight.
- 7.30 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

- 7.31 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.
- 7.32 The existing access which serves No.17 High Street is situated between the host dwelling and No.19 High Street and is the proposed access for the bungalow. The proposed access arrangement would form two separate accesses. High Street is classified as a C road and is subject to a 30mph speed limit.

Highway Safety

- 7.33 The proposal seeks to retain the existing access and remove the low-level wall and railings on the western boundary along High Street. The removal of the wall would separate access between the host dwelling and proposed, as occupants of No.17 would park up to three vehicles to the front of the property and the occupants of the bungalow would enter and exit the site via the 3.5-meter-wide driveway. The Local Highways Authority raise no objection with the separate access arrangement subject to the imposition of several conditions in the interests of highways safety.
- 7.34 Whilst the proposed development would intensify the use of the access, the proposed development would achieve the appropriate vehicle visibility splays and vehicles can enter and access the site in a forward gear.
- 7.35 Officers acknowledge the parishes concerns regarding highways safety due to speeding and on street parking along High Street, however this is an existing situation over which this application has

no control. Off street parking for two vehicles would be provided for the proposed three-bedroom dwelling, so it is not considered that future residents would significantly add to the pressure of on street parking in the vicinity of the site. Officers and the Local Highway Authority do not consider the proposal would result in unacceptable highway safety concerns, subject to the imposition of the recommended conditions. The proposal is therefore considered to provide a safe and acceptable access arrangement in accordance with highways safety and Policy LP 17 of Huntingdonshire's Local Plan to 2036.

Parking and Cycle Storage

- 7.36 Off street parking for two vehicles would be provided for the proposed three-bedroom dwelling. The proposed removal of the garden wall to the front of No.17 High Street would provide sufficient space for three separate off street parking spaces. As the LPA do not have a specific policy stipulating the number of vehicle parking spaces required in relation to the number of bedrooms, however the two off street parking space for a single dwelling is considered acceptable in this instance. The proposal therefore complies with Policy LP 17 of Huntingdonshire's Local Plan to 2036.
- 7.37 The proposed layout also indicates a space for the covered storage of cycles. The store would be sized to accommodate 1 bike per bedroom as per Local Plan Policy LP17. The proposal also complies with the aim of encouraging the use of sustainable transport modes as per Policy LP 16 of Huntingdonshire's Local Plan to 2036.

Flood Risk and Surface Water

- 7.38 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)).
- 7.39 The application site is within Flood Zone 1 (at low risk from river and sea flooding), based on Environment Agency Floods Maps and at low risk of ground water flooding per the Strategic Flood Risk Assessment 2017. Given this and the site is less than 1 hectare in size, the submission of a flood risk assessment, sequential and exceptions tests for flooding are not required in accordance with the NPPF and NPPG.
- 7.40 The submitted application form states surface water would be disposed of through soakways and foul water would be discharged into sewer mains. As the proposed development is minor and is at

a low risk of flooding, Officers are satisfied that drainage details can be secured as part of building regulations and other relevant legislative requirements.

- 7.41 Overall, the proposal is considered to be acceptable with regard to its impact on both flood risk and water drainage 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

- 7.40 Paragraph 180 of the NPPF (2023) states planning policies and decisions should contribute to and enhance the natural and local environment. Policy LP30 of the Local Plan to 2036 requires proposals to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated and ensure no net loss in biodiversity and provide a net gain where possible, through the planned retention, enhancement and creation of habitats and wildlife features, appropriate to the scale, type, and location of development.
- 7.41 A Preliminary Ecological Appraisal (PEA) accompanied the application and states the site is of negligible ecological value. The report provides recommendations to protect nesting birds, bats and hedgehogs and offers biodiversity enhancement measures including bird and bat boxes, hedgehog friendly boundary treatments and planting of native species.
- 7.42 The Biodiversity Net Gain Metric which accompanied this application was revised to account for any on site habitats degraded after 30 January 2020 in accordance with Paragraph 6 of Schedule 7A of the Town and Country Planning Act 1990. The amended metric identified the biodiversity baseline for the site consists of 0.06 habitat units and 0.10 hedgerow units. As the applicants seek to retain the existing boundary hedgerows and erect a new native hedgerow, as indicated on the site layout, it would provide an additional 0.12 hedgerow units (18.6% biodiversity uplift). As the proposal would reduce the amount of vegetated garden and the site is constrained by its back land location, the proposal is unable to compensate for such loss and provide a biodiversity net gain on site. The applicants have confirmed that the loss to 0.04 habitat units plus any units required to deliver a 10% net gain shall be compensated by purchasing off site credits. On and off site BNG is recommended to be secured by legal agreement to any granted planning consent to ensure the BNG habitats are maintained and monitored for at least 30 years.
- 7.43 Overall, Officers are satisfied with the findings of the submitted appraisal given the site as existing primarily comprises of unvegetated hardstanding with hedgerow boundaries.

Compliance conditions are recommended to be imposed upon any granted planning consent to ensure the development is carried out in strict accordance with the submitted PEA and the landscaping details. Subject to the imposition of conditions, the proposal is considered to accord with the objectives of Policy LP30 of Huntingdonshire's Local Plan and Section 15 of the National Planning Policy Framework and Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) in this regard.

Impact on Trees

- 7.44 Policy LP31 of the Huntingdonshire Local Plan to 2036 requires proposals to demonstrate that the potential for adverse impacts on trees, woodland, hedges and hedgerows has been investigated and that a proposal will only be supported where it seeks to conserve and enhance any existing tree, woodland, hedge or hedgerow of value that would be affected by the proposed development.
- 7.45 The proposal would require the trimming of the various hedgerows which bound the site however, the majority of these would be retained and maintained. The submitted tree survey recommends the removal of one small section of a 2 meter high hedgerow due to its poor condition. The Arboricultural Officer was consulted as part of the application and raised no objection to the proposal. The protection of boundary trees and hedges during the course of construction is recommended to be secured by condition to any granted planning permission.
- 7.46 Subsequently, the removal of the small hedgerow is considered acceptable and in accordance with Local Plan Policy LP34, subject to the imposition of the recommended condition for further landscaping details.

Accessible and Adaptable Homes

- 7.47 Policy LP25 of the Local Plan to 2036 requires proposals that include housing to meet the optional Building Regulation requirement M4(2) "Accessible and adaptable dwellings" unless it can be demonstrated that site specific factors make this unachievable. A condition is recommended to be imposed upon any granted planning consent to ensure that the development would be built in accordance with these standards and maintained for the life of the development.

Water Efficiency

- 7.48 Policy LP12 of the Local Plan to 2036 requires proposals that include housing to comply with the optional building regulation for water efficiency, as set out in Approved Document G of the Building Regulations. A condition is recommended to be imposed

upon any granted planning consent to ensure that the development would be built in accordance with these standards and that they are maintained for the life of the development

Developer Contributions

Wheeled Bins

7.49 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 been submitted as part of the application. On this basis the proposal would provide a satisfactory contribution to meet the tests within the CIL Regulations. The proposal therefore accords with Policy LP4 of the Huntingdonshire Local Plan to 2036 and the Developer Contributions Supplementary Planning Document (2011).

Community Infrastructure Levy (CIL)

7.50 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

7.51 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

7.52 The form, siting and design of the proposed dwelling would result in less than substantial harm to the character and appearance of the Bluntisham Conservation Area and surrounding area. The proposal is not considered to generate sufficient public benefits to outweigh the identified harm.

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

8. RECOMMENDATION - REFUSAL for the following reason.

1. The proposal would result in a development that by virtue of its design and location, would result in the introduction of a tandem form of development that is out of keeping with the prevailing pattern and grain of development along this part of the High Street and does not respect the character, appearance and form of the Bluntisham Conservation Area. Whilst the identified harm is considered to be less than substantial there would be no public

benefits derived from the provision of a single market dwelling to outweigh this harm. As such, the proposal is considered to be contrary to Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990, Policies LP9 part (c), LP11, LP12 and LP34 of the adopted Huntingdonshire Local Plan to 2036 and Section 16 of the National Planning Policy Framework in this regard. The proposal would therefore have an unacceptable effect on the character of the immediate locality and the settlement as a whole, contrary to criterion (c) of Policy LP9 Huntingdonshire Local Plan. Subsequently, the principle of development is not supported.

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 **Charlotte Dew Senior Development Management Officer** – charlotte.dew@huntingdonshire.gov.uk

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

01480 388424
www.huntingdonshire.gov.uk

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

Application Number: 24/00567/FUL Case Officer Charlotte Dew

Proposal: Erection of 3-bedroom bungalow with associated parking including new fencing

Location: 17 High Street Bluntisham Huntingdon

Observations of Bluntisham ~~Town~~ Parish Council.

Please ✓ box as appropriate

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

See attached document.

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

No observations either in favour or against the proposal

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

Date : *1.5.24*

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

Please send response to email address below:-

Development.control@huntingdonshire.gov.uk

(Development Management)

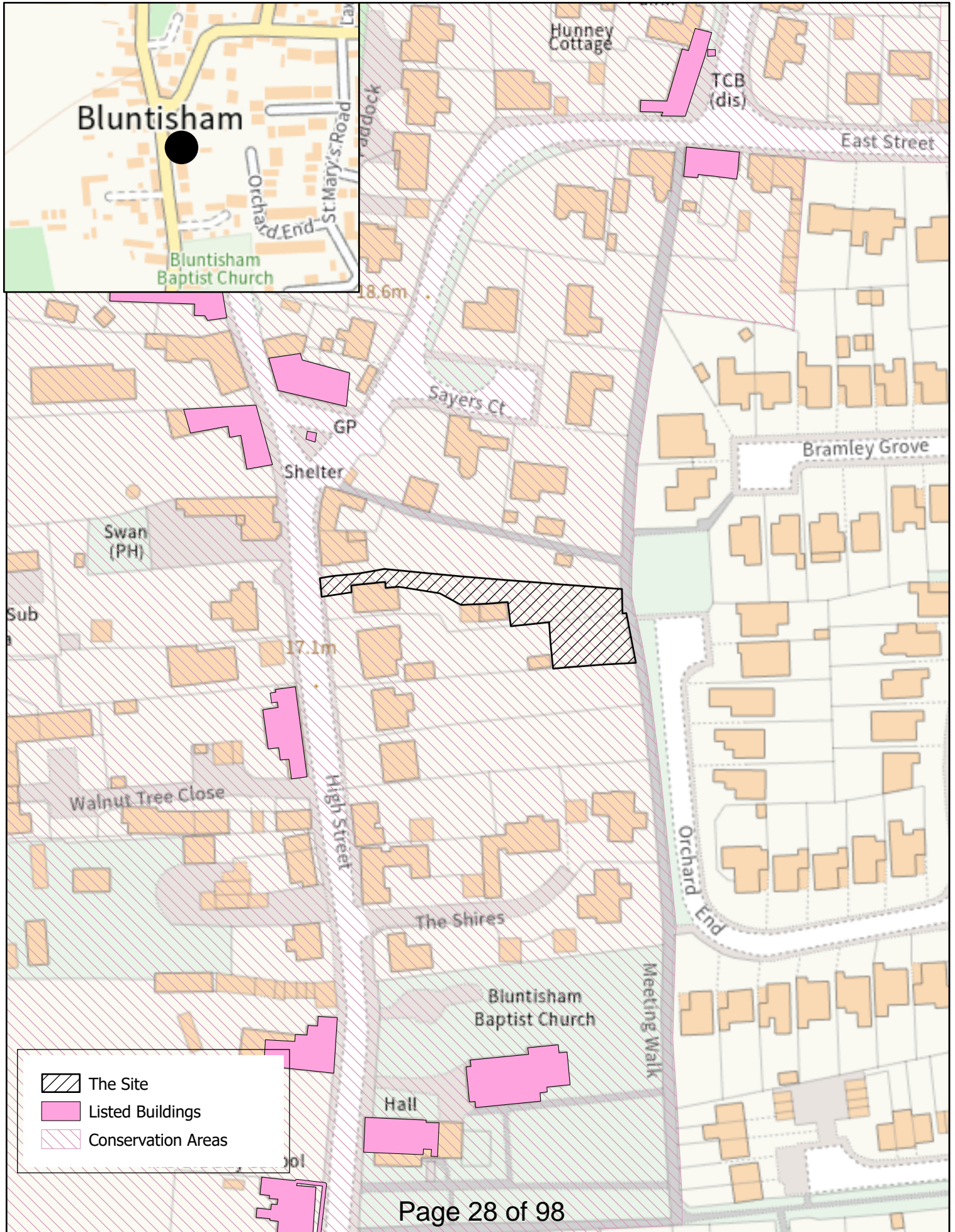
Bluntisham Parish Council
Application 24/00567/FUL
17 High Street, Bluntisham

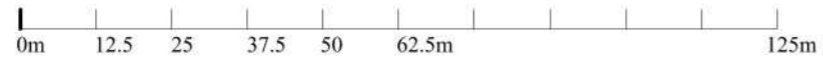
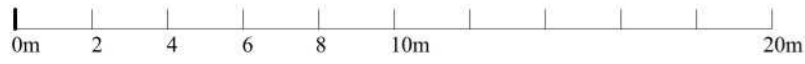
In principle Bluntisham Parish Council have no objections to the proposal and they continue to insist that there is no access to the property via Meeting Walk footpath, this will include any deliveries or vehicles driving over the footpath during any building stages.

The parish council trusts the conservation officer and hopes that their opinions are listened to ahead of any decision given.

The parish council does have some concerns with the additional traffic accessing the High Street and given the location of the access to the site being on a blind bend feel this might be a concern. Since the previous application was submitted the parish council has received concerns with parked cars & speeding on the High Street and having more vehicles entering and leaving the property will add to this.

Bluntisham Parish Council
1.5.24





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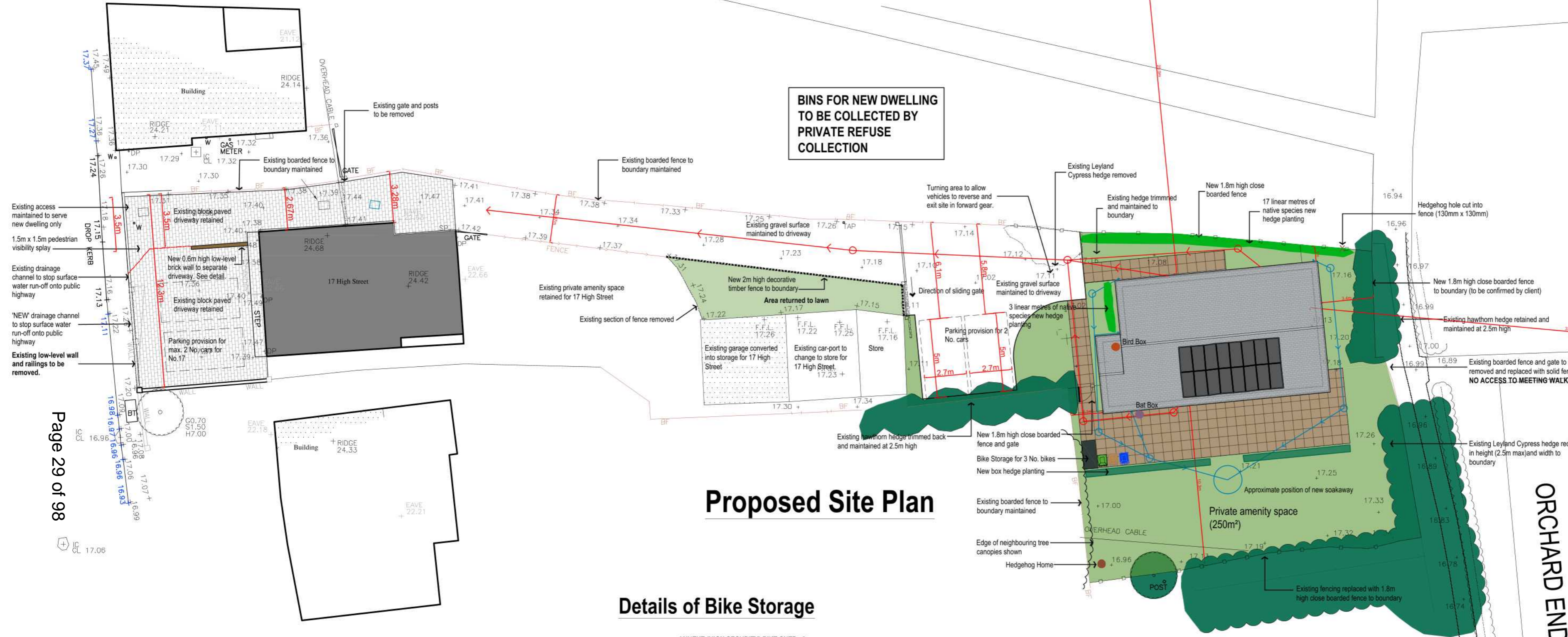
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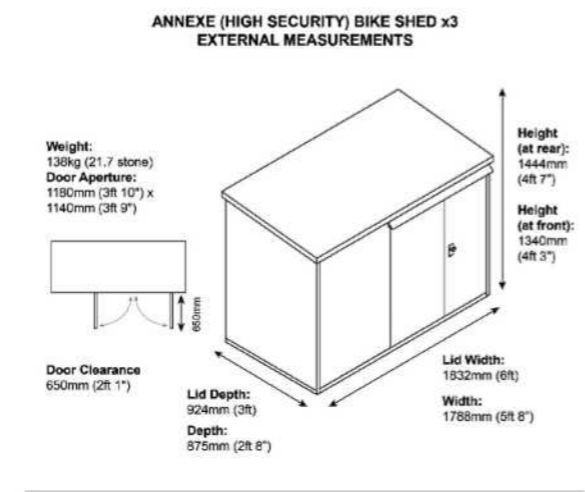
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BINS FOR NEW DWELLING TO BE COLLECTED BY PRIVATE REFUSE COLLECTION



Proposed Site Plan

Details of Bike Storage

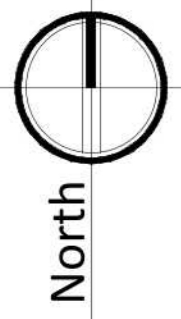


Ecology Enhancements

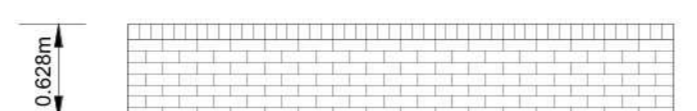
- Bird box to be situated on west facing elevation
- Bat box to be situated on south facing elevation
- Hedgehog Home located in south-eastern corner of garden

- Rev E Sep. 24 Additional hedge planting added to comply with updated BNG Metric. Red line boundary amended.
- Rev D Jun. 24
- Rev C Mar. 24 Access revised to suit highway officers comments. Rear garden area to 17 High Street amended. Proposed dwelling amended.
- Rev B Aug. 23 Revised to suit ecology consultants comments
- Rev A Jul. 23 Revised to suit client comments

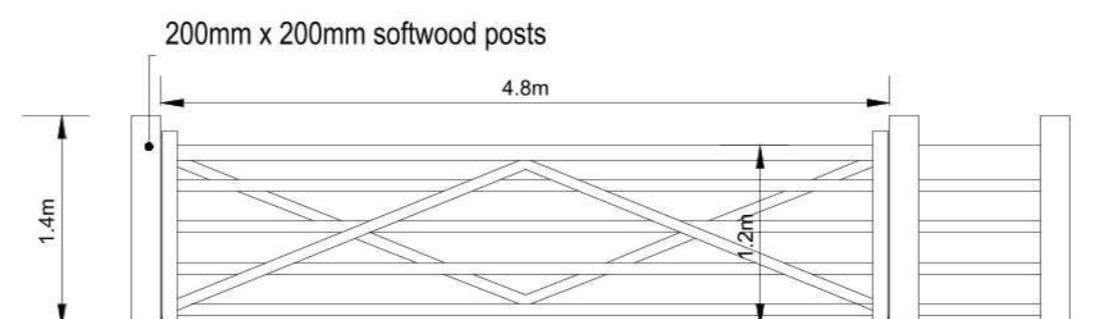
ORCHARD END



Location Plan



0.628m High low level brick wall



1200mm High 5 bar timber gate

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Mob: 07739 562818
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Web: www.lbevens-associatesltd.co.uk

DRAWING STATUS	PRELIMINARY	PLANNING	CONSTRUCTION	FILE COPY
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CLIENT: Mr and Mrs B Hodson

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

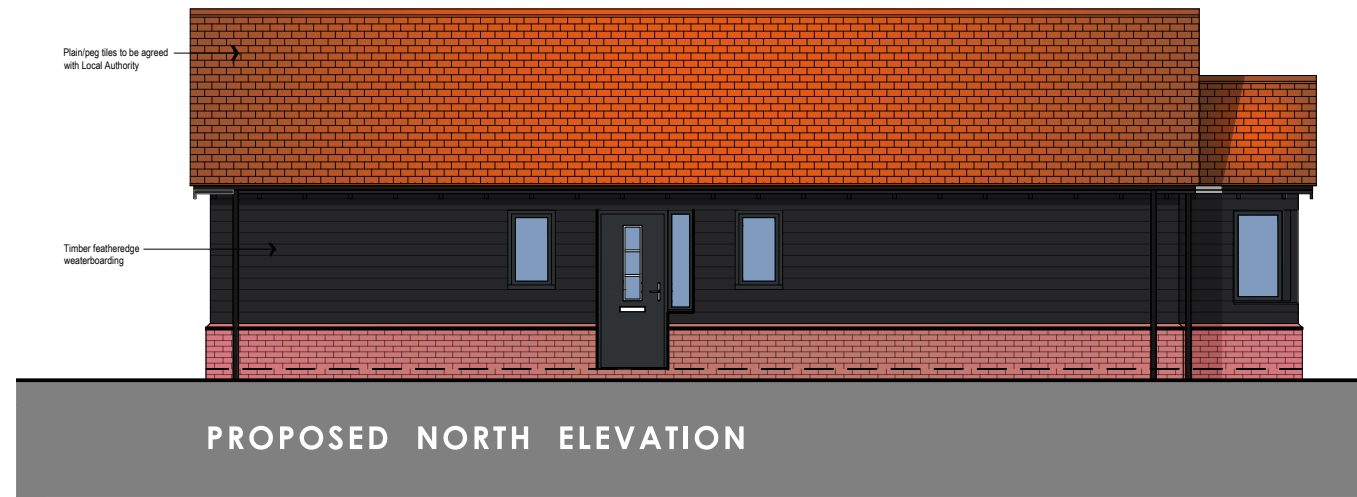
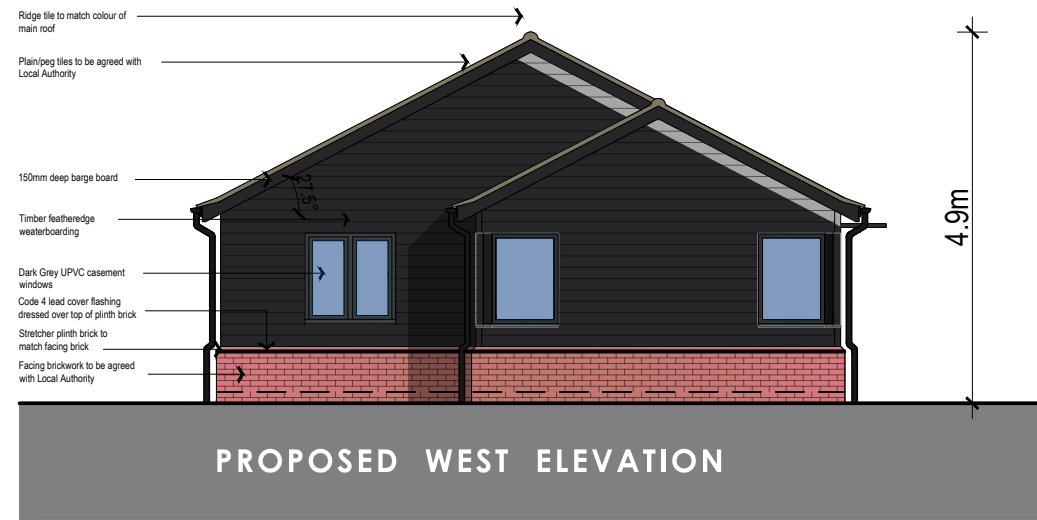
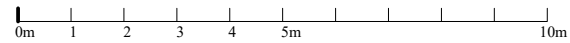
DRAWING TITLE: Proposed Site Plan

Location Plan

SCALE	DATE	DRAWN	CHECKED
1:200 & 1:1250 @ A2	June 2023	LB	

DRAWING NUMBER	REVISION
CH22/LBA/608/FP-2-100	E

Scale: 1:100



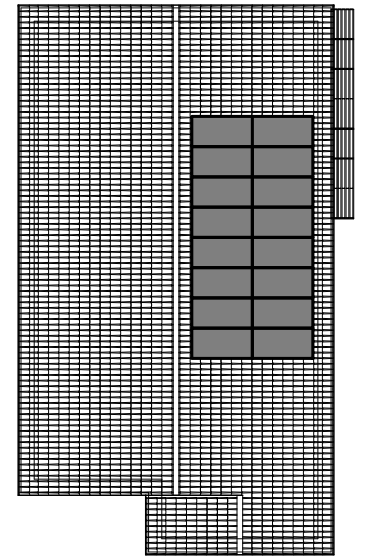
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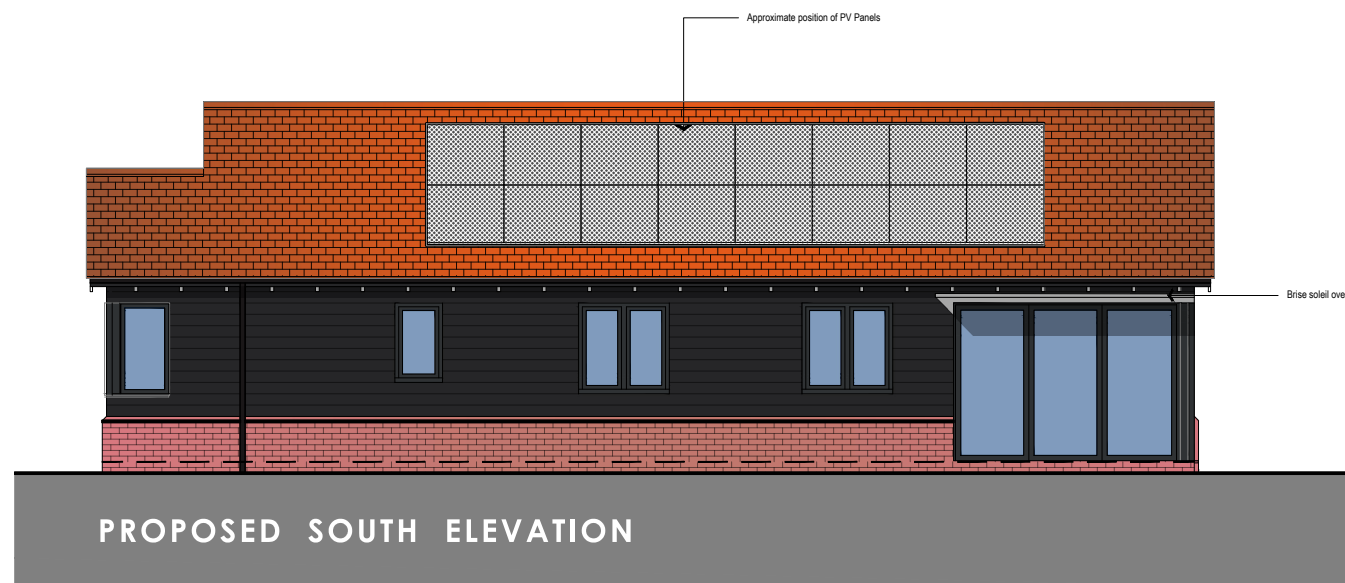
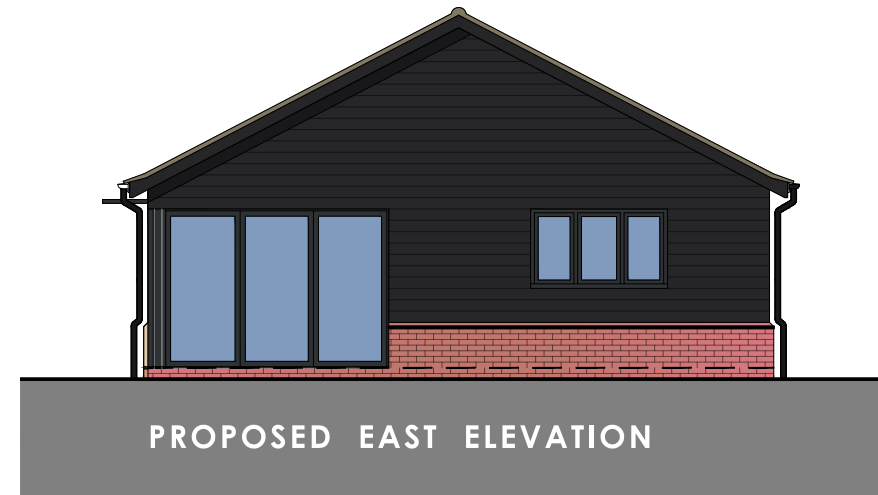
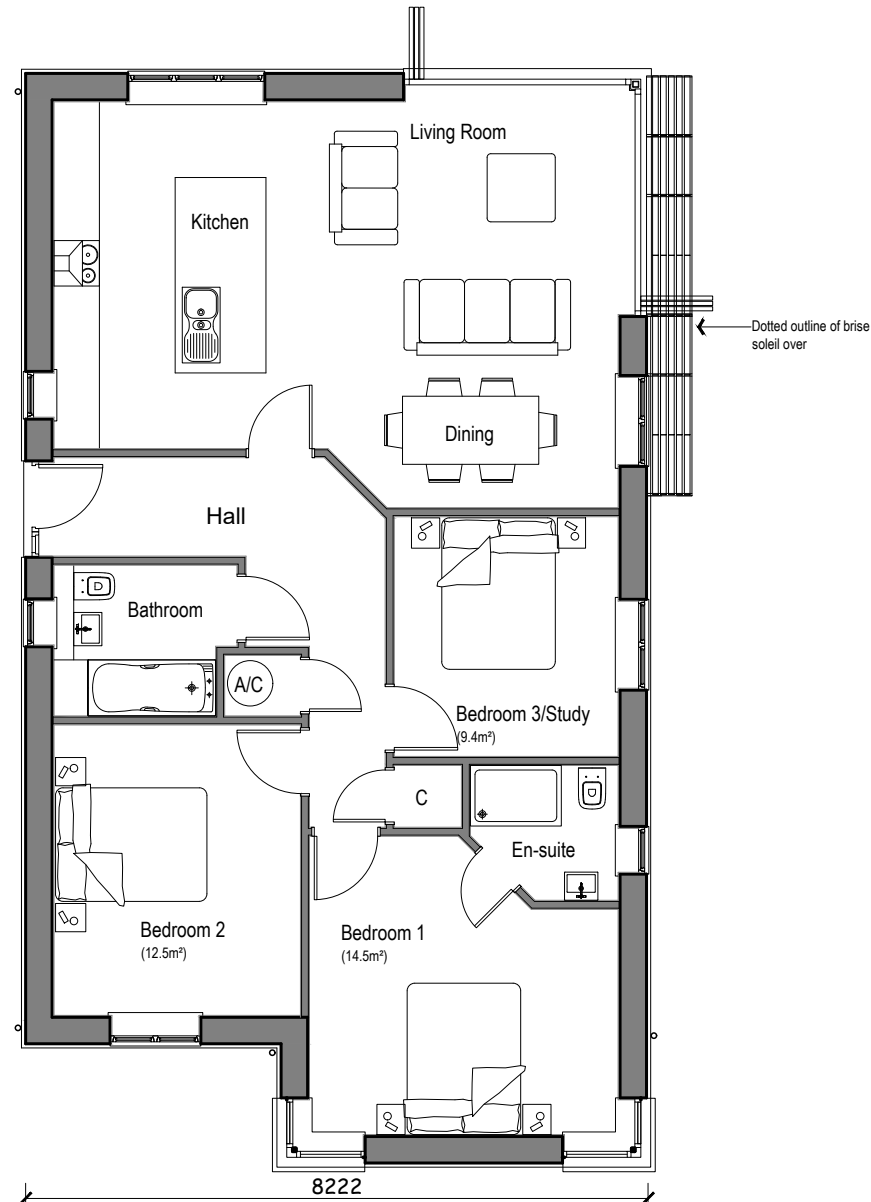
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PROPOSED ROOF PLAN
1:200

Page 30 of 98

14390



- Rev B Mar. 24 Materials changed on elevations and roof pitch reduced from 30° to 27.5°
- Rev A Jul. 23 Revised to suit client comments



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DRAWING STATUS	PRELIMINARY PLANNING	<input type="checkbox"/>	CONSTRUCTION	<input type="checkbox"/>
		<input checked="" type="checkbox"/>	FILE COPY	<input type="checkbox"/>

CLIENT
Mr and Mrs B Hodson

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

DRAWING TITLE
**Proposed Floor Plan
Proposed Elevations
Proposed Roof Plan**

SCALE 1:100 & 1:200 @ A3 June 2023 DRAWN LB CHECKED

DRAWING NUMBER CH22/LBA/608/FP-2-101 REVISION B

PLANNING CONSULTATION RESPONSE

<p>To Charlotte Dew Huntingdonshire District Council Pathfinder House St Marys Street Huntingdon PE29 3TN</p>	<p>Place & Economy Highway Development Management Cambridgeshire County Council West Highways Division Huntingdon Highways Depot Stanton Way Huntingdon Cambs PE29 6PY</p>
<p>App Reference: 24/00567/FUL</p>	<p>Contact: Robin Hobbs</p>
<p>Date In: 25/04/24 Date Out: 30/05/24</p>	

RE: *Application description*

Proposal: Erection of 3-bedroom bungalow with associated parking including new fencing.

Location: 17 High Street Bluntisham Huntingdon PE28 3LD

As per previous iterations this now proposes keeping vehicle movements separate from the original drive to the usage of the site frontage. Very little is different in this respect to the surrounding dwellings apart from the new dwelling does benefit from onsite turning.

Following a careful review of the documents provided to the Highway Authority as part of the above planning application, the effect of the proposed development upon the Public Highway should be mitigated if the following conditions form part of any permission that the Planning Authority is minded to issue in regard to this proposal:

HDMC 10 Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking, amending or re-enacting that order) no gates shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

HDMC 17 Prior to the first occupation of the development the proposed on-site parking and turning area shall be laid out, in accordance with the approved plan and thereafter retained for that specific use.

Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.

HDMC 19 Prior to the first occupation of the development (or prior to the commencement of the proposed use) visibility splays shall be provided each side of the vehicular access in full accordance with the details indicated on the submitted plan No CH22/LBA/608/FP-2-100 rev C
The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.

Reason: In the interests of highway safety.

Urban Design Forum

AGENDA

DATE 3 June 2024

Please fill in DM officer name, ref, address of case

DM Admin – Please save to anite and route to applicable officer as 'COMMENT'

Officer/Case	Site Constraints – FZ, CA, LB, TPO's, Related Apps	Actions agreed	UD Officer
[REDACTED]		[REDACTED]	[REDACTED]
[REDACTED]		[REDACTED]	[REDACTED]

<p style="text-align: center;">E</p>		<p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p>	
<p>CDEW 24/00567/FU</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 34 of 98</p> <p>High Street Bluntisham Huntingdon PE28 3LD</p> <p>Resubmission of 23/01709/FU</p>		<p>The application follows refusal of previous application 23/01709/FUL for the erection of a detached 3-bed bungalow to the rear of No. 17 High Street Bluntisham.</p> <p>The application was refused for two reasons:</p> <ol style="list-style-type: none"> 1. <i>The proposal would result in a development that by virtue of its design and location, would result in the introduction of a tandem form of development that is out of keeping with the prevailing pattern and grain of development along this part of the High Street and does not respect the character, appearance and form of the Bluntisham Conservation Area. Whilst the identified harm is considered to be less than substantial there would be no public benefits derived from the provision of a single market dwelling to outweigh this harm. As such, the proposal is considered to be contrary to Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990, Policies LP9, LP11, LP12 and LP34 of the adopted Huntingdonshire Local Plan to 2036 and Section 16 of the National Planning Policy Framework in this regard. The proposal would therefore have an unacceptable effect on the character of the immediate locality and the settlement as whole, contrary to criterion (c) of Policy LP9 Huntingdonshire Local Plan. Subsequently, the principle of development is not supported.</i> 2. <i>The proposed development would result in an intensification of the existing access to be a shared access for the existing dwelling and the proposed dwelling. Due to this, the proposed access would not be able to achieve the appropriate vehicle to vehicle visibility splays. The proposal would therefore fail to provide safe and acceptable access arrangements for the proposed development and would result in an unacceptable impact on highway safety. As such, the proposal is contrary to Policy LP17 of Huntingdonshire's Local Plan to 2036.</i> <p>The resubmitted application retains the same siting and footprint of the 3-bed bungalow proposed as part of 23/01709/FUL refusal. Changes are limited to the 0.25m lower ridge height and replacement of the facing brickwork with featheredge cladding. The principle of back land development is considered contrary to the prevailing pattern and grain of development set out in reason for refusal 1 above and previous urban design comments raised in response to 23/01709/FUL below:</p> <ul style="list-style-type: none"> • Bluntisham High Street is characterised by predominantly ribbon development with buildings either immediately 	<p>MP</p>

abutting the back edge of footpath or setback behind low walls, railings and landscaping, with generous gardens extending to the rear of dwellings. Whilst there are examples of clusters of dwellings positioned within small cul-de-sacs in Walnut Tree Close, The Shires and Sayers Court further to the north, south and east of the proposed site, these form small developments containing 4, 5 and 6 units with wider access roads leading from the High Street.

Urban Design consider the proposals would undermine the predominate pattern of frontage development and erode the sense of space and long spacious garden through its artificial subdivision. It is considered that such an arrangement would appear out of character with the prevailing pattern of development along this part of the High Street within the Conservation Area.

As raised in the pre-application response letter (22/70040/PREAPP), Officers are unable to see how an additional dwelling on this site could be achieved, which would respect the layout, pattern and character of development in the surrounding area.

- It is considered that the comings and goings of vehicles to the proposed dwelling could result in noise and adverse amenity impacts to the existing occupants of both No 17 and 19 either side, particularly given the narrow width of the access (which reduces to just 2.67m) and the arrangement of ground and first floor of windows on the north elevation of No 17.
- The revised siting and orientation of the proposed dwelling means views into the site from the High Street would be towards the northwest corner of the dwelling and the window to bedroom 2, whilst this forms an improvement from the pre-application submission, the front entrance is located midpoint along the north elevation and would be entirely obscured when approaching the dwelling, this together with the proposed sliding gate and back-land location means the dwelling would have a poor relationship and reduced legibility from the High Street.

The resubmitted application retains and converts the existing garage and car ports to the rear of No. 17 as a store for the host dwelling, vehicle access to these structures is no longer proposed, allowing the rear garden to No. 17 to be increased, with a new 2m high decorative timber fence enclosing this part of the garden. Whilst the larger garden for No. 17 is supported, Urban Design comments on the previous refused application noted the introduction of a new dwelling would likely result in the loss of privacy and security to No. 17, partially given the trellis screen boundary adjacent to the access would be retained (see photo below taken from the previous submitted DAS).



View looking west along access driveway to High Street.

Other amendments include the removal of the low wall, railings and planting adjacent to the High Street to accommodate separate vehicle accesses to No. 17 and the proposed dwelling. Whilst this change seeks to address reason for refusal 2,

		<p>Urban Design are concerned the combined 12.3m width of the two accesses results in a large area of dominant hard standing, a wide void in the street scene and reduced enclosure of the frontage parking, as a result the frontage parking and hard standing would appear highly prominent from the High Street and would be detrimental to the established character. The proposed 0.6m low wall separating the two accesses does little to soften and break up the expanse of parking and hard standing.</p> <p>Recommendation: refuse as the artificial subdivision of the site and introduction of a tandem form of development would be out of character with the prevailing pattern and grain of development along this part of the High Street within the Conservation Area. The narrow access and back land location creates a poor relationship and reduced legibility from the High Street, whilst the comings and goings of vehicles could result in adverse amenity impacts to Nos. 17 and 19 either side. The amendments to the parking and access would result in a hard area of prominent hardstanding that would be detrimental to the established character of the High Street.</p> <p>The scheme is considered contrary to Local Plan Policy LP11, LP12 a and b, LP14 and the Place Making Principles set out in Chapter 3 of the HDC Design Guide SPD 2017.</p>	
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<p>367</p>		<p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p>	<p>[REDACTED]</p>
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DEVELOPMENT MANAGEMENT COMMITTEE 21st October 2024

Case No: 24/00686/FUL

Proposal: Change of use of agricultural land (Use Class B) to garden land (Use Class C3) and erection of side shelter (part retrospective)

Location: Spillers Yard Raunds Road Keyston PE28 0RH

Applicant: Miss Jodie Fedorko

Grid Ref: 504437 275420

Date of Registration: 30.04.2024

Parish: Bythorn and Keyston

RECOMMENDATION - REFUSE

This application is referred to the Development Management Committee (DMC) because the Officer recommendation is contrary to the Parish Council recommendation.

1. DESCRIPTION OF SITE AND APPLICATION

Site and Surroundings

- 1.1 The application site is located at the southern entrance of the village, adjacent to the church and a grade II listed building. The residential dwelling is within the conservation area, with the additional piece of land lying just outside the boundary of the conservation area.
- 1.2 A Grade II Listed Building, The Mulberries is located immediately to the west, along with St John the Baptist's Church, a Grade I Listed buildings. To the east of the dwelling lies a scheduled monument which was the site of the old manor house.

Proposal

- 1.3 The application seeks approval for the change of use of agricultural land (Use Class B) to garden land (Use Class C3) and erection of side shelter (part retrospective). The land was purchased in Dec 2022 and has already been incorporated into the residential private amenity space. It is classed as Grade 3 Agricultural land.
- 1.4 The plot of land purchased and added to the domestic curtilage of the dwelling is similar in size to the original domestic curtilage of

the property. The dwelling was originally constructed on a site that contained two single storey garages for the adjacent Corner House. Planning permission was granted in February 2019 for a single storey bungalow.

- 1.5 Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.
- 1.6 The associated works to the area include a side shelter, raised terracing, patio area and water features.
- 1.7 The side open pergola style shelter, 2.4 metres high, 4.86 metres wide and 9.55 metres in length, is to be positioned against the south facing side elevation.
- 1.8 The raised terracing area will be up to 36 cm above ground level at the highest point, providing level access from the dwelling into the garden space. The patio area will have a footprint of 181m².
- 1.9 A green house and planting beds are proposed to the southern aspect of the site with a large shed to the western boundary for the storage of cycles.
- 1.10 A small water feature and plunge pool are proposed to the rear of the dwelling.
- 1.11 Hedging will screen the modern features, with a new mixed native hedge to be planted along the new boundary for the property with additional planting.
- 1.12 It is noted that PD rights for Classes A, B, C, D and F of Part 1 Schedule 2 have been removed from the property. This includes the enlargement of a dwelling house (A), additions to the roof (B), other alterations to the roof (C), porches (D), and hard surfaces (F).
- 1.13 It is acknowledged that other areas of work are proposed within the site which are not included in the description. The applicant should ensure that the relevant permission is granted before works begin.
- 1.14 The application is supported by the following documents;
 - Heritage Impact Statement
 - Preliminary Ecological Appraisal
 - Land Transfer document
 - Supporting Statement
 - Landscaping Plans
 - Elevation Drawings and Floor Plans
 - Signatures of Support

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
 - LP3: Green Infrastructure
 - LP4: Contributing to Infrastructure Delivery
 - LP7: Spatial Planning Areas
 - LP9: Small Settlements
 - LP10: The Countryside
 - LP11: Design Context
 - LP12: Design Implementation
 - LP14: Amenity
 - LP30: Biodiversity and Geodiversity
 - LP31: Trees, Woodland, Hedges and Hedgerows
 - LP34: Heritage Assets and their Settings
- 3.2 Supplementary Planning Documents (SPD) and Guidance:
- Huntingdonshire Design Guide Supplementary Planning Document (2017):
 - Developer Contributions SPD (2011)
 - Huntingdonshire Landscape and Townscape Assessment (2007)
 - Cambridgeshire Flood and Water SPD 2017
 - Huntingdonshire Tree Guidance Note 3
 - Annual Monitoring Report – Part 1 (Housing) 2019/2019 (October 2019)

- Annual Monitoring Report – Part 2 (Non- Housing) 2018/2019 (December 2019)
- RECAP CCC Waste Management Design Guide (CCC SPD) 2012

3.3 The National Design Guide (2021)

- * C1 - Understand and relate well to the site, its local and wider context
- * I1 - Respond to existing local character and identity
- * I2 - Well-designed, high quality and attractive
- * B2 - Appropriate building types and forms

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

4. PLANNING HISTORY

- 4.1 16/02598/FUL – Erection of single detached dwelling – permission granted 11.09.2017
18/01832/FUL – Proposed single storey bungalow - permission granted 06.02.2019

5. CONSULTATIONS

- 5.1 Keyston Parish Council – Support, with the following comments:
- The land in question whilst technically forming part of the countryside in reality lies alongside the B663, the road through Keyston, and the understanding of the location of the site is important.
 - The land relates more to the dwelling along the road than the open countryside. It could be said to form part of the curtilage of Spillers Yard and is not outside the settlement boundary. There is a clear physical and functional linkage.
 - Keyston Conservation Area Character Statement
 - Map 1 – the land falls outside of the Conservation Area
 - Map 2 – the viewing point from the B663 into the open countryside lies some further way down the B663 (when proceeding south) and so the change of this land into garden land will not affect the view.
 - The land is not Grade 1 and is not in conflict with LP10.
 - Design
 - The Application includes a comprehensive design that enhances the existing green space and wildlife habitat. It is a high quality submission that incorporates sustainability, ecology, trees and landscaping into the area.
 - The variety of planting and usage are an improvement on the existing mono-culture.

- The benefits of the change clearly outweigh any perceived harm.
 - Suggested Expansion of the Conservation Area
 - The Parish Council supports the Application but would suggest that the Conservation Area is expanded to take this piece of land in order to preserve the improvements going forward.
- 5.2 Historic England – No objection. It is considered that the proposals would not have any adverse impact on the scheduled monument or result in harm to its significance.
- 5.3 HDC Conservation Team – Object. It is considered that the proposals do not have special regard to the preservation and enhancement of the Keyston Conservation Area and are therefore not in accordance with ss. 72 of the Planning (LBCA) Act 1990 and with Policy LP34 of the adopted Huntingdonshire Local Plan.

The works are contrary to the contents of the paragraphs 195-214 of the NPPF (2023).

Any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.

Where there is harm that cannot be avoided this can only be outweighed if there is sufficient public benefit to do so. This is known as less than substantial harm.

6. REPRESENTATIONS

- 6.1 None received.

7. ASSESSMENT

- 7.1 When determining planning applications, it is necessary to establish what weight should be given to each plan's policies in order to come to a decision. The following legislation, government policy and guidance outline how this should be done.
- 7.2 As set out within the Planning and Compulsory Purchase Act 2004 (Section 38(6)) and the Town and Country Planning Act 1990 (Section 70(2)) in dealing with planning applications the Local Planning Authority shall have regard to have provisions of the development plan, so far as material to the application, and to any other material considerations. This is reiterated within paragraph 47 of the NPPF (2023). The development plan is defined in Section 38(3)(b) of the 2004 Act as "the development plan documents (taken as a whole) that have been adopted or approved in that area".
- 7.3 In Huntingdonshire the Development Plan consists of:
- Huntingdonshire's Local Plan to 2036 (2019)

- Cambridgeshire & Peterborough Minerals and Waste Local Plan (2021)
- 7.4 The statutory term ‘material considerations’ has been broadly construed to include any consideration relevant in the circumstances which bears on the use or development of the land: *Cala Homes (South) Ltd v Secretary of State for Communities and Local Government & Anor* [2011] EWHC 97 (Admin); [2011] 1 P. & C.R. 22, per Lindblom J. Whilst accepting that the NPPF does not change the statutory status of the Development Plan, paragraph 2 confirms that it is a material consideration and significant weight is given to this in determining applications.
- 7.5 The main issues to consider as part of this application are:
- Principle of Development including Design, Visual Amenity and impact on the surrounding area and Heritage Assets
 - Residential Amenity
 - Ecology
 - Trees

Principle of Development including Design, Visual Amenity and impact on the surrounding area and Heritage Assets

- 7.6 It is noted that the area of additional land has already been integrated into the existing private garden space. The application seeks to formalise the change of use and proposes development within the area. The proposed use of the land as residential must be assessed against the relevant policies.
- 7.7 The site lies within Keyston which is defined as a Small Settlement Area as set out in the adopted Huntingdonshire Local Plan to 2036.
- 7.8 In determining a built-up area the local plan provides the following definition on page 53: “A built-up area is considered to be a distinct group of buildings that includes 30 or more homes. Land which relates more to the group of buildings rather than to the surrounding countryside is also considered to form part of the built-up area.”
- 7.9 Pages 53-55 of the Local Plan set out interpretation guidance of frequently arising situations to assist in the assessment of whether a site is included or excluded from the built-up area. Relevant to residential uses and pertaining to this pre-application enquiry, the Local Plan interpretation states that the built-up area includes:
- Residential buildings which are predominantly surrounded by other buildings as well as land included in existing commitments for residential uses on sites physically, functionally and visually related to existing buildings, taking into account of any environmental development constraints subject to other exclusions.

- 7.10 Furthermore, the Local Plan interpretation of land excluded within a built-up area includes:
- Open spaces which extend into the countryside and are not well contained by strong boundary features, or primarily relate to the countryside in their use, form or character and undeveloped land that affords important views from a public vantage point to or from a listed building or conservation area connecting the building or area to its countryside setting. Also excluded is agricultural land that penetrate the built form or sections of large residential curtilages where the character of the land primarily relates to the countryside.
- 7.11 The red line application site boundary is surrounded by built development on only one side (to the north) and does not have strong boundary features that enclose it as part of the built-up area. The site is open, green and fundamentally rural in character providing a transition from the northern edge of the built-up area of Keyston and the countryside, while also providing a visual link between defined heritage assets. The site therefore is considered to be countryside.
- 7.12 However, while the 2019 permission for a dwelling (18/01832/FUL) noted that the site (which did not include the parcel of land subject to this application) was considered to be located within the built-up area of Keyston, it is considered that the site (as defined in the area edged in a red line within the submitted Existing and Proposed Site Plan) would represent land more described as the countryside rather than being considered within or well-related to the built up area of Keyston.
- 7.13 Therefore, Local Plan Policy LP10 (The Countryside) is relevant. It states that development will be restricted to the limited and specific opportunities as provided for in other policies of this plan.

All development in the countryside must:

- a. seek to use land of lower agricultural value in preference to land of higher agricultural value:
 - i. avoiding the irreversible loss of best and most versatile land (grade 1 to 3a) where possible; and
 - ii. avoiding grade 1 agricultural land unless there are exceptional circumstances where the benefits of the proposal significantly outweigh the loss of land;
 - b. recognise the intrinsic character and beauty of the countryside; and
 - c. not give rise to noise, odour, obtrusive light, or other impacts that would adversely affect the use and enjoyment of the countryside by others.
- 7.14 In regard to criterion a), It is noted that the agricultural land is of grade 3 quality and therefore the highest grade of land is not being lost.

- 7.15 In regard to criteria b) and c), officers have had due regard to the contribution the site makes to the surrounding countryside and the potential visual impact of the proposed change of use.
- 7.16 The application site lies partly within the Keyston Conservation Area, with the host building being within the Keyston Conservation Area and the site sitting adjacent to it, outside to the designated Conservation Area. A Grade II Listed Building, The Mulberries and Grade I Listed Church, St John the Baptist's Church are located immediately to the west. To the east of the dwelling lies a scheduled monument which was the site of the old manor house.
- 7.17 Section 72 of the Planning (LBCA) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- 7.18 Para. 205 of the NPPF set out that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'. Para. 206 states that 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification...'. Para. 208 goes on to state that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including securing its optimum viable use.
- 7.19 Local Plan Policy LP34 aligns with the statutory provisions and NPPF advice. It goes further and outlines that "Great weight and importance is given to the conservation of heritage assets and their settings. The statutory presumption of the avoidance of harm can only be outweighed if there are public benefits that are powerful enough to do so.
- 7.20 Policy LP11 of the Local Plan states that proposals will be supported where it is demonstrated that they positively respond to their context and draw inspiration from the key characteristics of their surroundings, including the natural, historic and built environment. Policy LP12 of the Local Plan states that proposals will be supported where they contribute positively to the area's character and identity and where they successfully integrate with adjoining buildings, topography and landscape.
- 7.21 The Conservation Officer has considered the proposal and submitted documents and has objected to the proposals with the following comments:

- The site sits at a sensitive location at the entrance to the historic core of the village, adjacent the church and the Mulberries a grade II listed building it falls within the conservation area boundary. To the east of the dwelling lies a scheduled monument which was the site of the old manor house. The scheduled site is large and is characterised by an open undulating landscape and earth works. The character statement identifies an important wide view of the earth works from Raunds Road and highlights the application site as part of an important green open space.
- There is concern that if this land were to be formally subsumed into the domestic curtilage it can then be developed under PD rights in a manner that may cause harm to the setting of the listed building, the character and appearance of the adjacent conservation area and the views of the scheduled monument. This is a large parcel of land and therefore that harm could be considerable.
- The Keyston Conservation Area Character statement notes that private garden spaces within the rural village complement the wider open countryside and are important to both the character of the individual buildings and the wider conservation area, which this application fails to achieve.

7.22 As outlined above, the site is open, green and fundamentally rural in character providing a transition from the northern edge of the built-up area of Keyston and the countryside, while also providing a visual link between defined heritage assets.

7.23 The change of use of the land which could result in the introduction of domestic paraphernalia which would result in the erosion of the rural character of the countryside. Whilst the removal of permitted development rights would allow the Local Planning Authority to control some domestic paraphernalia (sheds, ponds, etc) it does not control such things as the creation of flower beds, or the introduction of washing lines, tables and chairs and play equipment. All of these items will result in this space having a domestic rather than agricultural appearance which would result in the erosion of the rural character of the countryside. The introduction of the proposed features will urbanise the agricultural field, introducing large, incongruous features with views from Raunds Road.

7.24 The site is located within the open countryside and partially within the Keyston Conservation Area. The proposed change of use of the land from agricultural to residential garden land would not recognise the intrinsic character and beauty of the countryside as the application site is open, green and fundamentally rural in character providing a transition from the northern edge of the built-up area of Keyston and the countryside, while also providing a visual link between defined heritage assets. The proposal would

result in the erosion of the rural character of the countryside through the introduction of domestic paraphernalia. The proposal would therefore not preserve or enhance the character and appearance of the Keyston Conservation Area. The proposed development does not accord with Policies LP10, LP11, LP12 and LP34 of the adopted Huntingdonshire Local Plan to 2036, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Huntingdonshire Design Guide SPD and Sections 12 and 16 of the National Planning Policy Framework. Subsequently, the principle of development is unacceptable.

Residential Amenity

Amenity of neighbouring properties

- 7.25 Policy LP14 states that a proposal will be supported where a high standard of amenity is maintained for all occupiers of neighbouring land and buildings.
- 7.26 As the proposal is to change the use of the agricultural land to private residential amenity land, there will be no adverse impact on the residential amenity of neighbouring properties. The proposal is therefore considered to accord with Policy LP14 of the Local Plan in respect of its impact upon neighbouring properties.

Ecology

- 7.27 Policy LP30 of the Local Plan states that a proposal will be required to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated and that a proposal will 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.
- 7.28 A Preliminary Ecological Appraisal has been submitted with the application. It states that species richness is poor within the application site. It is noted that there will be no impact on nearby priority habitats as result of the proposal. Enhancement opportunities are recommended which include the provision of overseeding with native wildflowers or wildflower turf, low impact lighting strategy adopted on the site, the installation of swift bricks and hedgehog houses. These can be secured by condition.

Trees

- 7.29 Policy LP31 of the Local Plan to 2036 states 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. A proposal will be required to demonstrate that the potential for adverse impacts on trees, woodland, hedges and hedgerows has been investigated.

- 7.30 The existing site plan shows a number of mature trees along the western boundary. The trees are not present on the proposed plan, although the Heritage Impact Statement states that all existing trees remain an integral part of the overall plan. An Arboricultural Report and Tree Protection Plan has not been submitted with the application.
- 7.31 Therefore, there are concerns that bringing the trees into residential curtilage, which are not afforded any protection by being outside of the designated conservation area, may be at risk of felling, thereby harming the rural character of the site as existing.
- 7.32 Therefore, insufficient information has been provided to demonstrate that all potential adverse impacts on trees, woodland, hedges and hedgerows have been investigated. As such, the proposal is considered to be contrary to Policy LP31 of Huntingdonshire's Local Plan to 2036.

Conclusion

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

8. RECOMMENDATION – REFUSE for the following reason:

1. The site is located within the open countryside and partially within the Keyston Conservation Area. The proposed change of use of the land from agricultural to residential garden land would not recognise the intrinsic character and beauty of the countryside as the application site is open, green and fundamentally rural in character providing a transition from the northern edge of the built-up area of Keyston and the countryside, while also providing a visual link between defined heritage assets. The proposal would result in the erosion of the rural character of the countryside through the introduction of domestic paraphernalia. The proposal would therefore not preserve or enhance the character and appearance of the Keyston Conservation Area. The proposed development does not accord with Policies LP10, LP11, LP12 and LP34 of the adopted Huntingdonshire Local Plan to 2036, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Huntingdonshire Design Guide SPD and Sections 12 and 16 of the National Planning Policy Framework. Subsequently, the principle of development is unacceptable.

2. Insufficient information has been provided to demonstrate that all potential adverse impacts on trees, woodland, hedges and hedgerows have been investigated. As such, the proposal is considered to be contrary to Policy LP31 of Huntingdonshire's Local Plan to 2036.

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

CONTACT OFFICER:

Enquiries about this report to **Olivia Manton Development Management Officer** – olivia.manton@huntingdonshire.gov.uk

Bythorn and Keyston Parish Council

Contact BKPC via the Clerk – clerk@bythornkeystonparishcouncil.org.uk

Head of Planning Services
Huntingdonshire District Council
Pathfinder House
St Mary's Street
Huntingdon PE29 3TN

11 May 2024

Dear Clara Kerr

Application Ref. 24/00686/FUL

Application for change of use of agricultural land (Use Class B) to garden land (Use Class C3) and erection of side shelter

Location: Spillers Yard, Raunds Road, Keyston, Huntingdon PE28 0RH

The Parish Council recommends approval of Application 24/00686/FUL for the reasons set out below.

Location of the site

The land in question whilst technically forming part of the countryside in reality lies alongside the B663, the road through Keyston, and the understanding of the location of the site is important.

The land relates much more to the dwellings along the road rather than the open countryside. It could be said to form part of the curtilage of Spillers Yard and is not outside the settlement boundary. There is a clear physical and functional linkage (see Section 4.85 of 2019 Huntingdonshire Local Plan).

Looking at the Keyston Conservation Area Character Statement :

- Map 1 - the land falls outside of the Conservation Area.
- Map 2 - page 8, the viewing point from the B663 into the open countryside lies some further way down the B663 (when proceeding south) and so the change of this land into garden land will not affect this view.

The land is not Grade 1 land and is not in conflict with LP10.

Design

The Application includes a comprehensive design that enhances the existing green space and wildlife habitat. It is a high quality submission that incorporates sustainability, ecology, trees and landscaping into the area.

The variety of planting and usage are an improvement on the existing mono-culture.

The benefits of the change clearly outweigh any perceived harm.

Bythorn and Keyston Parish Council

Contact BKPC via the Clerk – clerk@bythornkeystonparishcouncil.org.uk

Suggested expansion of Conservation Area

The Parish Council supports the Application but would suggest that the Conservation Area is expanded to take this piece of land in order to preserve the improvements going forward.

The Parish Council is available for further consultation and discussion as may be required.

Yours faithfully

Bythorn and Keyston Parish Council

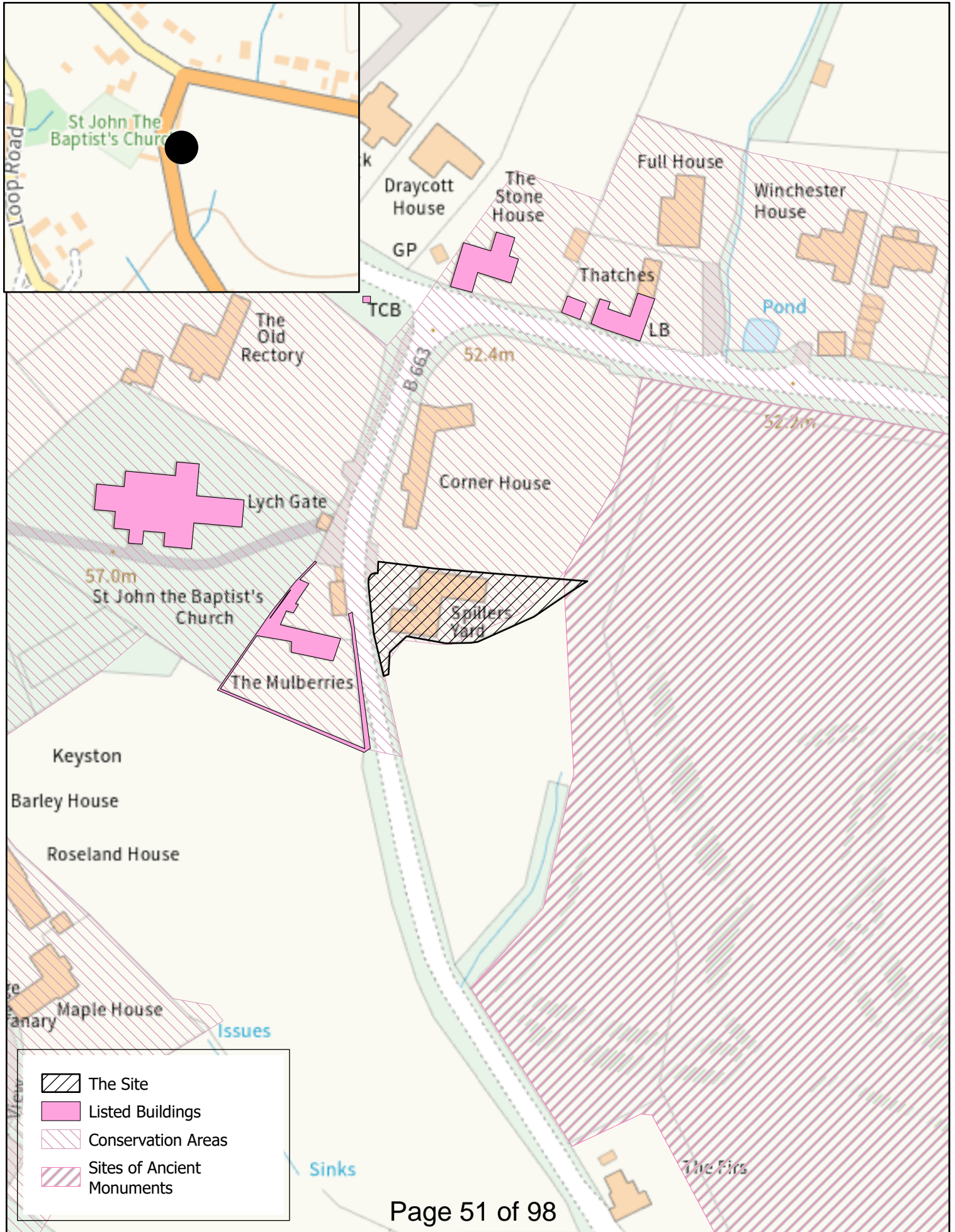
Development Management Committee

Application Ref: 24/00686/FUL

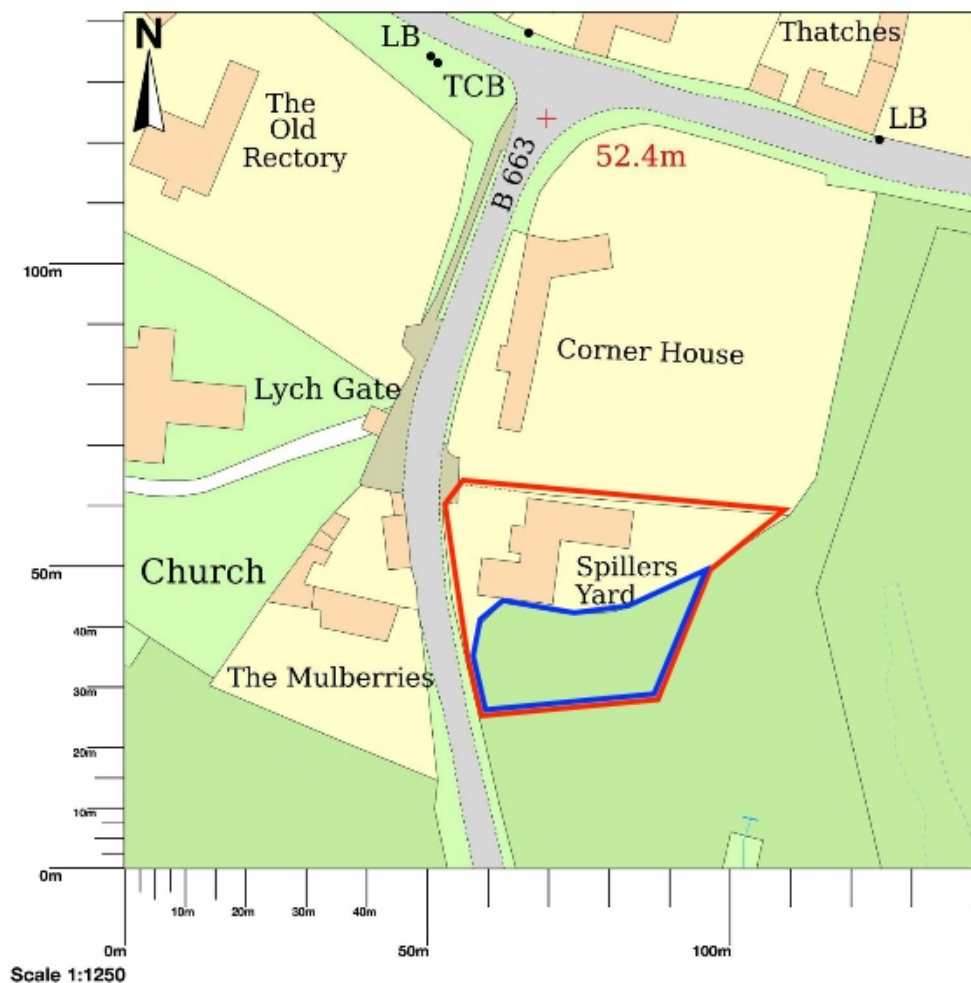


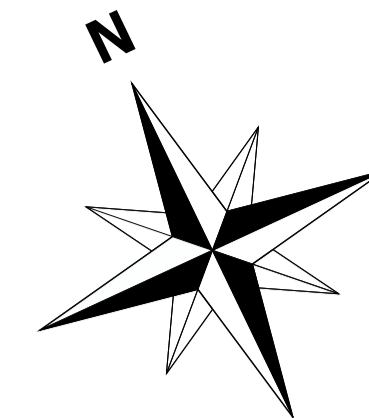
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Date Created: 09/10/2024



Spillers Yard, Raunds Road, Keyston, Huntingdon, PE28 0RH



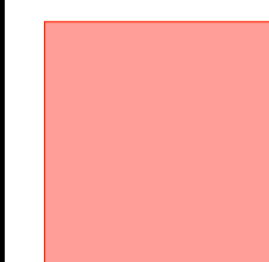


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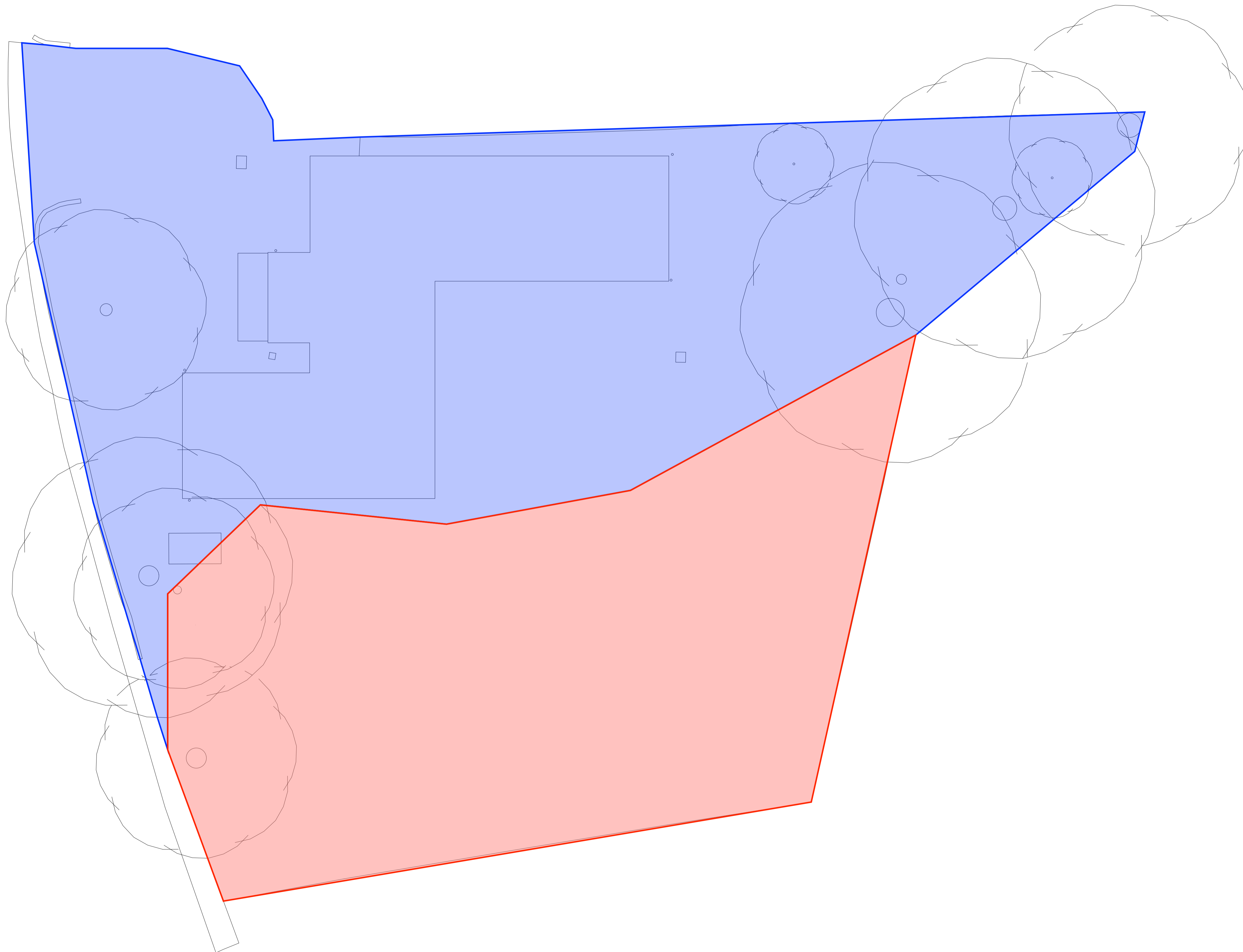
All dimensions to be checked and confirmed on site prior to installation



Original property boundary



Grade 3a Agricultural land Purchased 20th December 2022 (TP120122022 Land Transfer)



Rebecca Keeling,
Spillers Yard, Raunds
Road, Keyston,
Huntingdon,
PE28 0RH

Scale 1:100 @ A1

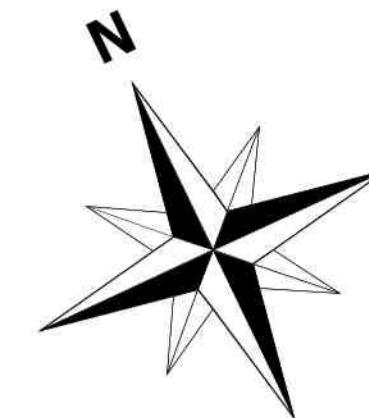
Ref: 3281

Date: 04/04/24

Change of Use

**THE GARDEN
DESIGN CO.**

The Garden Design Company (Midlands) Ltd,
Unit 11, The Warren, East Goscoate Ind Est,
Leicestershire, LE7 3XA



This drawing represents a design intent and concept. All images used are for illustrative purposes and are intended for guidance only and may not accurately represent the final revision.

Revision Notes:

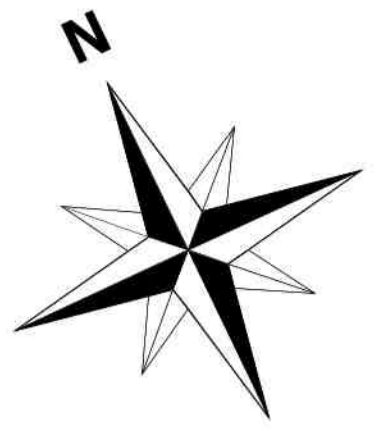


Rebecca Keeling,
Spillers Yard, Raunds
Road, Keyston,
Huntingdon,
PE28 0RH

Scale 1:100 @ A1
Ref: 3281
Date: 30/04/24
Shelter Floor Plan

**THE GARDEN
DESIGN CO.**

The Garden Design Company (Midlands) Ltd,
Unit 11, The Warren, East Goscote Ind Est,
Leicestershire, LE7 3XA



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Revision Notes:



Rebecca Keeling,
Spillers Yard, Raunds
Road, Keyston,
Huntingdon,
PE28 0RH

Scale 1:100 @ A1

Ref: 3281

Date: 30/04/24

Shelter Floor Plan

**THE GARDEN
DESIGN CO.**

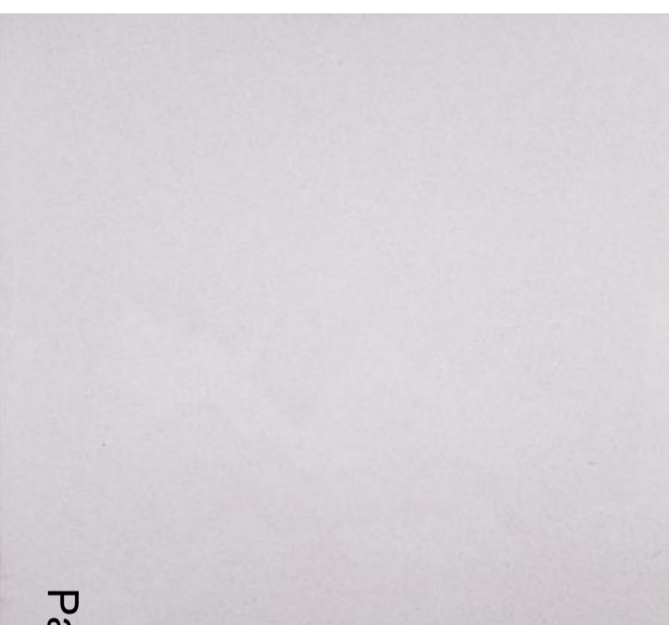
The Garden Design Company (Midlands) Ltd,
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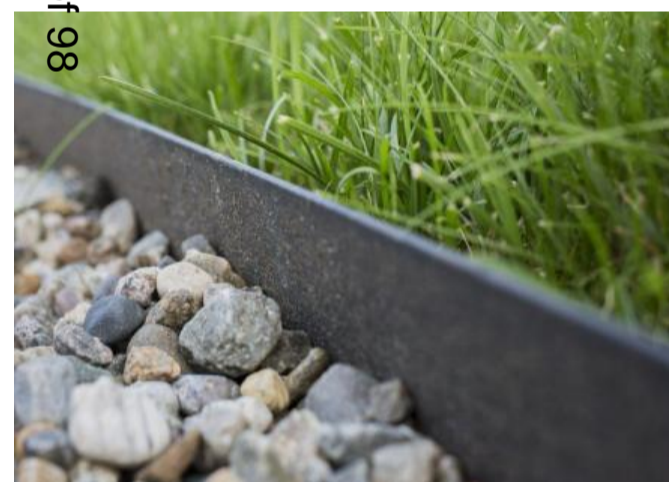
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- Colour Traditional



Limestone Chippings 14-20mm
- Colour Dove Grey



London Stone Smooth Sandstone Paving
900x600mm
- Colour Grey



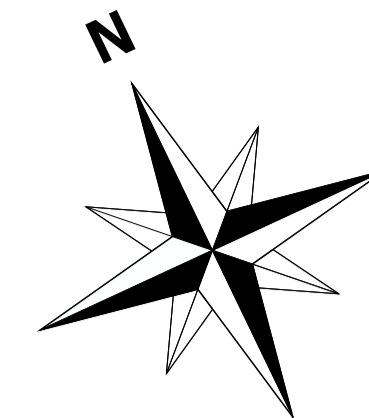
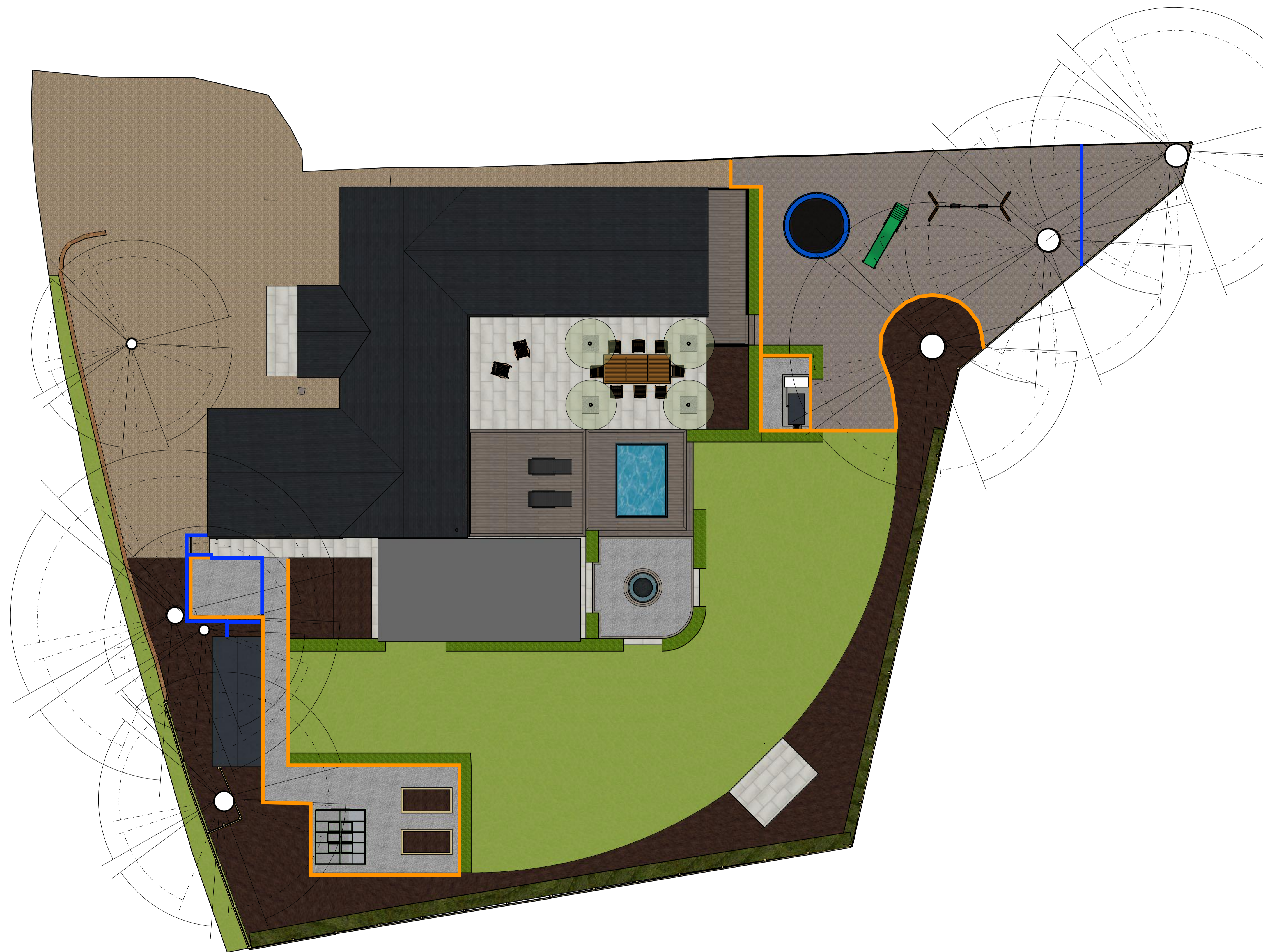
EverEdge Classic 75mm Height
- Colour Black



London Stone Tumbled Kandla Grey
Sandstone Setts



200 x 100 x 2400mm Tanalised Softwood
Sleeper Raised Beds



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ended for guidance only and may
tely represent the actual product

ons to be checked and confirmed
r to installation

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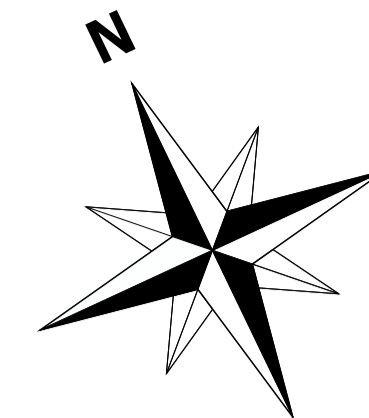
-  Existing Gravel Drive
-  Play Bark
-  London Stone Composite Deck
-  London Stone Kandla Grey Sandstone Setts
-  Dove Grey Limestone Chippings
-  Proposed Family Lawn Area
-  Mixed Native Hedge
-  Evergreen Ornamental Hedge
-  Planting Areas
-  London Stone Smooth Sandstone Paving
-  Proposed Trellis Fence

Rebecca Keeling,
Spillers Yard, Raunds
Road, Keyston,
Huntingdon,
PE28 0RH

Scale 1:100 @ A1
Ref: 3281
Date: 04/04/24
Materials

**THE GARDEN
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Unit 11, The Warren, East Gosco Ind Est,
Leicestershire, LE7 3XA



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All dimensions to be checked and confirmed on site prior to installation

Revision Notes:

Rebecca Keeling,
Spillers Yard, Raunds
Road, Keyston,
Huntingdon,
PE28 0RH

Scale 1:100 @ A1
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Measurements

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18x8 Power Pent Technical details and dimensions	
Timber	High grade, slow grown Scandinavian softwood
Timber Size	12mm
Framing	Superior rounded four corner framing
Framing Thickness	44x28mm doubled up to create 44x56mm
Roof & Floor	High grade, tongued and grooved Scandinavian softwood
Roof & Floor Thickness	12mm
Door	Well braced tongue and groove door with press lock and key
Door Size	Single - 750x1630mm Double - 1034x1630mm
Window	Toughened safety glass with PVC sills
Window Size	457x610mm

Proposed Secure Covered Cycle Storage Installed onto New 100mm Concrete Base
18x8ft Power Pent Double Door Shed. Toughened safety glass windows. Colour to match existing timber facade of the house (See Existing House Dwelling Ref Picture)

https://www.powersheds.com/garden-sheds/pent-sheds/power-pent-shed/?attribute_pa_shed-size=18x8-garden-sheds&attribute_pa_shed-doors=double-door-sheds&attribute_pa_shed-windows=windowed-sheds&gad_source=1&gclid=CjwKCAIA5L2tBhBTEiwAdSxJX9uVoZD2cCmIXfSInhoDSR6FGfRqGLcn9Pk6RE5Kxj3kZ0iUTCjMRoCRO4QAvD_BwE



Proposed Bespoke EDPM Flat Roof Shelter
A new timber building will be installed as plan
The building will be created using Tanalised 6x6 posts for supports concrete into the ground a minimum of 800mm
The framework for the building will be created using tanalised 6x2 timbers
The roof will be finished with an EPDM Finish
The roof will have a slight fall from front to back with guttering installed to catch rain water run off. This will be directed to a proposed water butt or existing out let



Proposed 3x1 Linear Trellis Fencing and Access Gates
1.8m tall screening around the existing oil tank for screening and to secure the garden. Colour to match existing timber facade of the house.



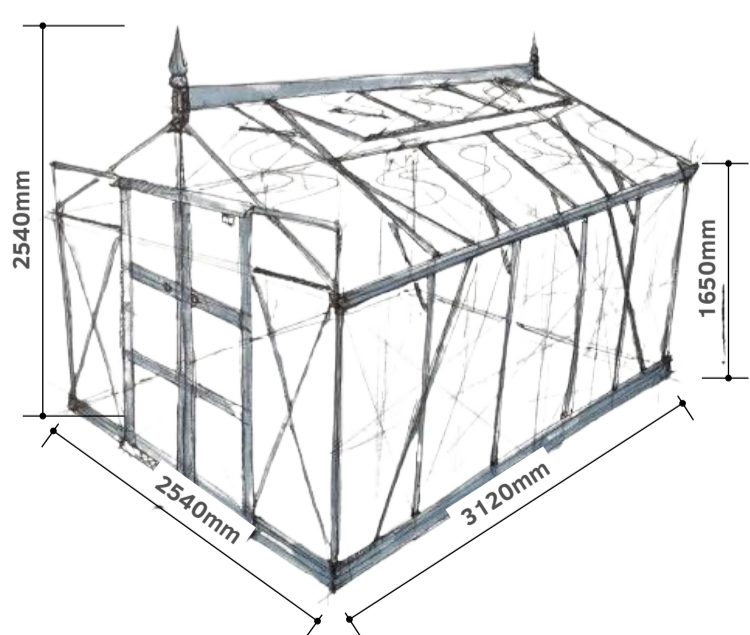
Predator Proof Hedgehog House & Hibernation Shelter
Hedgehog house positioned within the hedgerow and shaded by it, away from the road

<https://homeandroost.co.uk/product/deluxe-hedgehog-shelter/>



Rhino Premium 8x10 Greenhouse Installed onto New 100mm Concrete Base
Class A 4mm toughened glass, louvered vents, automatic solar powered roof ventilation and storm locks. Colour Clay Grey.

<https://www.greenhousesdirect.co.uk/products/rhino-premium-8x10-coloured?variant=40829769220280>



Existing House Dwelling with Black Timber Board Cladding



Beaumaris WoodStone Bat Box
Install 4m above ground by hedge and tree line, south facing and sheltered - as specified by the Bat Conservation Trust

https://www.birdfood.co.uk/beaumaris-bat-box-large?gad_source=1&gclid=CjwKCAIA5L2tBhBTEiwAdSxJX9uVoZD2cCmIXfSInhoDSR6FGfRqGLcn9Pk6RE5Kxj3kZ0iUTCjMRoCRO4QAvD_BwE



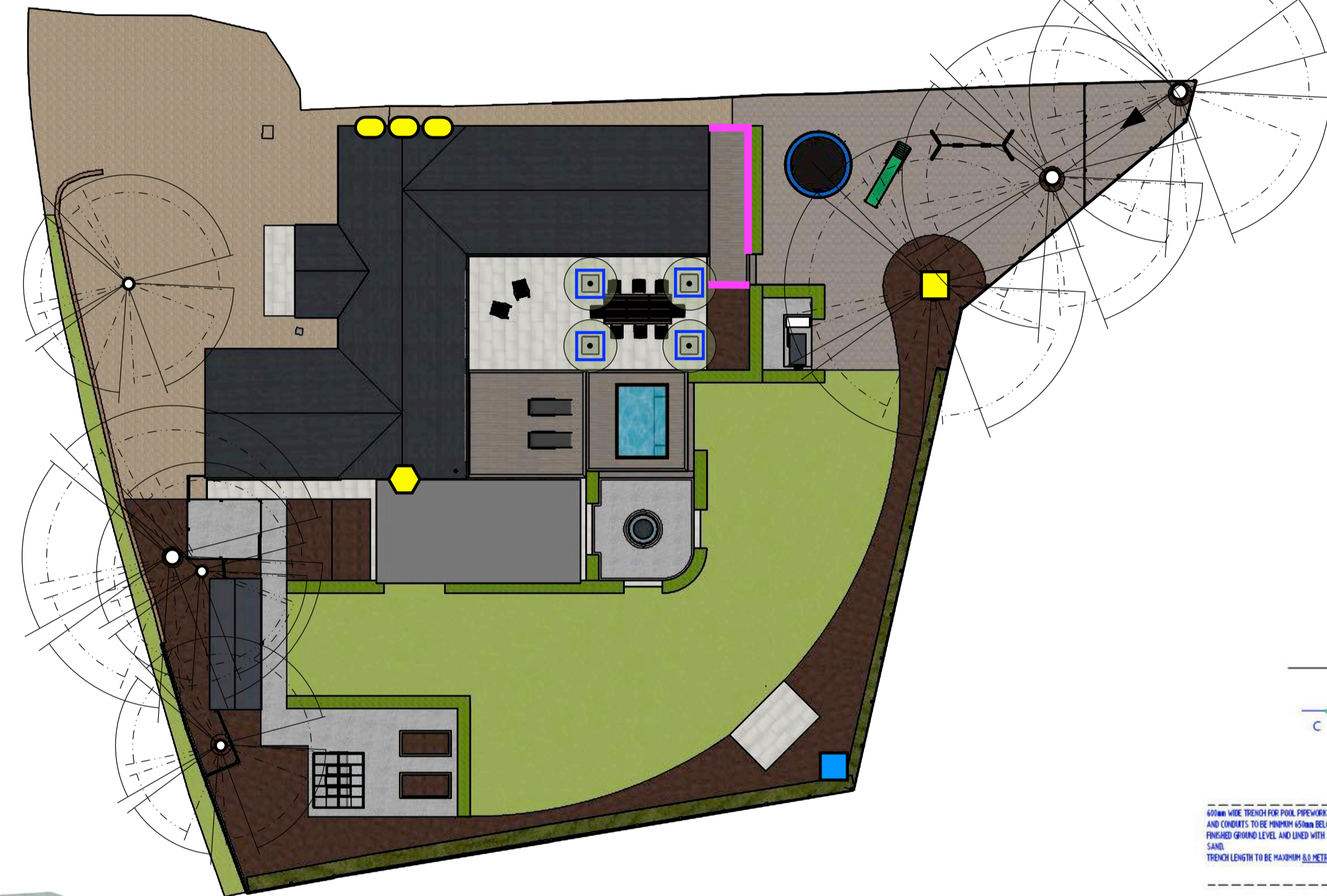
Woodcrete by Schwegler Bird Nest Box
Installed minimum 3m above the ground - as specified by RSPB - secured to tree by forestry approved aluminium nail

<https://shopping.rspb.org.uk/bird-feeders-boxes-tables/bird-houses-nest-boxes/garden-bird-nest-boxes/schwegler-nestbox.html>



Schwegler Lightweight Swift Box Type 1A
Installed under or close to roofs, at least 5m from the ground on a sheltered side of the building. X3 0.6-1m apart.

<https://www.nhbs.com/schwegler-lightweight-swift-box-type-1a>



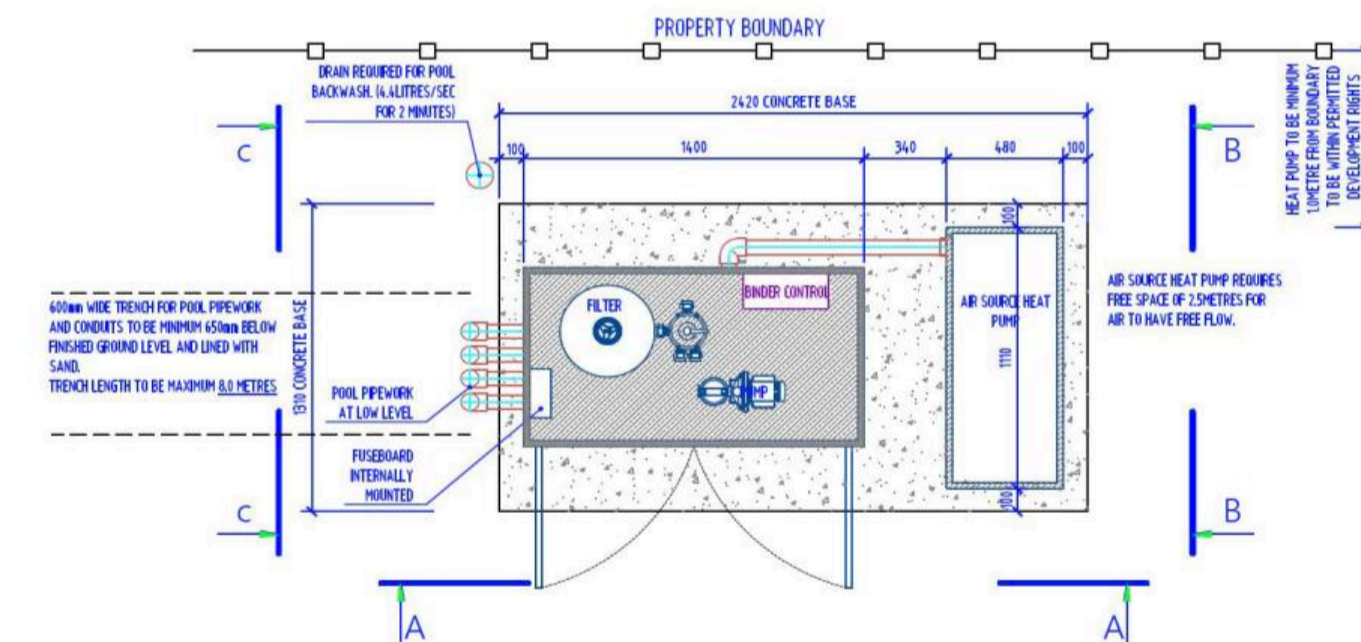
Frameless Glass Balustrade
Side return requires balustrade to meet building regulations due to a 600mm drop off

Compost/Brush Pile Area Adjacent to Agricultural Field

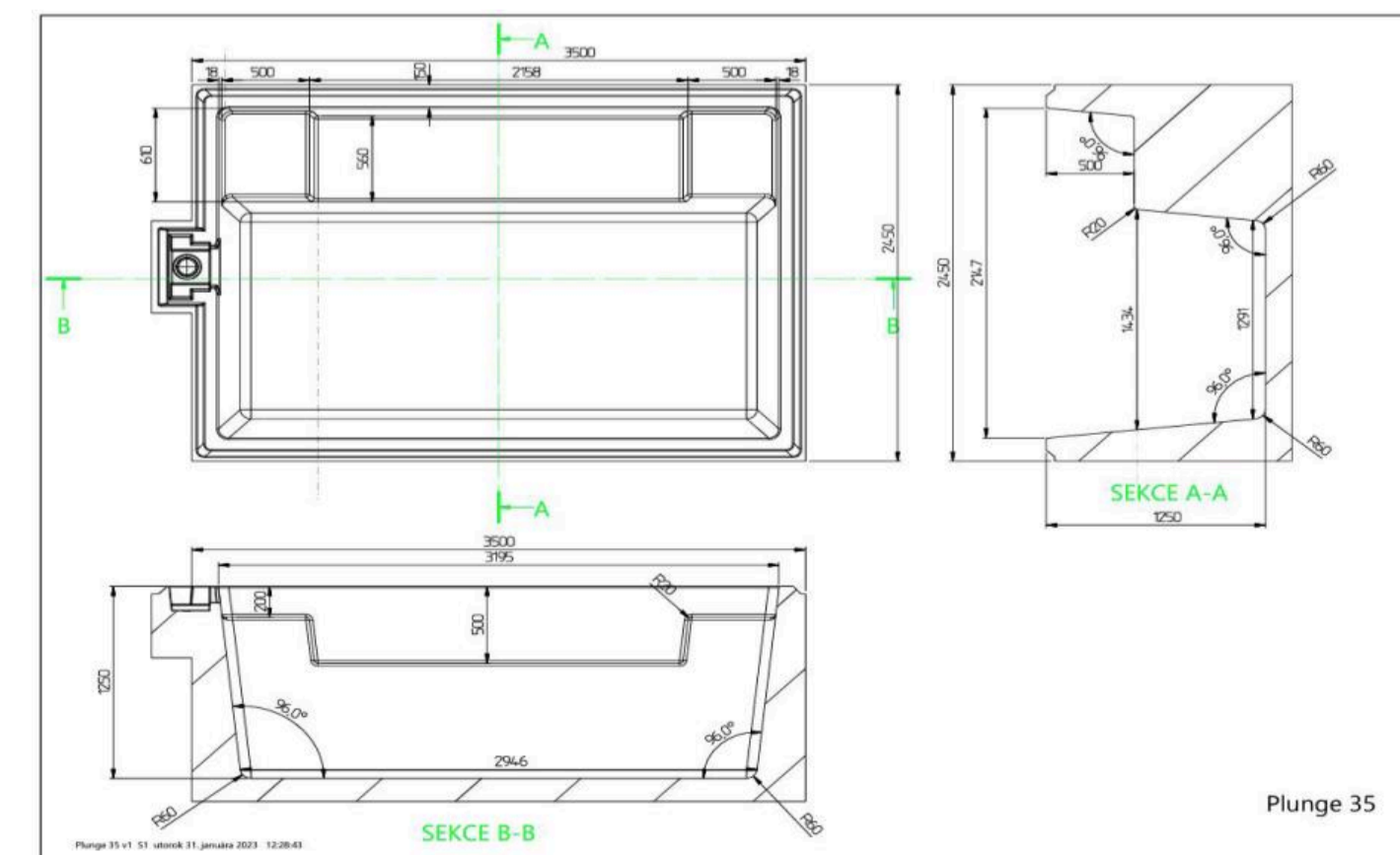


Compass Plunge Pool
Prefabricated Plunge 35, with External Filtration and Heat Source Pump System within 8m of the Pool. Colour Nova Navy

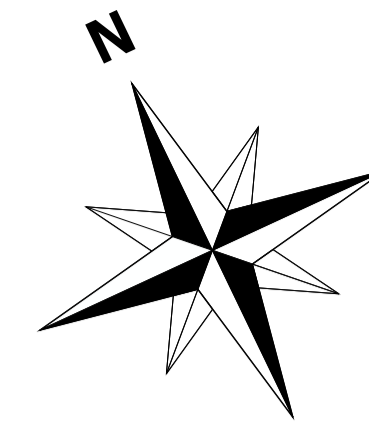
<https://www.compass-pools.co.uk/pool-types/plunge-pools/>



Not To Scale - Pump House



Not To Scale - Plunge Pool Specification



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All dimensions to be checked and confirmed on site prior to installation

Key:

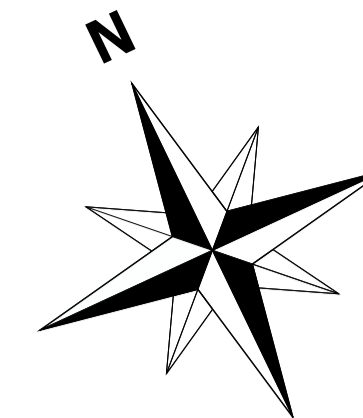
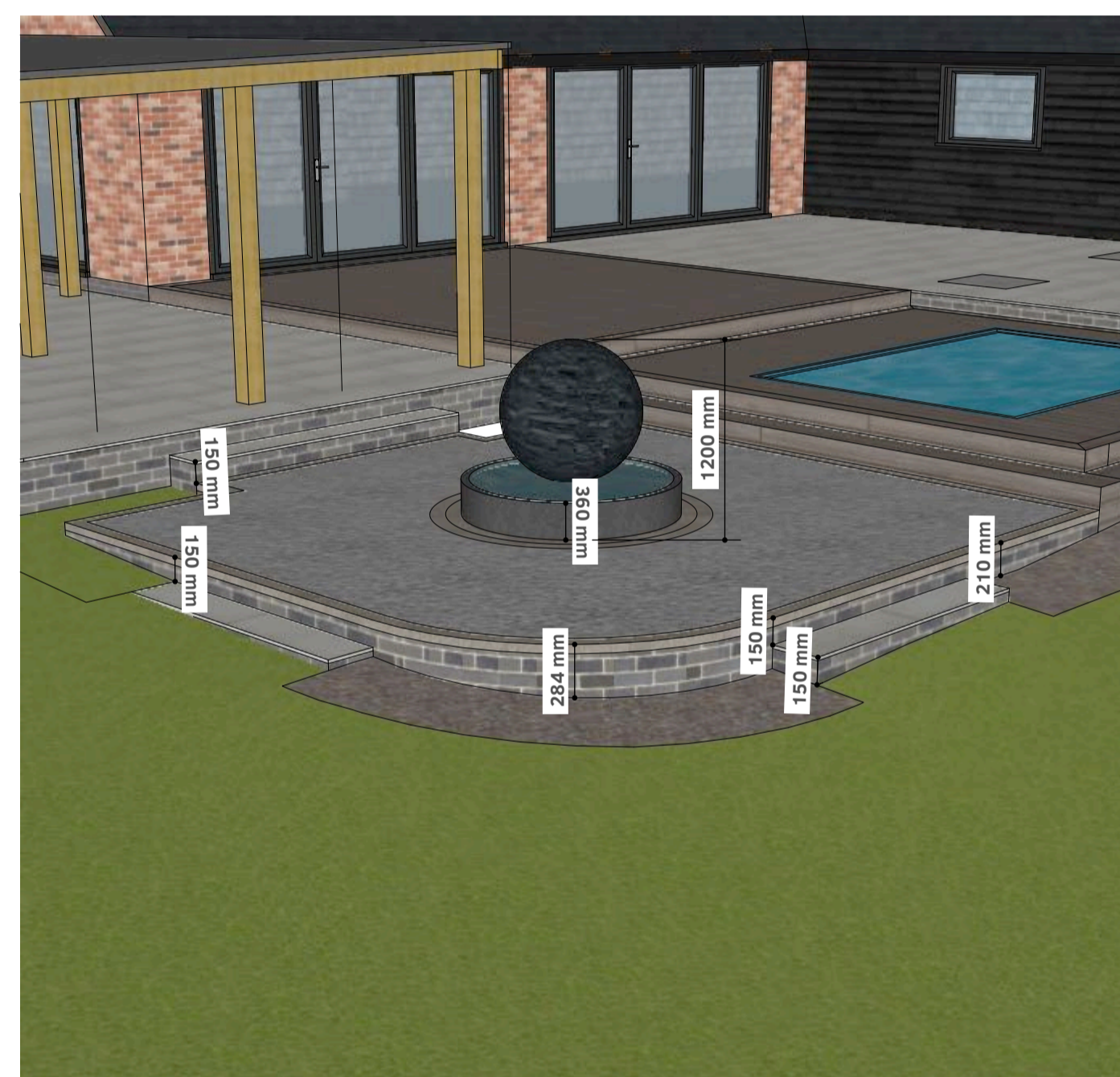
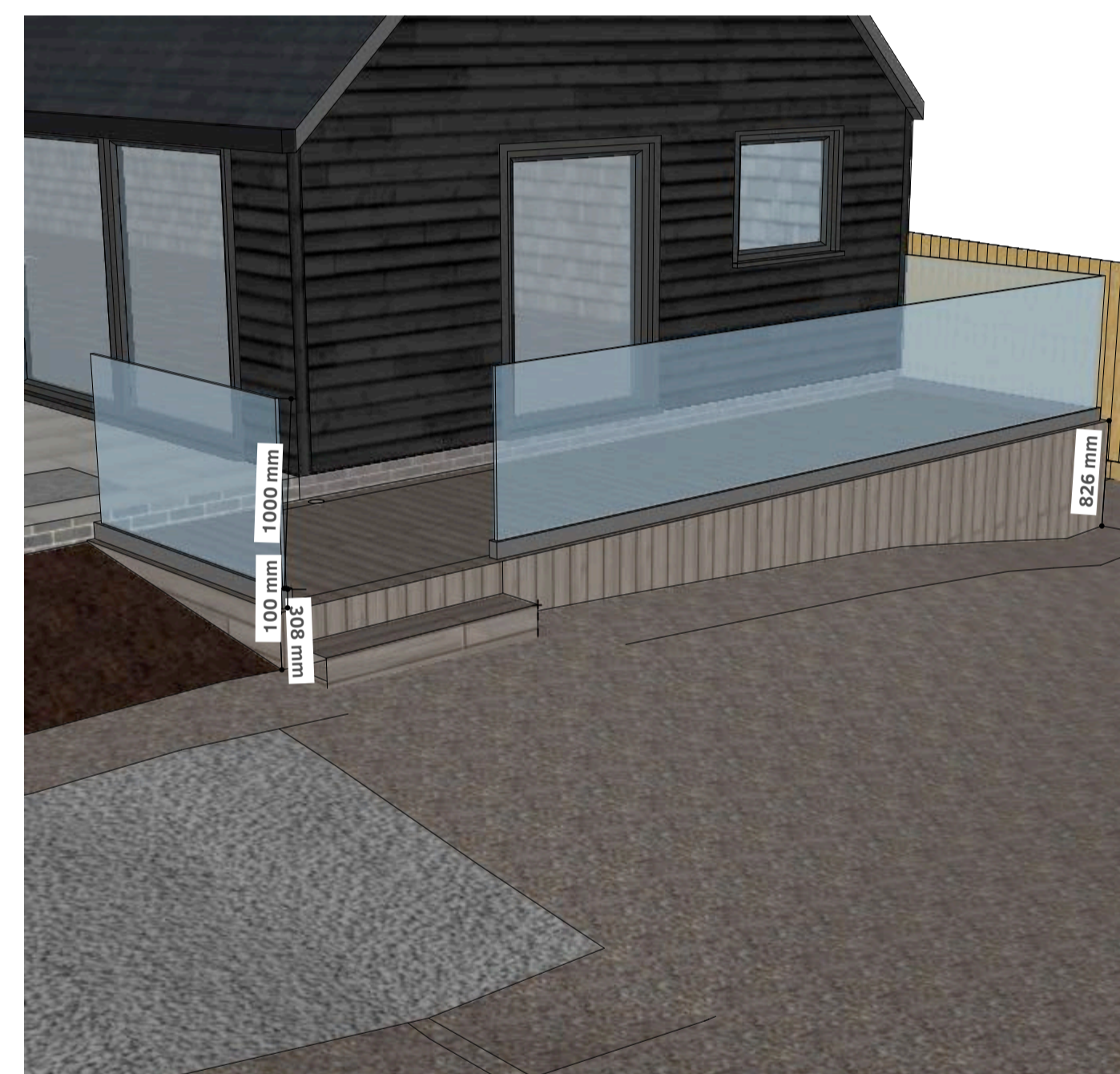
- Beaumaris WoodStone Bat Box
- Woodcrete by Schwegler Bird Nest Box
- Schwegler Lightweight Swift Box Type 1A
-

Rebecca Keeling,
Spillers Yard, Raunds
Road, Keyston,
Huntingdon,
PE28 0RH

Scale 1:200 @ A1
Ref: 3281
Date: 04/04/24
Tech Info

**THE GARDEN
DESIGN CO.**

The Garden Design Company (Midlands) Ltd,
Unit 11, The Warren, East Goscoat Ind Est,
Leicestershire, LE7 3XA



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All dimensions to be checked and confirmed on site prior to installation

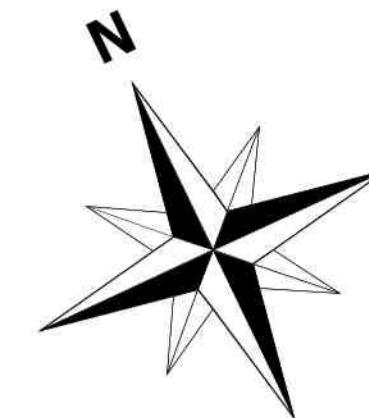
Revision Notes:

Rebecca Keeling,
Spillers Yard, Raunds
Road, Keyston,
Huntingdon,
PE28 0RH

Do Not Scale
Ref: 3281
Date: 04/04/24
Elevations

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Leicestershire, LE7 3XA



This drawing represents a design intent and concept. All images used are for illustrative purposes and are intended for guidance only and may not accurately represent the final revision.

Revision Notes:



Rebecca Keeling,
Spillers Yard, Raunds
Road, Keyston,
Huntingdon,
PE28 0RH

Scale 1:100 @ A1
Ref: 3281
Date: 30/04/24
Shelter Elevations

**THE GARDEN
DESIGN CO.**

The Garden Design Company (Midlands) Ltd,
Unit 11, The Warren, East Goscott Ind Est,
Leicestershire, LE7 3XA

Design and Conservation Consultation

Proposal Change of use of agricultural land (Use Class B) to garden land (Use Class C3) and erection of side shelter (*part retrospective*)

Location Spillers Yard Raunds Road
Keyston

Dc case officer:
OM

Conservation Officer:
■

Application Ref.No:
24/00686/FUL

Planning permission is sought for the change of use of agricultural land to residential and the erection of structures, this is part retrospective as the land appears to have been purchased in Dec 2022.

The plot of land purchased and added to the domestic curtilage of the dwelling is similar in size to the original domestic curtilage of the property. The dwelling was originally constructed on a site that contained two single storey garages for the adjacent Corner House. Permission was granted 18/01832/ful

The site sits at a sensitive location at the entrance to the historic core of the village, adjacent the church and the Mulberries a grade II listed building it falls within the conservation area boundary. To the east of the dwelling lies a scheduled monument which was the site of the old manor house. The scheduled site is large and is characterised by an open undulating landscape and earth works. The character statement identifies an important wide view of the earth works from Raunds Road and highlights the application site as part of an important green open space.

Historic England does not require the submission of scheduled monument consent but it is the councils remit to advise if the proposal harm any of the adjacent heritage assets and this includes their setting

The land has been annexed and some vegetation shown on the boundary as part of the 2018 application has been cleared away

View below
2009





View 2023 The site is now more open and exposed and the domestic paraphernalia of everyday life is visible in public views.

I am concerned that if this land were to be formally subsumed into the domestic curtilage it can then be developed under PD rights in a manner that may cause harm to the setting of the listed building, the character and appearance of the adjacent conservation area and the views of the scheduled monument. This is a large parcel of land and therefore that harm could be considerable.

I previously advised that the change of use of this land was not supported unless all PD rights are removed enabling the Council to manage any future change. The erection of fencing and built form within this area would not be supported.

This application now seeks to formalise the change of use and proposes development within the area. For clarity I am only commenting on the development located within the land covered by the proposed change of use.

The development will include the construction of raised terracing (upto 36cm above ground level)and patio, a green house and planting beds and a large open pergola over 4m in width and 9.5 m in length. A 18x8ft large shed is also proposed.

The introduction of these features will urbanise the agricultural field introducing large incongruous features (pergola and shed) within views from Raunds Road. The Keyston character statement (KCS) notes 3.5 that private garden spaces within this rural village complement the wider open countryside and are important to both the character of individual buildings and the wider conservation area -this application will not achieve this.

The KCS map 2 identified the site that has been purchased as forming part of an important green open space

The extension of domestic paraphernalia in such an open space which currently reads as part of the open fields will erode the appearance of this part of the conservation area and will result in harm.

This assessment is supported by the guidance in the adopted conservation area character statement for the village.

Recommendation:.

Do not support

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

The works are contrary to the contents of paras 195 - 214 of the NPPF

Any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.

Where there is harm that can not be avoided this can only be outweighed if there is sufficient public benefit to do so. This is known as less than substantial harm

Signed.. [REDACTED] Date: 11 June 2024



Ms Olivia Manton
Huntingdonshire District Council
Pathfinder House
St Mary's Street
Huntingdon
Cambridgeshire
PE29 3TN

Direct Dial: 01223 582781

Our ref: P01576419

13 May 2024

Dear Ms Manton

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**SPILLERS YARD, RAUNDS ROAD, KEYSTON, HUNTINGDON, PE28 0RH
Application No. 24/00686/FUL**

Thank you for your letter of 1 May 2024 regarding the above application for planning permission for the change of use of agricultural land (Use Class B) to garden land (Use Class C3) and erection of side shelter.

The application area lies adjacent to the scheduled monument 'Site of old manor house at Keyston' (List Entry Number [1006824](#)). Historic England consider that the proposals would not have any adverse impact on the scheduled monument or result in harm to its significance.

Historic England provides advice when our engagement can add most value. In this case we are not offering detailed advice.

We suggest that you seek the views of your specialist conservation and archaeological advisers. You may also find it helpful to refer to our published advice at <https://historicengland.org.uk/advice/find/>

It is not necessary to consult us on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.

Yours sincerely

Inspector of Ancient Monuments (Cambridgeshire & Norfolk)



DEVELOPMENT MANAGEMENT COMMITTEE 21st October 2024

Case No: 24/00742/FUL

Proposal: Erection of a new single family dwelling with associated landscaping.

Location: 2 Blacksmiths Lane Abbotsley PE19 6UG

Applicant: Ms Catherrine Gibbins

Grid Ref: 522886 256501

Date of Registration: 20.05.2024

Parish: Abbotsley

RECOMMENDATION - REFUSE

This application is referred to the Development Management Committee (DMC) because the Officer recommendation is contrary to the Parish Council recommendation.

1. DESCRIPTION OF SITE AND APPLICATION

Site and Surroundings

1.1 The application site comprises a pocket of largely undeveloped and disused land north of Blacksmiths Lane in Abbotsley Conservation Area. The site is heavily populated with mature trees and includes a section of the existing residential curtilage of Blacksmith's Cottage. An existing public footpath runs along the south-western boundary of the site and is used to access St Margaret's Church from Blacksmiths Lane.

1.2 The site is in a particularly sensitive location of historic significance within the settings of several Listed Buildings which include the Grade II* Listed St Margaret's Church, Grade II Listed tomb within the graveyard, Grade II Listed Church Farm including barn, and Grade II Listed Blacksmith's Cottage including barn. The adjacent Village Hall (former School) is considered to be a non-designated heritage asset.

Proposal

1.3 The application seeks approval for the erection of a new single family dwelling with associated landscaping.

1.4 It follows a planning application (20/01068/FUL) for three houses that was refused in November 2021 and subsequently dismissed on appeal.

- 1.5 This application is for one two bedroom dwelling on the plot of land adjacent to Blacksmith's Cottage and its barn and accessed from the existing drive shared with Blacksmith's Cottage. With the exception of an external bin and bicycle store, no other external structures are proposed. The footprint and scale of the house are reduced from the previous application and the ridge height has been lowered.
- 1.6 No mature trees are proposed to be removed. There will be an adjustment to the profile of the existing drive to ensure adequate visibility for vehicles entering and exiting the site.
- 1.7 Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.
- 1.8 The application is supported by the following documents;
- Heritage Statement
 - Design and Access Statement
 - Preliminary Ecological Appraisal
 - Arboricultural Impact Assessment with Tree Survey and Protection Plan

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
 - LP3: Green Infrastructure
 - LP4: Contributing to Infrastructure Delivery
 - LP5: Flood Risk
 - LP9: Small Settlements
 - LP10: The Countryside
 - LP11: Design Context
 - LP12: Design Implementation
 - LP14: Amenity
 - LP15: Surface Water
 - LP16: Sustainable Travel
 - LP17: Parking Provision and Vehicle Movement
 - LP25: Housing Mix
 - LP30: Biodiversity and Geodiversity
 - LP31: Trees, Woodland, Hedges and Hedgerows
 - LP32: Protection of Open Space
 - LP34: Heritage Assets and their Settings
- 3.2 Supplementary Planning Documents (SPD) and Guidance:
- Huntingdonshire Design Guide Supplementary Planning Document (2017):
 - Developer Contributions SPD (2011)
 - Huntingdonshire Landscape and Townscape Assessment (2007)
 - Cambridgeshire Flood and Water SPD 2017
 - Huntingdonshire Tree Guidance Note 3
 - Annual Monitoring Report – Part 1 (Housing) 2019/2019 (October 2019)
 - Annual Monitoring Report – Part 2 (Non- Housing) 2018/2019 (December 2019)
 - RECAP CCC Waste Management Design Guide (CCC SPD) 2012
- 3.3 The National Design Guide (2021)
- * C1 - Understand and relate well to the site, its local and wider context
 - * I1 - Respond to existing local character and identity
 - * I2 - Well-designed, high quality and attractive
 - * B2 - Appropriate building types and forms

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

4. PLANNING HISTORY

- 4.1 Relevant Planning History
20/01068/FUL - Erection of three new family houses with associated landscaping and access – Refused – Appeal dismissed

5. CONSULTATIONS

- 5.1 Abbotsley Parish Council – Support, with the following comments:
- Councillors consider that this is a well presented scheme and is a legitimate infill proposal using an existing access on a low amenity site. This proposes a modest two bedroomed house of a sympathetic scale and design in relation to the existing cottage and barn. The proposed dwelling would have limited impact on the wider surrounding area. Councillors agreed that this is a good design with low eaves and ridge height. The orientation suits the site with good space around the new dwelling. It is felt that dark stained timber and dark profiled metal roof are a good choice of materials. It was considered that traffic using the site would be likely to turn left out of the site to High Street and unlikely to turn right onto Blacksmiths Lane. The ecology, biodiversity, trees and landscaping have all been very sensitively addressed.
 - The bat survey is not up to date, having been carried out in 2018. This is a legal requirement. A comprehensive, current bat survey should be carried out before the granting of any planning permission.
 - Councillors requested further details of the access drive; the proposals do not specify in detail the layout or finish of the surface treatment.
 - The construction phase is of particular concern given the restricted access to the site and Blacksmiths Lane being narrow. It will not be acceptable to have construction vehicles parked in the lane. As such, there should be a condition requiring a construction management plan. It was suggested that an approach could be made with the Village Hall to utilise the car park during construction.
 - Approval is recommended subject to the bat survey being undertaken before any planning permission is granted and a construction management plan being a condition of any planning consent.
- 5.2 HDC Environmental Health Team – Records show that the site was previously part of a blacksmiths/forge and as such may contain metal and hydrocarbons in the ground resulting from the former use. In particular, the proposed dwelling is situated in the location of an infilled pond, the contents of which are unknown and may contain hazardous gas. A land contamination risk assessment (and if necessary a remediation strategy) is recommended, to be secured by condition.
- 5.3 HDC Arboricultural Officer – No objections from an arboricultural perspective. Conditions recommended for the protection of trees on the site during construction.
- 5.4 CCC Highways Department – following amendments to initial Highways comments, revised plans show the access as 5m in

width for 8m from the highway boundary and hard surfaced for the first 5m. There is also an aco-type drain at the highway boundary. Therefore, the effect of the proposed development should be mitigated with standard conditions applied to the permission.

- 5.5 CCC Public Right of Way Officer – no objections to the proposal. Informatives to be secured against the permission.
- 5.6 HDC Conservation Team – Object. It is considered that the proposed development would not preserve the setting to the listed building or the character or appearance of the conservation area.

Full comments are included in the main body of the report below.

6. REPRESENTATIONS

- 6.1 Two representations received from local neighbours, with comments summarised below:
- Blacksmiths Lane is a narrow lane with no passing points. There is no pavement with poor visibility.
 - Proposed visibility splay will not be adequate to allow safe use of the road.
 - Difficulty for vehicles turning into the site, particularly from the left.
 - Unsafe for cars exiting out of the driveway onto the narrow lane.
 - Ash trees may need to be felled.
 - Concern during construction, as difficult site and lane could be blocked and damage caused to the verges.
 - If the cottage is restored, there is the potential for at least 4 cars using the lane, which could be unsafe.

7. ASSESSMENT

- 7.1 When determining planning applications, it is necessary to establish what weight should be given to each plan's policies in order to come to a decision. The following legislation, government policy and guidance outline how this should be done.
- 7.2 As set out within the Planning and Compulsory Purchase Act 2004 (Section 38(6)) and the Town and Country Planning Act 1990 (Section 70(2)) in dealing with planning applications the Local Planning Authority shall have regard to have provisions of the development plan, so far as material to the application, and to any other material considerations. This is reiterated within paragraph 47 of the NPPF (2023). The development plan is defined in Section 38(3)(b) of the 2004 Act as "the development plan documents (taken as a whole) that have been adopted or approved in that area".
- 7.3 In Huntingdonshire the Development Plan consists of:

- Huntingdonshire's Local Plan to 2036 (2019)
 - Cambridgeshire & Peterborough Minerals and Waste Local Plan (2021)
- 7.4 The statutory term 'material considerations' has been broadly construed to include any consideration relevant in the circumstances which bears on the use or development of the land: *Cala Homes (South) Ltd v Secretary of State for Communities and Local Government & Anor* [2011] EWHC 97 (Admin); [2011] 1 P. & C.R. 22, per Lindblom J. Whilst accepting that the NPPF does not change the statutory status of the Development Plan, paragraph 2 confirms that it is a material consideration and significant weight is given to this in determining applications.
- 7.5 The main issues to consider as part of this application are:
- Principle of Development
 - Design, Visual Amenity and impact on the surrounding area and heritage areas
 - Residential Amenity
 - Flood Risk
 - Highway Safety, Access and Parking Provision
 - Biodiversity
 - Impact on Trees
 - Water Efficiency
 - Accessible and Adaptable Homes
 - Developer Contributions
 - Other Matters

Principle of Development

- 7.6 The proposed use of the land as residential must be assessed against the relevant policies.
- 7.7 Local Plan Policy LP2 states that 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.
- 7.8 Abbotsley village is defined as a small settlement under Policy LP9 of the Local Plan.
- 7.9 Policy LP9 states a proposal for development will be supported where it is appropriately located within a built-up area of a small settlement where the amount and location of development proposed is sustainable in relation to the:
- a. level of service and infrastructure provision within the settlement;
 - b. opportunities for users of the proposed development to access everyday services and facilities by sustainable modes of travel including walking, cycling and public transport;

- c. effect on the character of the immediate locality and the settlement as a whole.

Development Proposals on Land well-related to the Built-up Area

A proposal for development on land well-related to the built-up area may be supported where it accords with the specific opportunities allowed for through other policies of this plan.

- 7.10 In determining a built-up area the local plan provides the following definition on page 53: “A built-up area is considered to be a distinct group of buildings that includes 30 or more homes. Land which relates more to the group of buildings rather than to the surrounding countryside is also considered to form part of the built-up area.”
- 7.11 In this instance, while Blacksmiths Lane has a semi-rural character, the application site is located in the centre of the village and within a distinct group of buildings which includes 30 or more homes. The application site is therefore considered to form part of the built-up area of Abbotsley.
- 7.12 With regard to parts a. and b. of Policy LP9, Abbotsley has limited services and facilities. The village has a pub, village hall, church and recreation ground although no schools or convenience stores. There is a bus service from the village which can be used to access the market town of St Neots and beyond although it is likely that future occupiers of the development would travel by private vehicle to St Neots approximately 3 miles to the north-west or Great Gransden approximately 2 miles to the east, to access everyday services such as schools and shops.
- 7.13 While the opportunities to access everyday services and facilities by sustainable transport modes are limited, it is considered the limited scale of the proposal would be an appropriate amount of minor development in the Small Settlement of Abbotsley to support the growth of the settlement. The principle of the development is acceptable subject to consideration of the impact on the character of the immediate locality and settlement as a whole.
- 7.14 Part c. of Policy LP 9 requires development proposals to be sustainable in relation to the effect on the character of the immediate locality and the settlement as a whole. A full assessment of the impacts of the proposal upon the immediate setting and surrounding area will be addressed in the proceeding section of the report ‘Design, Visual Amenity, and the Impact upon the Character and Appearance of the Area and Heritage Assets’.

Design, Visual Amenity and impact on the surrounding area and Heritage Assets

- 7.15 The application site lies within the Abbotsley Conservation Area and is within the setting of the Grade II Listed Blacksmith's Cottage and barn, which is also within the ownership of the applicant. Several other listed buildings are within close proximity of the site, including the Grade II* Listed St Margaret's Church, Grade II Listed tomb within the graveyard, Grade II Listed Church Farm including barn. The adjacent Village Hall (former School) is considered to be a non-designated heritage asset.
- 7.16 The character of Blacksmiths Lane is a quiet unmarked road with grassed verges and hedgerows. Several buildings (many of which are listed) sit loosely in spacious plots either side of the lane. Extensive vegetation and high hedges soften the appearance of buildings and provide visual enclosure to the lane. Where the application site abuts Blacksmiths Lane the boundary is more open and demarked by several deciduous trees. There are currently fragmented views across the site towards the rear of the former school buildings.
- 7.17 Blacksmith's Lane is one of a cluster of five timber framed and thatched cottages located at the east end of Blacksmith's Lane, which is an historic hollow way eroded into the hillside. Despite intermittent modern development the character of the built form in this location is strongly rural and of a modest vernacular scale. A footpath runs along the west boundary of the plot towards the church and from this it is possible to view the listed building and associated barn through the intermittent boundary planting.
- 7.18 The development proposes the erection of a new single family dwelling with associated landscaping, which includes creating a terrace cut into the hillside, hard and soft landscaping and the erection of a bin and cycle store.
- 7.19 Section 72 of the Planning (LBCA) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- 7.20 Section 66 of the Planning (LBCA) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 7.21 Para. 205 of the NPPF set out that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'. Para. 206 states that 'Any harm to, or loss of, the significance of a designated heritage asset

(from its alteration or destruction, or from development within its setting), should require clear and convincing justification...'. Para. 208 goes on to state that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including securing its optimum viable use.

7.22 Local Plan Policy LP34 aligns with the statutory provisions and NPPF advice.

7.23 Policy LP11 of the Local Plan states that proposals will be supported where it is demonstrated that they positively respond to their context and draw inspiration from the key characteristics of their surroundings, including the natural, historic and built environment.

7.24 Policy LP12 of the Local Plan states that proposals will be supported where they contribute positively to the area's character and identity and where they successfully integrate with adjoining buildings, topography and landscape.

7.25 Officers have given special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

7.26 It is noted that planning permission for the erection of 3 dwellings under application 20/01068/FUL was refused permission and dismissed at appeal. The current proposal corresponds to Unit 3 of that scheme. The Inspector noted in the appeal statement that:

- 1) Unit 3 is intended to resemble the aesthetic of a converted barn [...] owing to the manner in which the church is read and experienced I do not consider that Unit 3 would adversely affect its setting or significance.
- 2) Unit 3 would occupy a significantly larger footprint when compared to either the cottage or the barn. In the context of the Cottage's diminutive scale and modest proportions, Unit 3 would have a domineering and overbearing presence. It would also have an unacceptable urbanising influence upon various views available from either the lane or the southern end of the adjoining footpath.
- 3) Owing to its size and prominence in the street scene, and to it necessitating the removal of some established planting in the proximity of the lane, Unit 3 would contrast unacceptably with the typically green and rural makeup of the lane to the detriment of the CA's character and appearance considered as a whole.

7.27 Setting to the Listed Building

With regard to the appeal decision the Inspector indicated that Unit 3 would dominate the setting to the listed building. This proposal has reduced the footprint of the dwelling by 18.5 square meters and lowered the dwelling 1m into the hillside to reduce its ridge height. Nevertheless, the Blacksmiths Lane Elevation indicates that the dwelling ridge height would be approximately 150cm above the cottage ridge height and 80cm over the barn ridge height. The footprint of the revised dwelling would be 15m in length by 5.3m in width giving a footprint of 79.5 square meters. The footprint of the barn is approximately 10m in length and 5m wide at its widest point giving a footprint of 50 square meters. The irregular footprint of the cottage is approximately 10m in length and 5.2m wide at its widest point giving a footprint of approximately 50 square meters. The footprint of the proposed dwelling would therefore be 29.5 square meters larger than the footprint of either the barn or the cottage. The massing would also appear larger as the height of the walls to the eaves would be taller, 3.75m in height to allow more spacious accommodation under the roof. Combined with a ridge 3m above the eaves this would increase the massing of the building and clearly contrast with the vernacular proportions of the historic buildings nearby.

7.28 Considering both the footprint and ridge height of the proposed dwelling it would not be equal or subservient to either the barn or the cottage and would dominate the setting to the listed building. The extensive areas of visible walls and roof combined with the large area of brick paving around the building and the bin and cycle stores would mean that the development would have an urbanising influence on the setting to the listed building. This would fail to preserve the natural rural setting to the listed building and the way in which the significance of that setting to the listed building can be experienced.

7.29 Impact on the Conservation Area

The proposed dwelling would have a significant presence within the street scene due to its length, height and massing. While this may be partly mitigated by existing trees and new planting most views of the building will take in its length rather than its gable end as shown in the Blacksmiths Lane Elevation. At certain times of the year screening from trees will be limited. The building will feature prominently in views from Blacksmiths Lane and in particular the adjacent footpath. Its modern proportions, massing, appearance and hard landscaping would read as part of the modern development in the village thereby eroding the historic rural character and contribution of vernacular buildings to the significance of the conservation area.

7.30 Level of Harm

The level of harm to the setting of the Listed Building and to the character and appearance of the Conservation Area would be less than substantial under the terms of the NPPF (2023). Paragraph 207 of the NPPF (2023) states where a development proposal will

lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. The submitted Heritage Statement did not identify any public benefit of the proposal. Whilst this application seeks to erect one private dwelling which would contribute as a windfall site to the housing need, the Local Planning Authority are able to demonstrate a 5- year housing land supply and as such any public benefits to arise from the proposal (e.g. construction employment and the occupants use of local services) are considered to be negligible and would not outweigh the identified harm to the setting of the Listed Building or the Conservation Area

- 7.31 Officers consider the proposal would not preserve the setting to the listed building or the character and appearance of the Abbotsley Conservation Area. The proposed development, therefore, does not accord with Policies LP11, LP12 and LP34 of the adopted Huntingdonshire Local Plan to 2036, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Huntingdonshire Design Guide SPD and Sections 12 and 16 of the National Planning Policy Framework.

Residential Amenity

Amenity of neighbouring properties

- 7.32 Policy LP14 states that a proposal will be supported where a high standard of amenity is maintained for all occupiers of neighbouring land and buildings.
- 7.33 It is considered that the location of the proposed dwelling provides a sufficient separation distance from Blacksmith's Cottage to ensure that there would be no significant overshadowing or overlooking of the neighbouring properties.
- 7.34 The proposed dwelling is formed within the existing Blacksmiths Cottage curtilage. The fenestration details have been designed to minimise the use of windows serving habitable rooms facing neighbouring gardens. The east elevation facing the cottage consists of several high level rooflights which would not lead to direct overlooking.
- 7.35 Overall, it is considered that a high standard of amenity would be provided for users and occupiers of the development and would not result in any significant detrimental impact in terms of residential amenity upon neighbouring properties. The proposal is therefore considered to accord with Policy LP14 of the Huntingdonshire Local Plan to 2036 and the NPPF (2023) in this regard.

Flood Risk

- 7.36 The application site is in Flood Zone 1 as identified by the Huntingdonshire Strategic Flood Risk Assessment (SFRA) 2017 which means it has a low probability of flooding and is not subject to the sequential and exceptions tests as set out within the NPPF. The site is less than 1 hectare in size and is also shown on the SFRA maps to be at the lowest risk of surface water flooding. Therefore, as per the NPPF (2023), there is no requirement for the submission of a site-specific Flood Risk Assessment.
- 7.37 Given the limited scale of the proposal for one residential dwelling, it is considered there would be no significant additional surface water run-off impacts and that precise details of surface and foul water drainage would be satisfactorily addressed as part of building regulations. The proposal therefore accords with Policies LP5 and LP15 of the Huntingdonshire Local Plan to 2036 and the NPPF (2023) in this regard.

Highway Safety, Access, and Parking Provision

- 7.38 The existing vehicular access is to be adapted and used by both the existing Blacksmith's Cottage and the proposed new dwelling. Amended plans have been approved by Cambridgeshire County Council Highways Department that show the access as 5m in width for 8m from the highway boundary and hard surfaced for the first 5m. There is also an aco-type drain at the highway boundary. Therefore, the effect of the proposed development should be mitigated with standard conditions applied to the permission.
- 7.39 The representation comments are noted. However, the Highways Authority, as the statutory consultee is satisfied with the amended site plan. Subject to conditions, it is considered that the proposal would not result in a detrimental impact on highway safety. Construction works may result in some disruption within the area, but this would be for a limited period and is not considered to be of a material planning matter.
- 7.40 The dwelling benefits from designated covered and secure areas for cycle storage which could accommodate 1 cycle per bedroom as required by Policy LP17 of the Local Plan. Adequately screened bin storage is also provided.
- 7.41 Overall, it is considered that the proposed development would not have a severe detrimental impact on highway safety, or the local road network and the proposed site is sufficiently accessible with visibility splays suitable for the speed of the road and enough space within the site to accommodate appropriate levels of parking and turning. Subject to conditions, the proposal is considered to accord with Policies LP16 and LP17 of the Huntingdonshire Local Plan to 2036 and the NPPF (2023) in this regard.

Biodiversity

- 7.42 Policy LP30 of the Huntingdonshire 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.
- 7.43 Paragraph 180 part d) of the NPPF (2023) states that planning policies and decisions should contribute to and enhance the natural and local environment by: minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
- 7.44 The application is accompanied by a Preliminary Ecology Appraisal. The report states that the site is dominated by a mix of commonplace semi-natural habitats that do not represent an overriding constraint to future development. Significant impacts on protected animal species are not predicted in relation to the proposed development. However, a number of precautionary impact avoidance and reduction measures are recommended in relation to site clearance and construction which can be secured by condition.
- 7.45 Biodiversity Net Gain
The Development is exempt from mandatory Biodiversity Net Gain as it falls under the definition of a self-build and custom build application, as it (i) has no more than nine dwellings, (ii) is no larger than 0.5 ha, and (iii) consists exclusively of dwellings that are self-build or custom housebuilding.
- 7.46 Overall, it is considered that the ecological impacts of the development have been fully assessed and could be minimised by complying with the recommended mitigation and enhancement measures secured by condition. Therefore, the proposal is considered to be in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036 and the NPPF (2023) in this regard.

Impact on Trees

- 7.47 This application is accompanied by an Arboricultural Impact Assessment, Tree Survey and Protection Plan. The site is mainly grass, which has not been managed for some time, with bramble and other vegetation starting to encroach from the surrounding hedges.

- 7.48 The arboricultural report states that the most significant individual tree is a mature open grown ash in the northern part of the site. It has some ivy but is sound and healthy looking. Along the south boundary next to Blacksmiths Lane is a row of mixed trees including a sycamore, an ash and two oaks. The oaks are the best trees of the group, although they are growing close together and becoming co-dominant. There is also a line of four ash trees, numbers, running across from the west side. These are drawn up and slender due to growing close together and all four have extensive decay cavities in the lower trunks that have developed from damage in the past. The footpath and road are well within falling distance and these trees need to be removed for safety. This would be noticeable from the road in front, but they are set back into the site behind the row of trees along the frontage, which will mitigate the visual impact on the wider area. A poor quality cherry plum also needs to be removed to improve visibility at the entrance.
- 7.49 The Arboricultural Officer has been consulted on the proposal and has no objections from an arboricultural perspective. It is noted that there are a small number of trees near to the proposal which will require protection during construction, and therefore a planning condition is recommended. Further conditions are advised for an arboricultural method statement and arboricultural monitoring throughout construction.
- 7.50 Overall, it is considered that subject to conditions, the proposal is considered to be in accordance with Policy LP31 of the Huntingdonshire Local Plan to 2036 and the NPPF (2021) in this regard.

Water Efficiency

- 7.51 Policy LP12 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. While confirmation of compliance from the Applicant/Agent has not been sought given the concerns raised with regards to aspects of the application, a condition could be attached to any approval decision to ensure compliance with the above.

Accessible and Adaptable Homes

- 7.52 Policy LP25 of the Local Plan states that proposals for new housing will be supported where they meet the optional Building Regulation requirement M4(2) 'accessible and adaptable homes' unless it can be demonstrated that site specific factors make this impractical or unviable. While confirmation of compliance from the Applicant/Agent has not been sought given the concerns raised with regards to aspects of the application, a condition could be

attached to any approval decision to ensure compliance with the above.

Developer Contributions

7.53 The application is not accompanied by a completed Unilateral Undertaking for the provision of wheeled bins and therefore fails to comply with part H of the Developer Contributions Supplementary Planning Document (2011) and Policy LP4 of the Local Plan to 2036.

Conclusion

7.54 The proposal is for the erection of a new single family dwelling with associated landscaping.

7.55 Policy LP34 states that a proposal within, affecting the setting of, or affecting views into or out of, a conservation area should preserve, and wherever possible enhance, features that contribute positively to the area's character, appearance and setting as set out in character statements or other applicable documents.

7.56 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.

7.57 The level of harm to the setting of the Listed Building and to the character and appearance of the Conservation Area would be less than substantial under the terms of the NPPF (2023).

7.58 It is considered that the proposal would fail to preserve the natural rural setting to the listed building and the way in which the significance of that setting to the listed building can be experienced.

7.59 Officers consider the proposal would not preserve the setting to the listed building or the character and appearance of the Abbotsley Conservation Area. The proposed development, therefore, does not accord with Policies LP11, LP12 and LP34 of the adopted Huntingdonshire Local Plan to 2036, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Huntingdonshire Design Guide SPD and Sections 12 and 16 of the National Planning Policy Framework.

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

8. RECOMMENDATION – REFUSE for the following reason:

1. The proposed scale and massing of the dwelling would have an urbanising influence on the setting of the Listed Building and would result in a significant presence within the street scene. The development would considerably alter this semi-rural and verdant historic space within Abbotsley Conservation Area as the proposed dwelling would create a strident element within the original historic curtilage of the Grade II Listed Blacksmiths Cottage and Barn which would detract from its setting and would cause harm to its significance within the historic core of the village. The harm identified to the designated heritage assets is significant but would be defined as less than substantial in accordance with Paragraph 208 of the NPPF (2023) which requires this level of harm to be weighed against the public benefits of the proposal, where appropriate, securing its optimum viable use. The level of harm caused to the designated heritage assets would not be outweighed by the public benefits of this minor development of one dwelling in this rural small settlement with limited sustainability benefits and the proposal is therefore contrary to Policies LP2, LP9, LP11, LP12 parts a, b & c, and LP34 of the Huntingdonshire Local Plan to 2036, and paragraph 208 of the NPPF 2023.
2. The application is not accompanied by a completed Unilateral Undertaking for the provision of wheeled bins and therefore fails to comply with part H of the Developer Contributions Supplementary Planning Document (2011) and Policy LP4 of the Huntingdonshire Local Plan to 2036.

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

CONTACT OFFICER:

Enquiries about this report to **Olivia Manton Development Management Officer** – olivia.manton@huntingdonshire.gov.uk

ABBOTSLEY PARISH COUNCIL

Clerk to the Council: Katie Bates, Bridge House, 27 Church Street, Buckden, St Neots, Cambridgeshire PE19 5TP

Email: clerk@abbotsleyparishcouncil.gov.uk

www.abbotsleyparishcouncil.gov.uk

Olivia Manton
Development Control
Huntingdonshire District Council

18th June 2024

Dear Olivia

**24/00742/FUL – Erection of a new single family dwelling with associated landscaping
2 Blacksmiths Lane, Abbotsley**

Abbotsley Parish Council considered this application at its meeting held Thursday 13th June 2024.

All members of the Parish Council present voted unanimously to recommend **approval** of the application subject to matters raised below.

Councillors considered that this is a really well presented scheme and is a legitimate infill proposal using an existing access on a low amenity site. This proposes a modest two bedroomed house of a sympathetic scale and design in relation to the existing cottage and barn. The proposed dwelling would have limited impact on the wider surrounding area. Councillors agreed that this is a good design with low eaves and ridge height. The orientation suits the site with good space around the new dwelling. It is felt that dark stained timber and dark profiled metal roof are a good choice of materials. It was considered that traffic using the site would be likely to turn left out of the site to High Street and unlikely to turn right onto Blacksmiths Lane. The ecology, biodiversity, trees and landscaping have all been very sensitively addressed.

Councillors would point out, however, the bat survey is not up to date, having been carried out in 2018. This is a legal requirement. A comprehensive, current bat survey should be carried out before the granting of any planning permission.

Councillors requested further details of the access drive; the proposals do not specify in detail the layout or finish of the surface treatment.

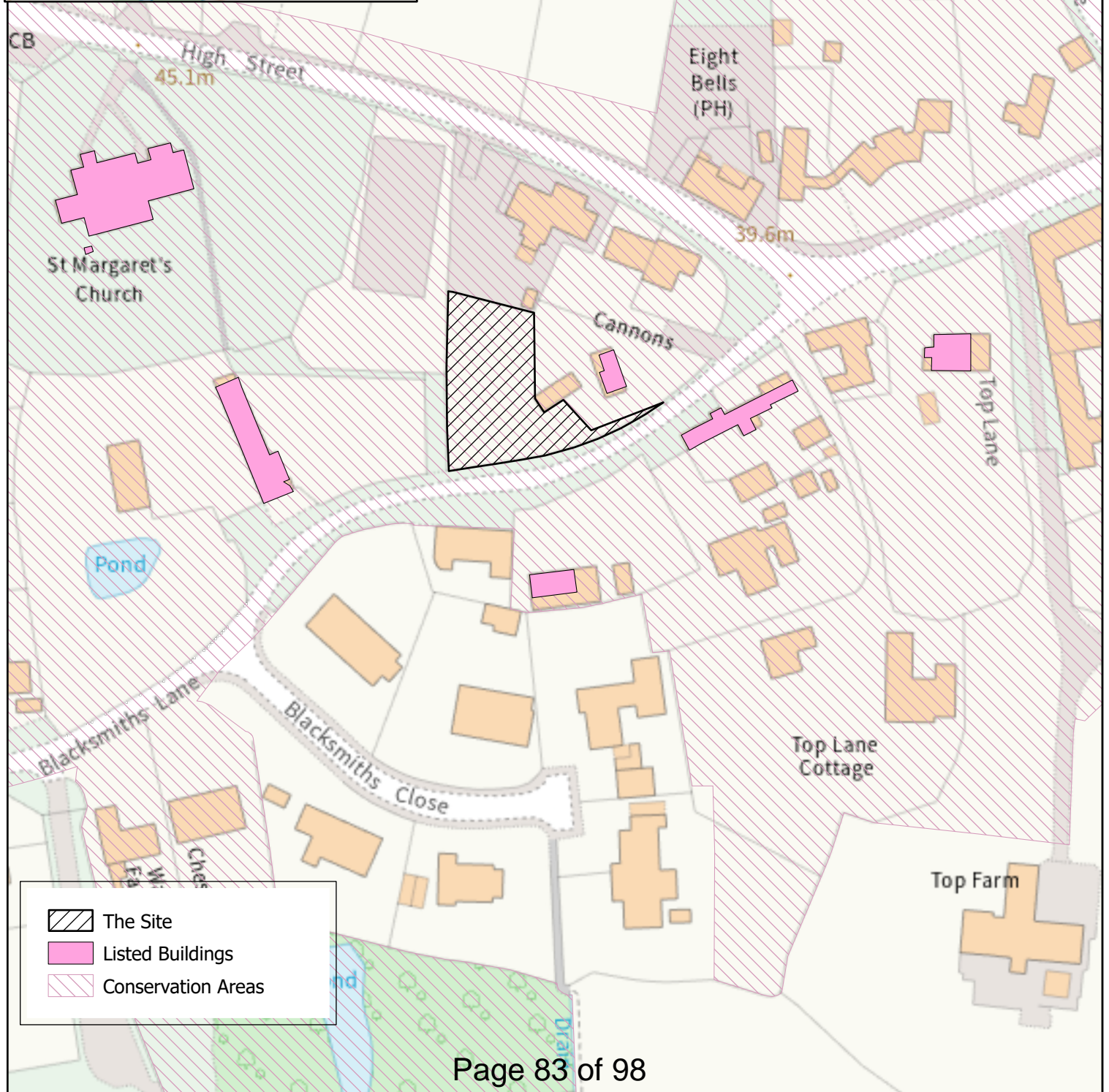
The construction phase is of particular concern given the restricted access to the site and Blacksmiths Lane being narrow. It will not be acceptable to have construction vehicles parked in the lane. As such, there should be a condition requiring a construction management plan. It was suggested that an approach could be made with the Village Hall to utilise the car park during construction.

The Parish Council therefore recommended approval subject to the bat survey being undertaken before any planning permission is granted and a construction management plan being a condition of any planning consent.

Yours sincerely



Clerk to Abbotsley Parish Council



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 information only.
 Do not scale from this drawing except for planning
 purposes.
 All dimensions to be checked on site

Key:

- Development Site
- Boundary of land in the same ownership as the development site



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Revision	Date	By	Checked
P1	12.4.24	BH	.
Issued for planning			

For
Planning

Location Plan
 Church Farm, Abbotsley
1897_E21_P1

Scale: 1:1250 at A1
 1:2500 at A3
 Date: 15.01.24
 Drawn: LC

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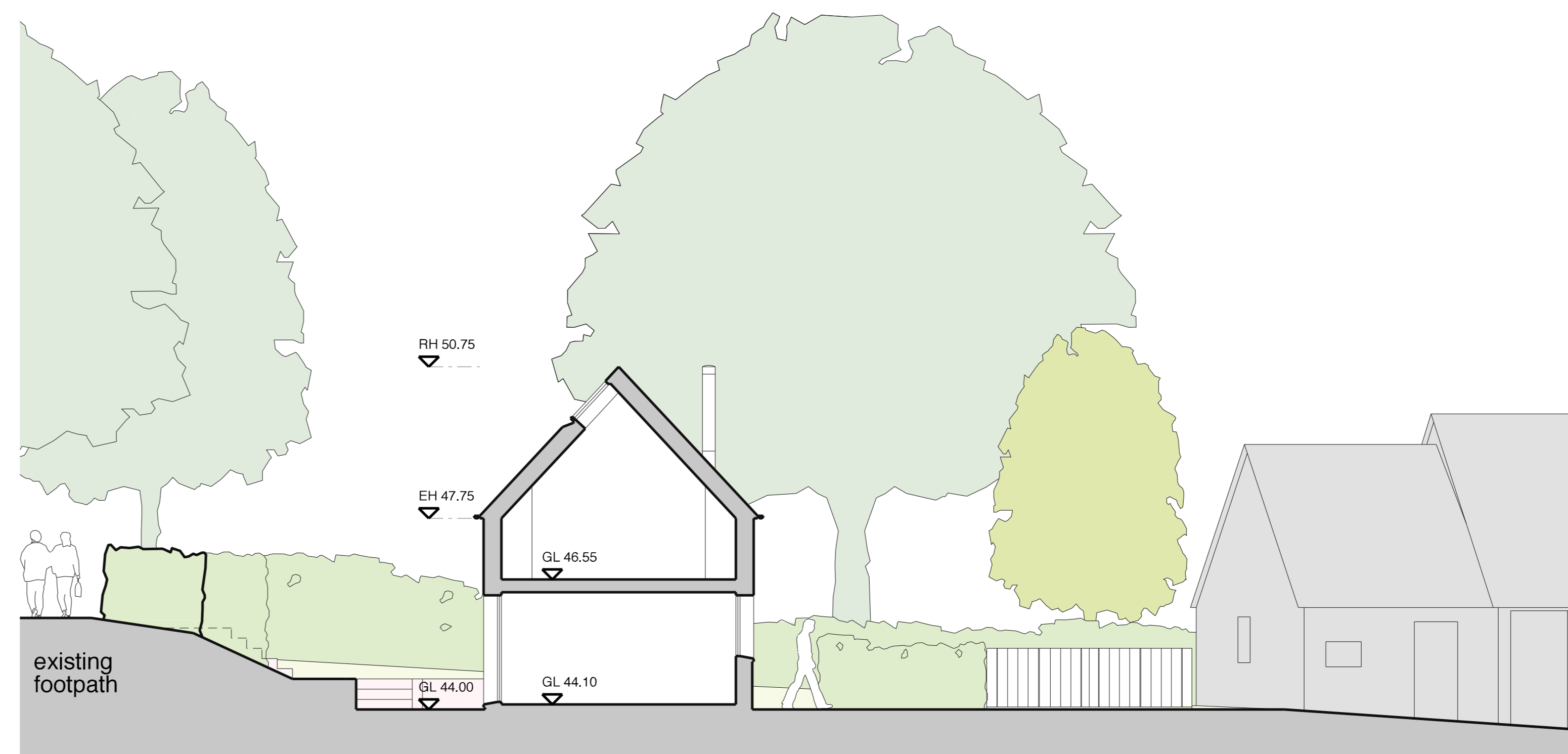


Key:

- Development Site
- Boundary of land in the same ownership as the development site

Materials:

- Grass lawn
- Brick paver path
- Gravel
- Hard surfacing, material TBC



Section AA



First Floor Plan

Roof Plan

P3	25.7.24	LC	CB
Access drive amended to suit highways feedback			
P2	17.5.24	LC	
GF plan & section amended to show bike store			
P1	12.4.24	BH	
Issued for planning			
Revision	Date	By	Checked

For
Planning

Proposed Plans and Section

Church Farm, Abbotsley

1897_P23_P3

Scale: 1:100 at A1
 1:200 at A3
 Date: 08.01.24
 Drawn: LC



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Ground Floor Plan



Key:

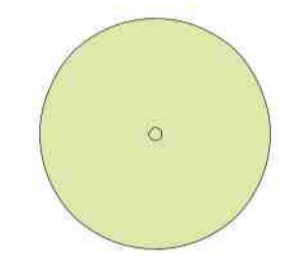
- Development Site
- Boundary of land in the same ownership as the development site
- - - - - Line of existing public sewer

Materials:

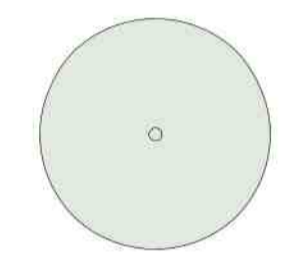
- Grass lawn
- Brick paver path
- Gravel permeable surface
- Hard surfacing, material tbc

- 1 Proposed gravel permeable surface with timber edging
- 2 Proposed brick paving
- 3 Proposed brick landscape walls
- 4 Proposed brick steps
- 5 Proposed native species grass lawn
- 6 Proposed native species hedgerow
- 7 Existing hedgerow enhanced
- 8 New wildflower grassland margins
- 9 Proposed log piles along base of hedgerow at rear boundary

Proposed native species tree:



Existing trees:



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P2	25.7.24	LC	CB
Access drive amended to suit highways feedback			
P1	17.5.24	LC	
Issued for planning			
Revision	Date	By	Checked

For Planning

Proposed External Works Plan
 Church Farm, Abbotsley
1897_P24_P2

Scale: 1:100 at A1
 1:200 at A3
 Date: 08.01.24
 Drawn: LC

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Ground Floor Plan

Key:

- Development Site
- Boundary of land in the same ownership as the development site



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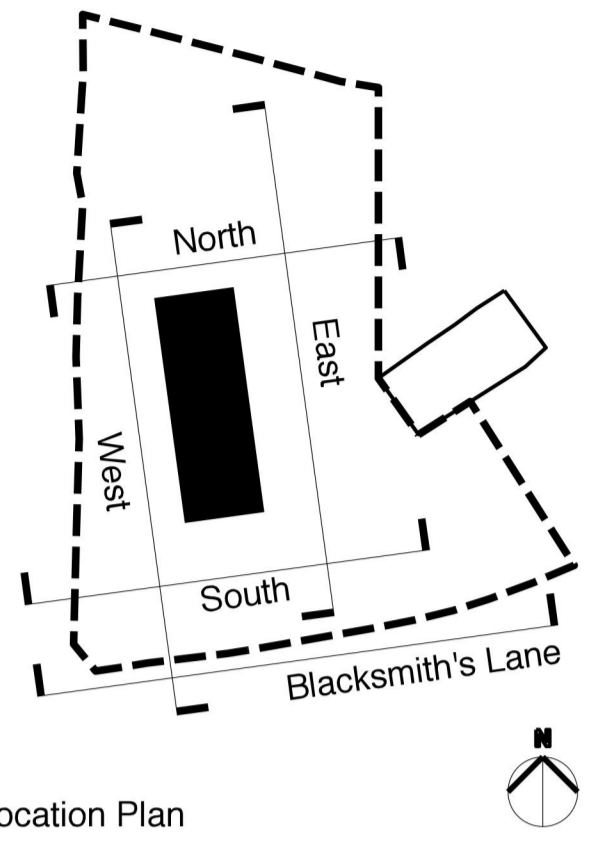
P4	25.7.24	LC	CB
Access drive amended to suit highways feedback			
P3	20.5.24	LC	
dimensions to site boundary shown			
P2	16.5.24	LC	
dimensions to neighbouring boundaries shown			
P1	12.4.24	BH	
Issued for planning			
Revision	Date	By	Checked

For Planning

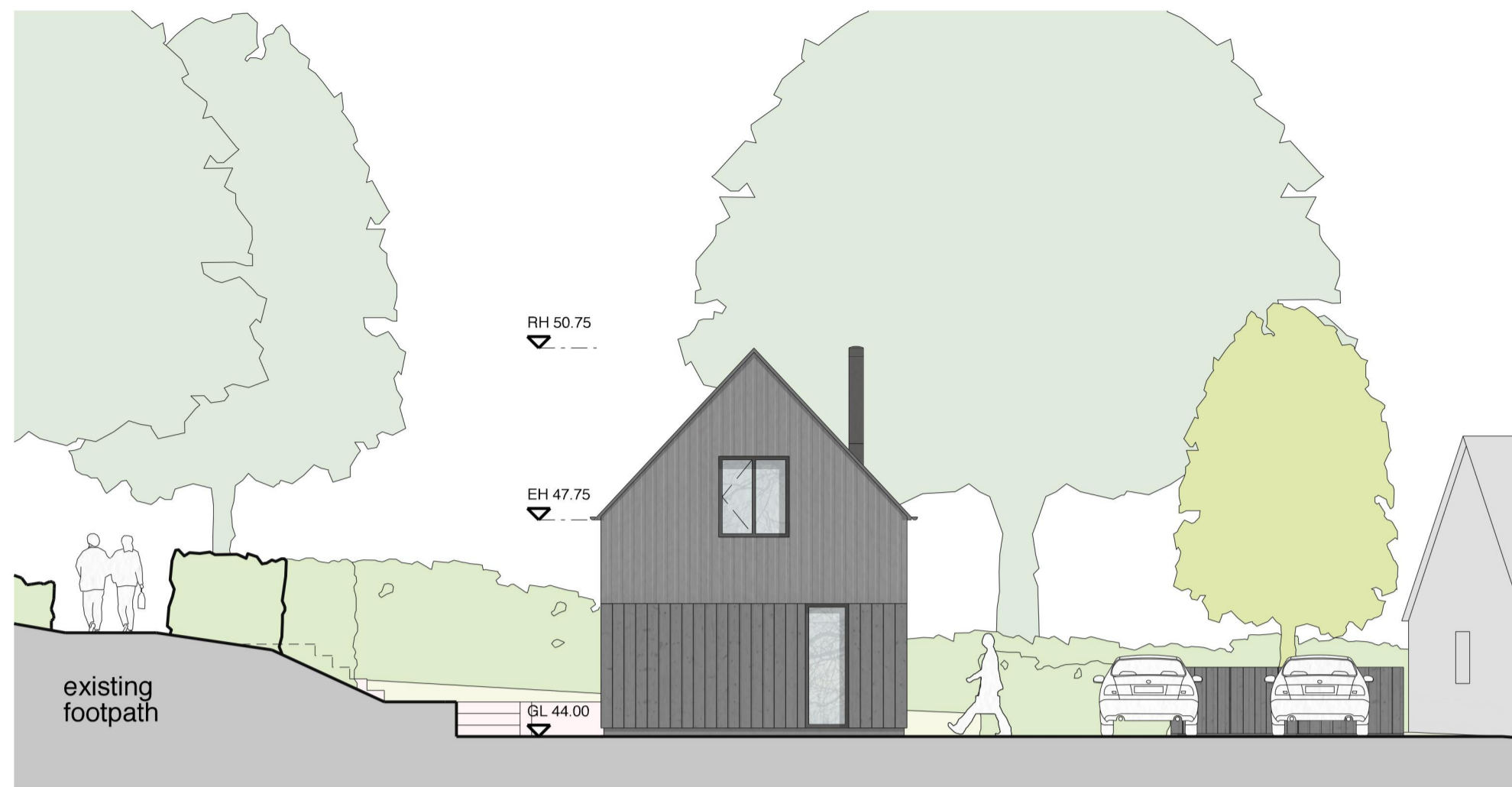
Proposed Site Plan
 Church Farm, Abbotsley
1897_P22_P4

Scale: 1:100 at A1
 1:200 at A3
 Date: 08.01.24
 Drawn: LC

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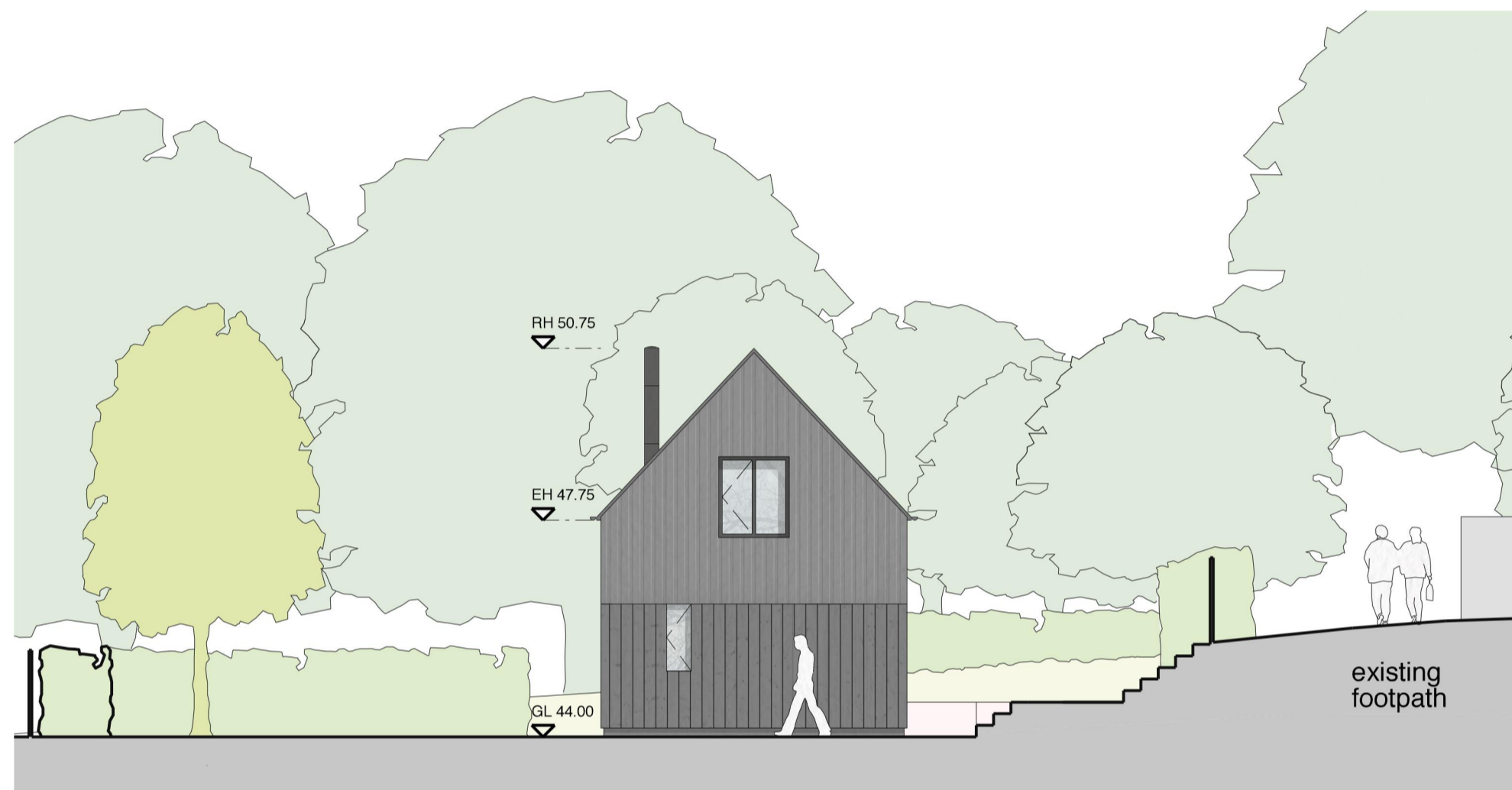
Location Plan



South



East



North



West

Page 88 of 98



Blacksmith's Lane Elevation (south)

P2	17.5.24	LC	
elevations amended to show bicycle store			
P1	12.4.24	BH	
Issued for planning			
Revision	Date	By	Checked

For
Planning

Proposed Elevations
 Church Farm, Abbotsley

1897_P28_P2

Scale: 1:100 at A1
 1:200 at A3
 Date: 15.01.24
 Drawn: LC



Conservation Consultation

Proposal: Erection of dwelling		Location: 2 Blacksmiths Lane, Abbotsley.
DM Case Officer: Olivia Manton	Conservation Officer: [REDACTED]	Application Ref. No: 24/00742/FUL

It is proposed to erect a dwelling to the west of 2 Blacksmiths Lane, a Grade II listed building located within the Abbotsley Conservation Area.

Planning History

This site was the subject of preapplication advice ref 18/70279/PENQ, which stated that a new dwelling might be supported to the side of 2 Blacksmiths Lane. Planning permission for the erection of 3 dwellings under application 20/01068/FUL was refused permission and dismissed at appeal. The current proposal corresponds to Unit 3 of that scheme. The Appeal Decision takes precedence over the earlier advice. The Inspector noted in the appeal statement that:

- 1) Unit 3 is intended to resemble the aesthetic of a converted barn [...] owing to the manner in which the church is read and experienced I do not consider that Unit 3 would adversely affect its setting or significance.
- 2) Unit 3 would occupy a significantly larger footprint when compared to either the cottage or the barn. In the context of the Cottage's diminutive scale and modest proportions, Unit 3 would have a domineering and overbearing presence. It would also have an unacceptable urbanising influence upon various views available from either the lane or the southern end of the adjoining footpath.
- 3) Owing to its size and prominence in the street scene, and to it necessitating the removal of some established planting in the proximity of the lane, Unit 3 would contrast unacceptably with the typically green and rural makeup of the lane to the detriment of the CA's character and appearance considered as a whole.

Significance

2 Blacksmiths Lane is a Grade II listed late 17th Century cottage of two bay plan with an H-plan stack opening into each main room. There are two attic rooms above the ground floor rooms. The 1838 Tythe Map records that the cottage and associated barn belonged to the Pym family. Church Farm and the plots in between the farm and the cottage were in the ownership of Queens College. At some point after 1838 the property was taken into the ownership of Church Farm.

The Inspector summarised the significance of setting to the listed building;

Indeed, the southernmost part of the site comprises an integral part of the Cottage's setting and promotes that the designated heritage asset's rural origins are easily interpreted. The site's

contribution in this sense is especially important in the context of modern development having already occurred to the other sides of the plot that contains the cottage.

2 Blacksmith's Lane is one of a cluster of five timber framed and thatched cottages located at the east end of Blacksmith's Lane, which is an historic hollow way eroded into the hillside. Despite intermittent modern development the character of the built form in this location is strongly rural and of a modest vernacular scale. A footpath runs along the west boundary of the plot towards the church and from this it is possible to view the listed building and associated barn through the intermittent boundary planting.

Proposal

It is proposed to erect a barn style dwelling to the west of the existing barn associated with Blacksmiths Cottage. The proposal would also include creating a terrace cut into the hillside, hard and soft landscaping and the erection of a bin and cycle store.

Impact



This application is assessed considering the appeal decision and therefore the principal areas of impact are to the significance of the listed building and to the character and appearance of the conservation area.

Setting to Listed Building

Looking at the appeal decision the Inspector indicated that Unit 3 would dominate the setting to the listed building. The applicant has reduced the footprint of the dwelling by 18.5 square meters and lowered the dwelling 1m into the hillside to reduce its ridge height. Nevertheless, the Blacksmiths Lane Elevation indicates that the dwelling ridge height would be approximately 150cm above the cottage ridge height and 80cm over the barn ridge height. The footprint of the revised dwelling would be 15m in length by 5.3m in width giving a footprint of 79.5 square meters. The footprint of the barn is approximately 10m in length and 5m wide at its widest point giving a footprint of 50 square meters. The irregular footprint of the cottage is approximately 10m in length and 5.2m wide at its widest point giving a footprint of approximately 50 square meters.

The footprint of the proposed dwelling would therefore be 29.5 square meters larger than the footprint of either the barn or the cottage. The massing would also appear larger as the height of the walls to the eaves would be taller, 3.75m in height to allow more spacious accommodation under the roof. Combined with a ridge 3m above the eaves this would increase the massing of the building and clearly contrast with the vernacular proportions of the historic buildings nearby.

Considering both the footprint and ridge height of the proposed dwelling it would not be equal or subservient to either the barn or the cottage and would dominate the setting to the listed building. The extensive areas of visible walls and roof combined with the large area of brick paving around the building and the bin and cycle stores would mean that the development would have an urbanising influence on the setting to the listed building. This would fail to preserve the natural rural setting to the listed building and the way in which the significance of that setting to the listed building can be experienced.

Impact on Conservation Area

The proposed dwelling would have a significant presence within the street scene due to its length, height and massing. While this may be partly mitigated by existing trees and new planting most views of the building will take in its length rather than its gable end as shown in the Blacksmiths Lane Elevation. At certain times of the year screening from trees will be limited. The building will feature prominently in views from Blacksmiths Lane and in particular the adjacent footpath. Its modern proportions, massing, appearance and hard landscaping would read as part of the modern development in the village thereby eroding the historic rural character and contribution of vernacular buildings to the significance of the conservation area.

Level of harm

The level of harm to the setting of the listed building and to the character and appearance of the conservation area would be less than substantial under the terms of the NPPF

Policy

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. The proposed development would not preserve the setting to the listed building or the character or appearance of the conservation area.

Under NPPF paragraph 205 great weight should be given to the avoidance of harm to designated heritage assets irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. The presumption against harm is based on the statutory requirement, it is not irrefutable but can only be outweighed if there are public benefits that are strong enough to do so. Under NPPF paragraph 206 any harm to a heritage asset should require clear and convincing justification and paragraph 208 requires the need for less than substantial harm to heritage assets to be offset by public benefit

Local Plan policy LP 34 reflects the statutory protections afforded to heritage assets and their management through the NPPF (2021). The proposal would fail to accord with Local Plan policy LP34 and in particular part f of that policy.

Conclusion.

The proposed development would not preserve the setting to the listed building or the character or appearance of the conservation area and should not be supported.

Recommendation: Objections raised.

Signed: [REDACTED] ur Date: 05/08/2024 [REDACTED]

PLANNING CONSULTATION RESPONSE

<p>To Olivia Manton Huntingdonshire District Council Pathfinder House St Marys Street Huntingdon PE29 3TN</p>	<p>Place & Sustainability Highway Development Management Cambridgeshire County Council West Highways Division Huntingdon Highways Depot Stanton Way Huntingdon Cambs PE29 6PY</p>
<p>App Reference: 24/00742/FULa</p>	<p>Contact: [REDACTED]</p>
<p>Date In: 05/08/24 Date Out: 06/08/24</p>	

RE: Application description

Proposal: Erection of a new single family dwelling with associated landscaping

Location: 2 Blacksmiths Lane Abbotsley St Neots PE19 6UG

Following a careful review of the documents provided to the Highway Authority as part of the above planning application, the applicant has provided an amended drawing showing the access as 5m in width for 8m from the highway boundary, and hard surfaced for the first 5m.

It also shows an aco-type drain at the highway boundary.

Therefore, the effect of the proposed development upon the Public Highway should be mitigated if the following conditions form part of any permission that the Planning Authority is minded to issue in regard to this proposal:-

HDMC 10 Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking, amending or re-enacting that order) no gates shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

HDMC 11 Prior to the first occupation of the development (or prior to commencement of the use hereby permitted) any gate or gates to the vehicular access shall be set back a minimum ofm from the near edge of the highway carriageway. Any access gate or gates shall be hung to open inwards.

Reason: In the interests of highway safety.

HDMC 13 The access shall be a minimum width of 5m, for a minimum distance of 8m measured from the near edge of the highway carriageway.

Reason: In the interests of highway safety.

HDMC 14 Prior to the first occupation of the development (or prior to the commencement of the first use) the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.

Reason: In the interests of highway safety and to ensure satisfactory access into the site.

HDMC 16 Prior to the first occupation of the development sufficient space shall be provided within the site to enable vehicles to:

- a) Enter, turn and leave the site in forward gear
- b) Park clear of the public highway

The area shall be levelled, surfaced and drained and thereafter retained for that specific use.

Reason: In the interests of satisfactory development and highway safety.

HDMC 18 Temporary facilities shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction.

Reason: In the interests of highway safety.

HDMC 19 Prior to the first occupation of the development (or prior to the commencement of the proposed use) visibility splays shall be provided each side of the vehicular access in full accordance with the details indicated on the submitted Drawing No. 1897_P24_P2.

The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.

Reason: In the interests of highway safety.

HDMC 26 The access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent surface water discharging to the highway.

HDMC 28 A metalled surface shall be provided for a minimum distance of 5m along the access road from its junction with the public highway.

Reason: To prevent mud and extraneous material being deposited on the highway.

INFORMATIVES

Vehicular Access

HDMI 1 This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.

The applicant should note that the nature of the highway works proposed will necessitate the completion of a Section 184 Highway Works Agreement between the developer and the LHA prior to commencement. [Dropped kerbs and access protection markings - Cambridgeshire County Council](#)


Highways Development Management Engineer

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Planning Appeal Decisions Since September 2024 Committee

Ref No	Appellant	Parish	Proposal	Site	Original Decision	Delegated or DMC	Appeal Determination	Costs
23/002 68/ TELD ET	CK Hutchison Networks (UK) Ltd - Agent Tom Gallivan (Dot Surveying Ltd)	Earith	Proposed 5G telecoms installation: H3G 15m street pole and additional equipment cabinets	Street Record High Street Earith	Refused	Delegated	Appeal Dismissed	No
24/004 65/ FUL	Mr James Collins	St Neots	Change of use from public house to residential dwelling.	The Millers Arms 38 Ackerman Street Eaton Socon	Refused	Delegated	Appeal Withdrawn	N/A
23/017 49/ LBC	Dr Phil Kaziewicz	Hemingford Abbots	Retention of pool building, basement car park, lift and enclosure, external courtyards, pond and associated hard and soft landscaping (revised siting), phased alterations to pool building (reduction in height), removal of staircase, removal of glazed	Hemingford Park Hall Hemingford Park Common Lane Hemingford Abbots Huntingdon PE28 9AS	Returned/With drawn Pre- Validation	N/A	Appeal Withdrawn	N/A

			balustrade to pond and alterations to fenestration of main facade of pool building.					
23/017 39/ HHFU L	Dr Phil Kaziewicz	Hemingford Abbots	Retention of pool building, basement car park, lift and enclosure, external courtyards, pond and associated hard and soft landscaping (revised siting), phased alterations to pool building (reduction in height), removal of staircase, removal of glazed balustrade to pond and alterations to fenestration of main facade of pool building.	Hemingford Park Hall Hemingford Park Common Lane Hemingford Abbots Huntingdon PE28 9AS	Returned/With drawn Pre-Validation	N/A	Appeal Withdrawn	N/A