



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, 19 MAY 2025** 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 correct records the Minutes of the meetings held on 14th April and 15th May (TO FOLLOW) 2025.

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. PLANNING SERVICES PEER REVIEW (Pages 9 - 38)

To consider a report by the Head of Planning, Infrastructure and Public Protection.

4. APPLICATIONS REQUIRING REFERENCE TO DEVELOPMENT MANAGEMENT COMMITTEE

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

(a) Yaxley - 25/00176/FUL (Pages 39 - 54)

Change of use from field to residential garden (retrospective) -1 Meadow View - Great North Road, Norman Cross, PE7 3TE.

(b) Brampton - 24/01968/FUL (Pages 55 - 82)

Erection of a single chalet style two-bedroom bungalow with associated parking - 8 Pepys Road, Brampton, Huntingdon, PE28 4PQ.

5. APPEAL DECISIONS (Pages 83 - 84)

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

LATE REPRESENTATIONS

9 day of May 2025

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 Registerable and Non-Registerable Interests is available in the Council's Constitution](#)

Filming, Photography and Recording at Council Meetings

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

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

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

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

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

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

Emergency Procedure

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

This page is intentionally left blank

HUNTINGDONSHIRE DISTRICT COUNCIL

MINUTES of the meeting of the DEVELOPMENT MANAGEMENT COMMITTEE held in THE CIVIC SUITE (LANCASTER/STIRLING ROOMS), PATHFINDER HOUSE, ST MARY'S STREET, HUNTINGDON, PE29 3TN on Monday, 14 April 2025

PRESENT: Councillor S Mokbul – Vice Chair in the Chair.

Councillors E R Butler, S J Corney, K P Gulson,
S R McAdam, D L Mickelburgh, J Neish, B M Pitt,
T D Sanderson, R A Slade and S Wakeford.

APOLOGIES: Apologies for absence from the meeting were submitted on behalf of Councillors R J Brereton, J Clarke, D B Dew, P A Jordan and C H Tevlin.

46 MINUTES

The Minutes of the meeting of the Committee held on 17th March 2025 were approved as a correct record and signed by the Chair.

47 MEMBERS' INTERESTS

Councillor S Wakeford declared a Non-Registrable Interest in Minute No 50 by virtue of the fact that he was the Executive Councillor with responsibility for Economy, Regeneration and Housing but had not had any involvement in it and had not made a pre-determined decision in the application.

Councillor J Neish declared an Other Registrable Interest in Minute No 50 by virtue of the facts that the application related to the Ward he represents and that he was a Member of Holywell-cum-Needlingworth Parish Council but he had not had any involvement in the application through the Parish Council and had not voted on it. He came to the meeting with an open and free mind.

Councillor B Pitt declared an Other Registerable Interest in Minute No 48 by virtue of the facts that the application related to the Ward he represents and that he was a Member of St Neots Town Council Planning Committee and had been present when the application had been discussed and voted on. Councillor Pitt left the meeting and took no part in the debate or voting on the application.

Councillor B Pitt also declared an Other Registerable Interest in Minute No 51 (a) by virtue of the fact that the application related to the Ward he represents and that he was a Member of St Neots Town Council Planning Committee and had been present when the application had been discussed and voted on. Councillor Pitt left the meeting and took no part in the debate or voting on the application.

Councillor R Slade declared an Other Registerable Interest in Minute No 48 by virtue of the fact that the application related to the Ward he represents and that he was a Member of St Neots Town Council Planning Committee and had been

present when the application had been discussed and voted on. Councillor Slade left the meeting and took no part in the debate or voting on the application.

Councillor R Slade also declared an Other Registerable Interest in Minute No 51 (a) by virtue of the fact that the application related to the Ward he represents and that he was a Member of St Neots Town Council Planning Committee and had been present when the application had been discussed and voted on. Councillor Slade left the meeting and took no part in the debate or voting on the application.

48 DEVELOPMENT MANAGEMENT - OTHER APPLICATION - DETAILS PURSUANT TO CONDITION 8 ATTACHED TO PLANNING PERMISSION 17/02308/OUT FOR TIER 2 APPROVAL OF KEY PHASE 2 FRAMEWORK COMPRISING BOUNDARY PLAN, DESIGN CODE, REGULATORY PLAN, FOUL AND SURFACE WATER MANAGEMENT STRATEGY AND ECOLOGICAL MANAGEMENT PLAN, TOGETHER WITH SUPPORTING INFORMATION - WINTRINGHAM PARK, CAMBRIDGE ROAD, ST NEOTS - 24/80112/COND

See Minute No 47 for Members' interests.

Consideration was given to a report by the Head of Planning, Infrastructure and Public Protection (a copy of which is appended in the Minute Book) on the Wintringham, St Neots – Key Phase 2 Design Code. The Code comprised the wider Wintringham site and incorporated residential, formal open space, informal open space, play space, education and local facilities land uses. Having received clarification of the terms of the Code in relation to roads, it was

RESOLVED

that, in accordance with condition 8 (part b) of the outline consent and subject to Officer support of all other parts of condition 8, the Head of Planning, Infrastructure and Public Protection be authorised to approve the Design Code referred to in the report now submitted.

49 DEVELOPMENT MANAGEMENT - OTHER APPLICATION - INSTALLATION AND OPERATION OF A RENEWABLE ENERGY GENERATION AND STORAGE STATION COMPRISING GROUND-MOUNTED PHOTOVOLTAIC SOLAR ARRAYS TOGETHER WITH BATTERY STORAGE CONTAINERS, INVERTER/TRANSFORMER UNITS, CONTROL HOUSE, SUBSTATIONS, ONSITE GRID CONNECTION EQUIPMENT, STORAGE CONTAINERS, SITE ACCESS, ACCESS GATES, INTERNAL ACCESS TRACKS, SECURITY MEASURES, OTHER ANCILLARY INFRASTRUCTURE, LANDSCAPING AND BIODIVERSITY ENHANCEMENT - LAND AT NORTH WEALD FARM, CROXTON, ST NEOTS - 24/00295/FUL

(R Chamberlain, applicant, addressed the Committee on the application).

that the application be approved subject to conditions to be determined by the Planning Service Manager (Development Management) to include those listed in paragraph 9 of the report now submitted.

50 DEVELOPMENT MANAGEMENT - DEFERRED ITEM - PROPOSED DEVELOPMENT OF UP TO AFFORDABLE 30 DWELLINGS TO INCLUDE

PUBLIC OPEN SPACE, LANDSCAPING, ACCESS AND ASSOCIATED WORKS. APPROVAL SOUGHT FOR ACCESS TO OVERCOTE LANE ONLY AT THIS STAGE WITH LAYOUT, LANDSCAPING, SCALE AND APPEARANCE AS RESERVED MATTERS - LAND NORTH OF LODEL FARM, OVERCOTE LANE, NEEDINGWORTH - 23/01002/OUT

(Councillor A Whyte, Holywell-cum-Needingworth Parish Council, and A Brand, agent, addressed the Committee on the application).

See Minute No 47 for Members' interests.

Pursuant to Minute No 24/44 (b), the Committee considered a report by the Planning Service Manager (Development Management) on an application for development of up to 30 affordable dwellings to include public open space, landscaping, access and associated works on land North of Lodel Farm, Overcote Lane, Needingworth. A copy of the report is appended in the Minute Book.

The Committee discussed the response by Anglian Water to consultation on the application, the scope of a proposed condition relating to odour assessment and odour mitigation and noise. Having taken into consideration relevant local and national policies, it was

RESOLVED

that, subject to the prior completion of a Section 106 obligation relating to affordable housing, provision of open space and wheeled bins, the application be approved subject to conditions to be determined by the Planning Service Manager (Development Management) to include those listed in paragraph 2 of the report now submitted or refused only in the event that the obligation referred to above has not been completed, or on the grounds that the applicant is unwilling to complete the obligation necessary to make the development acceptable.

At 9.05 pm the meeting was adjourned.

At 9.15 pm the meeting resumed.

51 APPLICATION REQUIRING REFERENCE TO DEVELOPMENT MANAGEMENT COMMITTEE

The Planning Service Manager (Development Management) submitted a report (a copy of which is appended in the Minute Book) on an application for development to be determined by the Committee. Members were advised of further representations, which had been received since the report had been prepared. Whereupon, it was

RESOLVED

- a) Erection of two-bedroom barn-style property & associated works - Land at 516 Great North Road Eaton Ford - 24/02228/FUL**

(S Richardson, agent, and R Farrer, on behalf of the applicant, addressed the Committee on the application).

See Minute No 47 for Members' interests.

At 9.25 pm the meeting was adjourned.

At 9.30 pm the meeting resumed.

that the application be refused because the site is within the historic setting of a Grade II* Listed Building and is characterised by its enclosed, verdant quality, a general absence of built form adjacent to the highway and a sense of spaciousness above and beyond the fencing and hedging, making a minor positive contribution to the setting and significance of the listed Building. The proposal for one dwelling on the site would bring modern development closer to the Grade II* Listed Building and within its curtilage and setting, removing the existing spacious and verdant buffer zone between Crosshall Manor and the modern development of Crosshall Road and would be viewable over the proposed boundary from both the public realm and the setting of the Grade II* Listed building. Therefore, the placing of built form here would remove the undeveloped space which provides a positive contribution within which the grade II* Listed Building (Crosshall Manor) can be experienced as a historic building within the St Neots Conservation Area away from the modern housing beyond its historic setting. The proposal would fail to preserve the setting of the listed building and fail also to preserve the character and appearance of the Conservation Area. The proposal is therefore considered to be contrary to the requirements of the Planning (Listed Buildings and Conservation Areas) Act and paragraphs 8c, 192, 194 and 196 of the NPPF 2024, which aim to preserve and enhance the conservation area. It is also contrary to the requirements of section 16 and paragraph 130 the NPPF and is also considered to be contrary to Policies LP2, LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036, Policies A3 of the St Neots Neighbourhood Plan, and the Huntingdonshire Design Guide Supplementary Planning Document.

52 APPEAL DECISIONS

The Committee received and noted a report by the Planning Service Manager (Development Management), which contained details of seven 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

HUNTINGDONSHIRE DISTRICT COUNCIL

Title/Subject Matter:	Planning Services Peer Review
Meeting/Date:	Development Management Committee – 19 May 2025
Executive Portfolio:	Planning (Cllr T. Sanderson)
Report by:	Head of Planning, Infrastructure & Public Protection
Wards affected:	All

Executive Summary:

Between the 6th-9th June 2024 Huntingdonshire District Council undertook a corporate peer challenge. As part of the action plan to address the recommendations of that report a peer review of planning services was undertaken between the 22nd and 24th November 2024. The final report was received in March 2025.

The Huntingdonshire Peer Challenge Team brought together 4 experienced professionals and councillors across local government and planning services.

The report (appendix 1) sets out 16 recommendations. That report recognises the enormous positive strides the department has made since April 2022, and offers suggestions for further improvements.

The next steps are to prepare an action plan or the delivery of change. Workshops have been undertaken with officers and members of the Development Management Committee. A developer forum will be convened to discuss the recommendations of the Peer review.

The Council has engaged a Change Programme Lead officer to oversee the development, implementation and reporting of the action plan.

The Committee is

RECOMMENDED

- (a) to receive the PAS Peer Challenge report, Appendix 1, and note the recommendations; and

- (b) to note an Action Plan will be brought back to the Development Management Committee within a timescale to be agreed with the Portfolio Holder for Planning, in consultation with the Chair of the Development Management Committee.**

1. PURPOSE OF THE REPORT

- 1.1 Following on from the Corporate Peer Challenge in June 2024 planning services undertook a Peer Review in November 2024. The Planning Services Peer review final report was received in March 2025. In accordance with the Councils adopted iCare values, being accountable, and the interests of transparency it is important that this document is made public to enable understanding of the journey the service has been on to date, and the opportunities that lie ahead to make further improvements.

2. ANALYSIS

- 2.1 Recommendation 6 of the Corporate Peer Review recommends that the Council retains its focus on Growth. Planning services is the key delivery vehicle to ensure the Council delivers on its growth ambitions. The subject of planning is undergoing significant change at a national level including LURB and the NPPF revised in December 2024. The NPPF is clear that planning policies and decisions should help create conditions in which businesses can invest, expand and adapt, and that significant weight should be placed on the need to support economic growth. Alongside, the government is clear we have a need for additional housing and Huntingdonshire District Councils now has an annual housing need of 1213 dwellings pa. It is anticipated that there will be further national changes to the system in the near future, including the proposed national scheme of delegation and removal of Extension of Time agreements. The peer review of planning services is a health check to ensure that the service is agile to respond to national changes in the planning system and can better deliver corporate priorities, including inclusive growth. It reviews the journey the department has been on and makes recommendations for service improvements to modernise and deliver an efficient service.

- 2.2 The Huntingdonshire Peer Challenge Team brought together experienced professionals and councillors across local government and planning services

:

- **Councillor Bill Stevens**, Planning Committee Chair, Plymouth City Council
- **Councillor Asima Shaikh**, Cabinet Member for Inclusive Economies, London Borough of Islington
- **Simon Cole**, Assistant Director of Planning and Development, Ashford Borough Council (Lead Officer)
- **Mark Dickens**, Assistant Director Planning, Manchester City Council
- **Liz Hobden**, Peer Challenge Manager, PAS

The Peers were at HDC for 3 days between the 22nd and 24th November 2024 and in that time they undertook the following to inform their report:

- Discussions/workshop with officers from across the service
- Discussions/workshop with officers from outside of the service.
- Discussion with Chief Executive.

- Discussion with the Leader and Cabinet.
- Discussions/workshop with a cross section of councillors from the Development Management Committee and the Local Plans Advisory Group.
- They reviewed Development Management Committee (recorded)
- Engagement/discussion with a cross section of businesses with experience of recent applications.
- Discussions/workshop with planning agents.
- Discussions/workshop with applicants for strategic sites.
- Discussions/workshop with Parish Councils
- Discussions/workshop with Stakeholders.

The Peer Review also offers the opportunity to recognise the enormous improvements made within the service alongside recommendations for further improvements to deliver an efficient service for residents and businesses that supports the national, regional and local growth ambitions. The Planning Service at HDC has been on the road to recovery since April 2022 when the Planning Service brought back together as a single service. Staff are positive and keen to see the service improve and be part of making that change successful. The Council is now clearly committed to supporting, resourcing and the continued improvement of its planning service after some years of performance challenges and under investment.

2.3 The Peer Review recognises that HDC planning performs reasonably well compared to other authorities, and is exemplar in the approach to CIL. It recognises the huge strides made in improving performance within Development Management, and the significant reduction in live enforcement cases.

2.4 The report sets out a number of recommendations under four themes

- Vision and Leadership
- Performance and Management
- Community and Partnership Engagement
- Achieving outcomes.

The full report is available at appendix 1.

2.5 The recommendations are:

1. Corporately recognise the value of the Local Plan - prioritise, resource and adopt a Local Plan that will help to deliver corporate priorities
2. Consider Reviewing the role and membership of the Local Plan Advisory Group
3. The Planning Service needs to create a clear strategy for delivering the Place Strategy and Corporate Plan
4. Training for Councillors and Planning Committee
5. Revise the Scheme of Delegation
6. Develop a Corporately supported Communications Plan for the Planning Service

7. Develop and implement a long-term (3-year) Planning Service Improvement Programme
 - a. Identify Project Management Resource
 - b. DM Process Improvement Review
 - c. ICT/Digital Modernisation Project to be supported corporately.
 - d. Consider structure of Planning Service
 - e. Culture Change Programme
 - f. Income generation
8. Improve the Pre-application Service
- 9. Short- term**
 - a. Ensure sufficient capacity
 - b. Review 'No-amendments policy'
 - c. Reduce reliance on Extensions of Time
 - d. Better performance information
 - e. Corporate agreement to address ICT /digital challenges
 - f. Implement annual appraisals (aligns with Corporate Peer Review)
 - g. Consistent reports to Planning Committee (to be read in tandem with amendments to Scheme of Delegation)
 - h. Secure dedicated legal advice.
10. Consider preparing planning guidance on Householder applications
11. Update Planning Enforcement Policy
12. Develop and agree a Planning and parish/Town Council Service Framework/Protocol
13. Set up clearer arrangements for better collaborative working between the Planning Service and key services and partners
14. Set out clear Customer Service Standards
15. Refresh and relaunch the Planning Agents and Developers Forum
16. Update the Statement of Community Involvement

3. KEY IMPACTS

- 3.1 The Council is legally required to comply with planning legislation, and must adhere to established procedures and regulations when dealing with planning applications, along with the development of any policies and guidance that form part of the statutory Development Plan.
- 3.2 The government recognises the importance of the planning system in unlocking economic growth and is putting in place measures at a national level to accelerate decision making. Through a programme of continued improvement planning services remains agile and responsive to change at national, regional and local levels.
- 3.3 The Huntingdonshire Place Strategy sets out the ambition for Huntingdonshire 2050, with aims to improve lives of all our residents, communities and businesses through 5 journeys. It is necessary for planning services to be solution-focussed to support the delivery of the Council's ambitions and give confidence to stakeholders, communities and businesses.

4. WHAT ACTIONS WILL BE TAKEN/TIMETABLE FOR IMPLEMENTATION

- 4.1 In March 2025 an officer workshop was held to positively shape the formation of an Action Plan.
- 4.2 In April 2025 a new Change Programme Lead officer joined Planning Services (Recommendation 7a). They are responsible for the development, management and implementation of an Action Plan.
- 4.3 A workshop with Members of the Development Management Committee will be held on the 13th March.
- 4.4 A workshop for engagement with agents/developers is being scheduled.
- 4.5 The above will inform the action plan, which will be brought back to the Development Management Committee, with a progress update.

5. LINK TO THE CORPORATE PLAN, STRATEGIC PRIORITIES AND/OR CORPORATE OBJECTIVES

[*\(See Corporate Plan\)*](#)

- 5.1 Action 54. Continue the Development Management Improvement programme to improve the performance of the planning service.
- 5.2 The recommendations and general insight the peer report highlights will assist in delivering against the corporate objective of doing our core work well, delivering good quality, high value-for-money services with good control and compliance with statutory obligations.

6. LEGAL IMPLICATIONS

- 6.1 There are no direct legal implications arising from receipt of the Peer Review.

7. RESOURCE IMPLICATIONS

- 7.1 As identified, a Change Programme Lead officer has joined the LPA in April 2025. Outcomes of the Action Plan will inform future budget bids, where necessary and will have oversight of the S151 officer.

8. LIST OF APPENDICES INCLUDED

Appendix 1 - Planning Service Peer Challenge

9. BACKGROUND PAPERS

Text. None

CONTACT OFFICER

Name/Job Title: Clara Kerr/ Head of Planning Infrastructure & Public Protection
(Chief Planning Officer)
Tel No: 07810 637540
Email: clara.kerr@huntingdonshire.gov.uk

This page is intentionally left blank

Planning Service Peer Challenge

Huntingdonshire District Council

Dates on site: 20-22 November 2024

Final Version: 6 March 2025

Contents

1. Executive Summary	3
2. Key Recommendations	4
3. Scope of the Review	8
4. Planning Advisory Service (PAS)	9
5. The Peer Team	10
6. Theme 1 – Vision and Leadership	11
7. Theme 2 – Performance and Management	14
8. Theme 3 – Community and Partnership Engagement	19
9. Theme 4 – Achieving Outcomes	21
10. Implementation, next steps and further support	22

1. Executive Summary

- 1.1 This report summarises the findings of a Planning Service peer challenge of Huntingdonshire District Council (HDC), organised by the Local Government Association (LGA) and Planning Advisory Service (PAS) and carried out by its trained peers. Huntingdonshire is a largely rural district with an area of 350sqm and has excellent transport links. It has several market towns and villages, based around Huntingdon and a population of 184,000. It has close relationships with Cambridge to the east, Peterborough to the north and Bedford to the south-west.
- 1.2 PAS were invited to Huntingdonshire District Council (HDC) in response to a recommendation of the Corporate Peer Challenge held in May 2024. The agreed focus of the peer challenge is on how the planning service can better deliver corporate priorities – particularly those on inclusive growth, the climate crisis and the environment. It also highlights specific topics e.g. the ‘no amendments’ policy and the general responsiveness of the Development Management (DM) service.
- 1.3 There is a strong sense of vision for place, regeneration, inclusive growth, thriving town centres and responding to the climate and biodiversity crisis. The new joint administration (elected in 2022 after 47 years of Conservative control) has put a Place Strategy and Corporate Plan in place that sets clear direction. It’s recognised by the Leader and the Chief Executive that the Planning Service has an important role in delivering the aims and ambitions of the corporate plan.
- 1.4 The Planning Service at HDC has been on the road to recovery since April 2022 when the Planning Service brought back together as a single service. Staff are positive and keen to see the service improve and be part of making that change successful. The Council is now clearly committed to supporting, resourcing and the continued improvement of its planning service after some years of performance challenges and under investment.

Appointing a Chief Planner in 2022 was an important step in providing clear leadership for the service. This has been borne out by the level of recovery experienced by the service in the last two years.

Looking forward from 2024, this is a pivotal moment to consolidate these improvements and invest the time and resources required to take the next steps towards creating a resilient, sustainable, efficient and effective service, aligned to corporate priorities and providing good customer service.

- 1.5 A key priority for the Council is getting the new Local Plan in place. It is critical to delivering corporate priorities through planning and other internal and external services. The target adoption date for the Plan is 2027. In the meantime, there is an important role for the Director and Senior Planning Managers to translate the corporate plan aims and objectives into practical priorities for planning. This will help provide clarity for the planning service and assurance to senior managers and leaders that Planning is helping to deliver corporate objectives at HDC.
- 1.6 To help create a positive and consistent approach to development management, we suggest a review of the structure of the Planning Service to bring together the Development Management Teams under a single Head of Service/Manager. This will help to ensure a more consistent approach to service delivery, customer service, process and outcomes. (see paragraph 6.6). How this is done is a decision for HDC.

- 1.7 To assist with service modernisation we go on to recommend a comprehensive Service Improvement Programme to be supported by a dedicated programme manager. We suggest this should cover matters including:
- process improvement review,
 - modernisation of ICT/Digital project,
 - restructuring the service,
 - culture change to empower staff,
 - customer service standards and
 - an income generation project.
- 1.8 Officer and councillor relations are positive and respectful, and more support and training are recommended for councillors on some of the more complex and technical planning issues, to better understand how planning supports the delivery of corporate priorities, to monitor progress and understand the limits and rules within which planning operates.
- 1.9 Planning Committee should focus on the most important and controversial planning applications. The scheme of delegation needs to support a more strategic approach, especially through the call-in arrangements, which currently allows for consideration of applications for two or more homes. The bar set is set far too low and allows call ins by Parish and Town Councils. As a matter of priority, the scheme of delegation should be reviewed to make it clearer, transparent and raise the threshold for delegated decisions.
- The right internal specialists should be at committee when required to provide their expert advice for councillors We would also encourage external consultees to be present, where possible. We found this is not always happening We also recommend more training for planning committee councillors to help them better understand the practicalities of committee and their role, including clarity on the overturn procedure.
- 1.10 There is scope to improve working with partners and communities. This can largely be helped by setting up the right vehicles for collaboration and engagement at the early stages of plan-making and decision taking. Parish and Town Councils need to have clarity on the level of support and service they can expect from the planning service.
- 1.11 Huntingdonshire has a planning service that is performing reasonably well compared to other local planning authorities. It has made significant steps towards improvement, having turned a corner and is delivering high quality development schemes. There is a real opportunity now to take the next steps towards comprehensive transformation. This will take investment and time. The Local Plan has a key role in supporting the council's ambitious plans for a future Huntingdonshire. Following the recommendations in this report, PAS expects to see a more integrated, effective and efficient, customer facing planning service, with clarity of its role and focussing on delivering the right outcomes for Huntingdonshire.

2. Recommendations

This section summarises the main recommendations of the Planning Peer Challenge Team. More detail on the reasons for each can be found in the main body of the report (for easy reference the relevant theme is set out in column one). It is important that the Planning Service integrates these recommendations into its own transformation/service plan and is clear about 'what success looks like'. This will help to ensure that the recommendations in this report are right for Huntingdonshire and aligned to a clear set of outcomes and measures.

Theme 1 – Vision and Leadership

Theme 2 - Performance and Management

Theme 3 - Community and Partnership Engagement

Theme 4 - Achieving Outcomes

Theme 1	R1	<p>Corporately recognise the value of the Local Plan - prioritise, resource and adopt a Local Plan that will help to deliver corporate priorities</p> <p>Achieve this by raising corporate awareness and support for the Local Plan to deliver corporate priorities (what and how); facilitate better collaborative working with internal and external partners; ensure effective engagement with communities; and consider a review of resources in the team to ensure the right level of experience is available to support the Local Plans Team to support rapid progress (new style plan).</p>
Theme 1	R2	<p>Consider Reviewing the role and membership of the Local Plan Advisory Group</p> <p>To ensure there is effective cross party working and consensus building for a Local Plan which is being prepared across two administration terms.</p>
Theme 1	R3	<p>The Planning Service needs to create a clear strategy for delivering the Place Strategy and Corporate Plan</p> <p>Improve clarity on how planning can deliver corporate goals, it is suggested that the leadership of the planning service translates the strategic vision and corporate priorities into clearly articulated strategy on how Planning can support this and set out what success will look like. .</p>
Theme 1 Theme 4	R4	<p>Training for Councillors and Planning Committee</p> <p>Support less experienced councillors by securing training for planning/economy/environment portfolio leads such as training provided by the LGA and Planning Advisory Service (Leadership Essentials). Planning Chair mentoring is also recommended for the Chair and Vice Chair of Planning Committee (PAS). Additionally, review the way Planning Committee Councillors are trained and consider PAS 'mock committee' training.</p>
Theme 1	R5	<p>Revise the Scheme of Delegation</p> <p>Urgently review the scheme of delegation to ensure that Planning Committee is focused on making decisions on significant and controversial planning applications. It also needs to be clearer and more transparent.</p>
Theme 4	R6	<p>Develop a Corporately supported Communications Plan for the Planning Service</p> <p>This will help to enhance the reputation of the planning service and encourage more self-service. Key successes (key decisions, CIL/S106 spend) should be reported - consider a newsletter for members/parish and town councils and one for Planning Agents; and review the website. This should include innovative approaches such as videos, use of digital platforms etc.</p>
Theme 2	R7	<p>Develop and implement a long-term (3-year) Planning Service Improvement Programme – which should include:</p>

		<ul style="list-style-type: none"> a. Identify project management resource to support and manage the programme b. DM Process Improvement Review – to streamline processes, improve efficiency, release capacity and take considered risks. This should include a review of standard letters and templates. c. ICT/Digital Modernisation Project supported Corporately – Review of current ICT system for DM – decide on whether to change or make best use of functionality of current system. In the short term, prioritise essential performance information for managers (including performance on pre-application service). d. Consider the structure of the Planning Service – to meet the needs of the Corporate Plan/Place Strategy; better align the service. Examples include the three DM Teams (look at mix of experience and grades in teams), consider career grade policy for planners, add senior/experienced officer grades in Teams etc. e. Culture change programme – to empower staff and achieve corporate priorities and ICARE values across the planning service. f. Income Generation Project – develop a vision, plan, achievable target, priorities and monitoring including customer feedback.
Theme 2 Theme 4	R8	<p>Improve Pre-application Advice Service (linked to R6f above)</p> <p>Review charging , quality and length of advice and monitor speed and performance. We suggest reviewing in consultation with a planning agent/developer working group – to broaden range of options/types of pre-app advice.</p>
Theme 2	R9	<p>Urgent - Short Term (1-6 months) Wins should include:</p> <ul style="list-style-type: none"> a. Ensure sufficient short term capacity/resource is available and implemented promptly when required to provide cover for absences. b. Review/change ‘no amendments’ policy c. Reduce over-reliance on extensions of time d. Better performance information for DM Managers (see R6c), include pre-app performance e. ICT/Digital – agree actions corporately to address ICT challenges to ensure efficiency of current processes and decision-making. f. Give annual development appraisals to staff in line with emerging corporate policy. g. Planning Committee – consistent planning reports, templates and presentations. To be read in conjunction with changes to R5 Scheme of Delegation . h. Secure dedicated legal advice on planning matters and legal agreements.
Theme 2	R10	<p>Consider preparing planning guidance on Householder Extensions</p> <p>This will enable self-service and more certainty for customers, better understanding for Parish and Town Councils and support</p>

		DM to make faster and clearer decisions whilst creating capacity.
Theme 2 Theme 3	R11	Update Planning Enforcement Policy Current policy last updated twelve years ago so in need of updating to reflect current priorities and resources and will help manage customer and Parish/Town Council expectations.
Theme 3	R12	Develop and agree a Planning and Parish and Town Councils Service Framework/Protocol This should clearly set out parameters for how the planning service will support the 79 parish and town councils - to help manage expectations and better manage resources. This will cover DM, Local Plan and Enforcement matters and should be agreed by HDC. Consider alongside R14 and R16.
Theme 3 Theme 4	R13	Set up clearer arrangements for better collaborative working between the Planning Service and key services and partners This should include: <ul style="list-style-type: none"> • Regular meeting with County Council – and cover Local Plan, DM and Planning Committee support. • Internal Services Group – for engagement and collaboration on the Local Plan (see R1), performance on comments on planning applications. • Identify main point of contact in planning for council led projects • Setting up a Partnership Board with external stakeholders • Training between services on what they do and upcoming projects.
Theme 3 Theme 4	R14	Set out clear Customer Service Standards This will help the service provide the good and responsive customer service it aspires to have. We suggest setting out clear expectations for customers and officers on the level of service that can be expected and performance monitoring. We also suggest an annual Customer Satisfaction Survey with clear measures of success. Consider alongside R12 and reported through R6.
Theme 4	R15	Refresh and relaunch the Planning Agents and Developers Forum A refresh and restart will help improve attendance. Changes should include clear agendas reflecting the matters to be covered at the Forum and take a collaborative approach that allows the Forum to input into the shaping of the planning service and local plan.
Theme 3 Theme 4	R16	Update the Statement of Community Involvement To provide information to local communities and Parish and Town Councils as well as setting clear expectations of developers to engage early on larger schemes. Links with other recommendations.

3. Scope of the Review

- 3.1 Huntingdonshire District Council asked the peer challenge team to assess how the planning service can better deliver the spatial objectives and corporate priorities of the District Council. This has largely arisen from a recommendation in the LGA Corporate Peer Challenge for the District Council which reported in May 2024 - for a 'review of the Planning Service to ensure that within the planning policy framework the council's priorities are being delivered, e.g. climate, environment and inclusive growth.'
- 3.2 Particular attention was also asked to be paid to benchmarking and performance of the development management service and opportunities for ICT digital improvements with more detail summarised below.
- 3.3 The peer challenge team reviewed the planning service structured across four broad themes, each designed to address a critical areas of planning service delivery and taking account of the changing context. These are:

Theme 1: Vision and leadership - How well does planning help to deliver corporate objectives, and how effectively do councillors and officers work together to deliver shared goals? Are corporate expectations for planning realistic and how does the service communicate activity?

Theme 2: Performance & Management – How does the service perform compared to similar areas including benchmarking of workloads? Is the service culture clear? How effectively are workloads managed, and how well are performance, staff talents, and capacity optimised? How effective is the management of service areas including planning policy, enforcement, development management and the developer contribution functions? How well does the service utilise technology and digital tools and how well is the service positioned to respond to national planning reforms?

Theme 3: Community & Partner Engagement - How well does the service engage with communities and stakeholders, and is there transparency in decision-making processes? How effectively does the planning service collaborate with council departments and statutory consultees? How do key partners and stakeholders (businesses and developers) perceive the planning service?

Theme 4: Achieving Outcomes – How well is planning delivering development and regeneration ambitions? Are areas of the service properly resourced to achieve these ambitions? Is planning doing all it can to delivery environmental improvements? What will help ensure the service is resilient for change and a new future?

- 3.4 On site, the peer team engaged in a series of interviews, workshops, and site visits, meeting with staff, councillors, developers, stakeholders and community representatives. The peer challenge review was an intense period of meeting as many people and groups as possible. Whilst we met some smaller developers/planning agents and parish councils, we recognise that this was a limited number of individuals and may not be representative all views across the district. Comments made and views received are considered carefully and triangulated by the team before conclusions are drawn and recommendations made.
- 3.5 It is important to stress that this peer challenge is not an inspection: it is improvement - focused and designed to complement and add value to the Council's own performance and improvement plans. The peer challenge is not designed to provide an in-depth or technical assessment but for the members of the peer team to draw on their experience and knowledge and reflect on the information presented to them and what they observed on site.

- 3.6 This report is a summary of the peer team's findings. Naturally, the peer challenge process represents a snapshot in time and will inevitably touch on things that the Council is already addressing and progressing.
- 3.7 The PAS peer team has presented a verbal summary of this report and recommendations to an audience made up of those who took part in or were interviewed for the peer challenge.
- 3.8 We would like to thank the community representatives, councillors, staff, customers and partners for their open, honest and constructive responses during the peer challenge process. All information collected is on a non-attributable basis. The team was made to feel very welcome and would especially like to mention the invaluable assistance and excellent onsite support provided by Huntingdonshire's planning team.

4. Planning Advisory Service (PAS)

- 4.1 PAS is part of a Local Government Association (LGA) programme which is funded primarily by a grant from the Ministry of Housing Communities and Local Government (MHCLG).
- 4.2 PAS's principal mission is to ensure that local planning authorities (LPAs) are continuously improving in their execution and delivery of planning services.
- 4.3 To achieve this, the PAS work programme focuses on:
- a) Helping local government officers and councillors to stay effective and up to date by guiding them on the implementation of the latest reforms to planning.
 - b) Promoting a 'sector-led' improvement programme that encourages and facilitates local authorities to help each other through peer support and the sharing of best practice.
 - c) Providing consultancy and peer support, designing and delivering training and learning events, and publishing a range of resources online.
 - d) Facilitating organisational change, improvement and capacity building programmes – promoting, sharing and helping implement the very latest and best ways of delivering the planning service.
- 4.4 PAS also delivers some of its services on a commercial basis, including change and improvement programmes for individual and groups of planning authorities in England, Scotland, Wales and Northern Ireland.

5. The Peer Team

5.1 The Huntingdonshire Peer Challenge Team brought together experienced professionals and councillors across local government and planning services:

- **Councillor Bill Stevens**, Planning Committee Chair, Plymouth City Council
- **Councillor Asima Shaikh**, Cabinet Member for Inclusive Economies, London Borough of Islington
- **Simon Cole**, Assistant Director of Planning and Development, Ashford Borough Council (Lead Officer)
- **Mark Dickens**, Assistant Director Planning, Manchester City Council
- **Liz Hobden**, Peer Challenge Manager, PAS

6. Theme 1 – Vision and Leadership

6.1 The council has developed and agreed an ambitious vision for the future of Huntingdonshire in the overarching Place Strategy and Corporate Plan. The Leader and the Chief Executive share this well-defined vision for inclusive growth, investment, the environment and place-making; and to capitalise on new tech industries unable to locate in growth hubs like Cambridge. The council is led by a new joint administration made up of five groups signed up to the shared vision. Positively, we saw there is a consensus between all political groups welcoming growth and development in Huntingdonshire. The Leader and Chief Executive see an important role for Planning in delivering these ambitions which needs to be better-communicated and realised across the planning service.

6.2 It is useful first to set out the context of the Planning Service in recent years. In 2019, following a senior restructure, the planning service was divided into two distinct services with two different corporate reporting lines. The Development Management Service, comprising area-based DM teams, enforcement, validation and conservation and environment was led by the Planning Service Manager (Development Management) who reported to the Chief Operating Officer. Planning Policy, Implementation, Strategic Development (along with economic development) were called the Strategic Growth Team and led by the Strategic Growth Manager, reporting direct to the Corporate Director (Place). Between 2019 and 2022 the Development Management Service experienced challenges in retention and recruitment, over reliance on agency staff, delays in decision-making and a lack of investment and improvement.

6.3 Since 2022, there have been big changes and improvements in the Planning Service - the two parts of the planning service, separated into Development Management and Strategic Growth Teams in 2019, were brought back together under a new Chief Planner. The huge strides in improving the Planning Service since then needs recognition. There has been a significant reduction in the backlog of applications, improved performance and continued delivery of strategic development sites. During our meetings we heard positive feedback about the Chief Planner and, particularly, the Strategic Planning Team. We also observed good relations between councillors and officers, and, at Planning Committee, there is a respectful relationship between officers and members. Positively, this demonstrates that there is a desire to improve, however this is not a static exercise, and there needs to be continuous progress and a clear understanding of the end goal and 'what success for the service looks like'.

Looking forward from 2024, this is a pivotal moment to consolidate these improvements and invest the time and resources required to take the next steps towards creating a resilient, sustainable, efficient and effective service aligned to corporate priorities, providing good customer service and which is resilient to adapt to upcoming national changes to planning.

6.4 The Local Plan is the key planning vehicle for delivering the corporate vision and priorities. The local plan needs resources, the support and attention of senior leaders (across all political groups) and managers if it is to be successfully delivered. The current Local Plan – though over five years old – remains ambitious with plans for 20,100 homes and 14,400 new jobs to 2036. The government's revised national housing numbers (published Dec 24) propose an increase for Huntingdonshire from 804 dwellings per annum (dpa) to 1213dpa, which the new Local Plan (LP) will be required to plan for. Local Plans take a long time to prepare and adopt – the HDC LP is timetabled to be adopted in 2027 taking account of the accelerated new style local schedule with gateways as proposed by the government's planning reforms. As the Plan preparation falls across two administrative periods, PAS supports an approach where even more focus is given to building cross party consensus. This can be done by a review of the terms of reference of the Local Planning Advisory Group (LPAG) to clarify its role to provide a steer to officers and report to Cabinet.

6.5 Work is underway to ensure the emerging Local Plan will deliver corporate priorities including preparing joint studies and aligning the local plan with internal team strategies. However, we heard feedback from internal teams that they would like to be more involved and collaborate at an earlier stage in plan-making. For example, in preparing briefs for studies. We recommend setting up an Internal Services Group to ensure studies, plans and strategies are joined up at key stages and benefit from other service oversight and potentially other services resources.

6.6 We were asked to look at benchmarking resources in the planning service. Turning to the Local Plans Team, although we think the Team probably has the right number of posts in the establishment, we think that there are insufficient senior roles. This will be especially important to create resilience given the new style plan route with an accelerated timetable alongside anticipated changes to the National Planning Policy Framework and increased housing needs.

6.7 In terms of planning decision-making (the three planning applications teams), feedback from political leaders, internal teams, councillors, businesses and developers there is the perception of two contrasting cultures between the DM/Specialist Teams and Strategic Planning Team. The area-based DM Teams and Specialist Team are perceived as more risk averse, less flexible, less communicative and less clear on council priorities. The Strategic Planning Team is seen as more flexible, positive and responsive. These perceived differences could be a result of the split of the planning service in 2019 - the DM Teams experienced a turnover of staff, have higher volumes of work, with backlogs of applications and there has been less collaboration and shared experience across the service. An example is within the area-based DM Teams and Specialist Team there appears to be a lack of awareness, pragmatism and prioritisation (in dealing with applications) to help to deliver council priorities and social value. We recommend a number of actions to support change, including a clearer translation and communication of the corporate goals into planning priorities by senior planning managers, a more aligned planning applications service and a review of the 'no amendments' policy.

6.8 The Implementation Team collects Community Infrastructure Levy (CIL) and Section 106 contributions, and make sure they're distributed and spent in a timely way – this is important for local as well as strategic infrastructure. CIL income last financial year was high (£12m) - reflecting the level of housing development underway in HDC. Although these sums need to be spent in line with legislation, regulations and legal agreements, they can align with corporate and local priorities (up to 25% of CIL goes to Parish and Town Councils if there is a made Neighbourhood Plan). We recommend planning managers raise the profile of this work by providing more briefings and publicity linking it back to planning and corporate plan goals.

6.9 Development Management Committee (DMC), is the 'shopfront' of Huntingdonshire's planning service and has an important role in making decisions on significant applications that enable growth and investment needed in Huntingdonshire. It is important that the Committee is allowed to focus on larger, controversial and complex planning proposals. To this end we recommend the current scheme of delegation (which is very complicated and sets an unusually low threshold for planning applications to be decided at DMC) is reviewed **as soon as possible**.

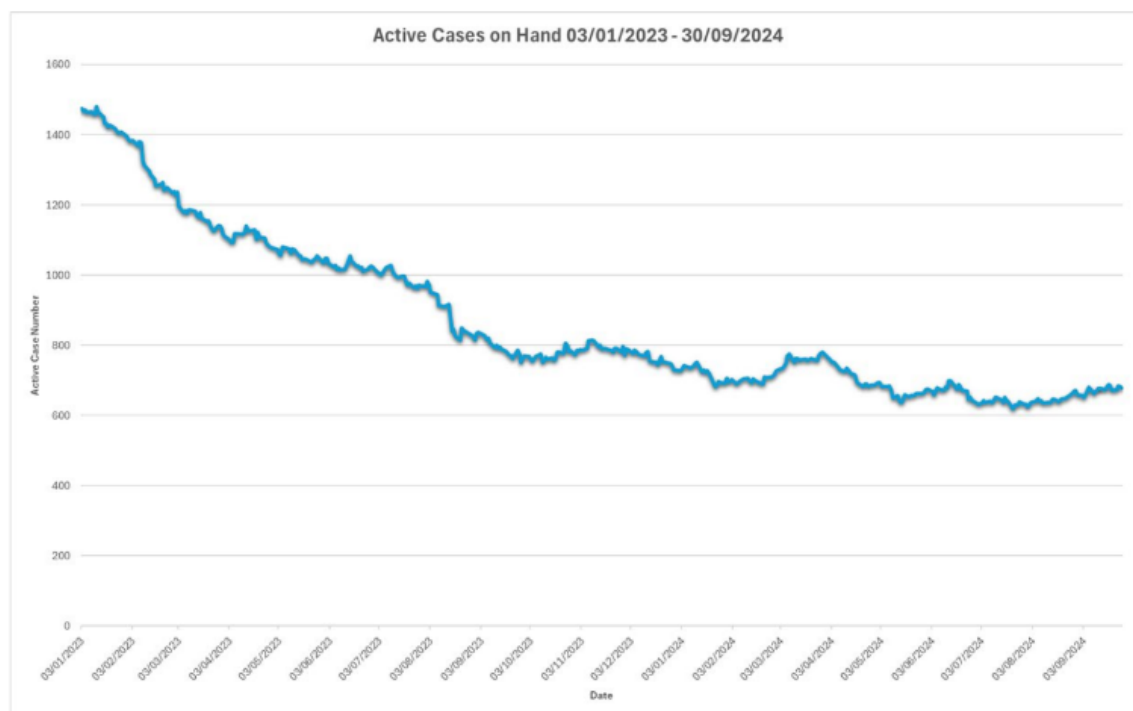
6.109 During our time on site, the peer challenge team identified several opportunities to support the planning committee. The Chair and Vice Chair, we also suggest should consider taking advantage of being mentored by an experienced Chair of Planning Committee through LGA/PAS. Committee members more generally (especially newer members) may benefit from PAS 'mock committee training' – where various committee

scenarios can be played out. Consideration should also be given to committee members receiving specific training on the local overturn procedure and the role of councillors in any consequent appeals – at the moment these roles are not fully understood.

7. Theme 2 – Performance and Management

Performance Overview

7.1 Huge strides have been made in improving the performance of Development Management and Enforcement services since 2022. This is credit to staff, managers and the new chief planner. Successes include a reduction in longstanding backlogs of planning applications and there is no longer a reliance on agency/temporary staff to support the service. We are advised that on average 95% of applications are delegated to officers for determination – which is just short of the national average of 97%. There have been major achievements with the Enforcement cases having gone down from 1000 live cases on hand to 400 (over a longer period).



7.2 To assist with tackling the backlog, a 'no amendments' policy was introduced in October 2022. This involves not allowing amendments to planning applications (excluding strategic cases) once validated, therefore increasing reliance of applicants/developers on the pre-application advice (which was relaunched at the same time). This enables them to get their applications right the first time. However, we found that the policy is being applied inconsistently – with small amendments allowed for some applications and for majors. The continued use of the policy, now the backlog is significantly reduced, is having a harmful impact on the reputation of the planning service (within and outside the council) as it appears to be resulting in higher than national average refusal rates (at over 20% - with 10% nationally). Arguably it's also adding to a negative culture in the DM Teams and disempowering officers. There are merits, in the right circumstances, in limiting the number of amendments allowed per application and encouraging applicants to use the pre-application advice route, but we strongly recommend **a review of the policy immediately**.

7.3 In terms of national performance indicators, the speed of performance for planning applications currently stands at 88% (decisions within time) for majors and 86% (decisions within time) for non-major applications. The performance sits comfortably within nationally set targets (60% majors and 70% non-majors). However, there is a reliance on extension of time agreements to meet targets. These are set to be abolished by the Government in line

with proposals from the previous government, so the service needs to start to reduce its reliance on extensions of time as soon as possible in line with overall improvements (see R9 urgent short term wins). In our meetings with Planning Agents, we heard that, in their experience, eight week targets for non-major applications are rarely met (one agent said not one of their recent 64 planning application decisions was made within 8 weeks).

7.4 A lack of dedicated legal advice for the planning service (currently provided jointly) is leading to delays in agreeing and signing s106 agreements and this is having a detrimental effect on determination times for Major applications. The Peer Team understands that a review is being undertaken of current legal support and concerns will be expressed through this process.

7.5 The pre-application advice service relaunch is welcome and considered necessary alongside the 'no amendments' policy. But in terms of performance, officers rarely meet deadlines for responses. For example, householder pre-application advice on average takes 9 weeks (rather than the 4-week target) whilst larger schemes can take longer - pre-application advice on proposals for 10-49 dwellings takes on average 20.4 weeks. This makes the high cost to developers of pre-application advice harder to justify and further impacts on the service's reputation. There should be clear expectations set and met.

7.6 The management, distribution and spend of CIL and s106 income is well organised and efficient. This is critical for delivering infrastructure and given the number of Parish and Town councils in Huntingdonshire. CIL income stood at £12m last year, reflecting the amount of development going on in the district.

7.7 There are some delays caused by waiting for responses from internal and external consultees. This is impacting on the speed of decision making. We heard that some consultees have backlogs and can take months to comment, such as flood risk advice. See R13 for a proposed approach to address this through collaborative working arrangements.

Management and Culture

7.8 We understand that the two parts of the Planning Service were brought back together in 2022. This, with the appointment of a Chief Planner at the helm is positive and has led to tangible improvements to the service. The Chief Planner is well regarded by the business community, the development industry and staff.

7.9 To build on the momentum created by Planning Service consolidation, the service should now look at ways (such as via a review of the structure) to progress bringing the component parts together more effectively. This will help to ensure there is a more consistent and positive culture across the service.

7.10 We were asked to review whether the resources in the service are adequate for the amount and type of work. The focus here is on the Development Management Area and Strategic Teams where recruitment and retention challenges are greatest (see paragraph 6.5 for Local Plans resourcing). Our view is that the number of planning officers in the DM Service is about right for the volume of work received (once the backlog has been cleared). Through a reorganisation of the DM Teams (see R7d) there is scope to look at the grades and types of roles in the service to better reflect the type of work; the area teams are dealing with a high volume of small applications and could utilise more staff on junior grades. There will also be an opportunity to look at more apprentices and introduce a career grade policy to help the service 'grow its own' planners. The concerns raised by staff about lower pay and grades than surrounding authorities can also be addressed. This should help with better use of resources and retention and recruitment of staff.

7.11 The lack of reliance on agency staff is to be commended. But we noted there are some temporary vacancies in key roles being covered internally. We suggest that if these

vacancies are for over three months there should be longer term solutions. This will support resilience in the DM and Planning Service.

7.12 To improve DM performance, it is critical for managers and team leaders to have access to timely, effective and efficient performance data. Currently managers and team leaders have to self-serve from the Uniform system (see ICT and Digital below). We recommend that performance data is automated and provided to on a weekly basis.

7.13 In terms of staff management, officers in the Planning Service receive regular one-to-ones, but don't receive an annual development appraisal. This reflects past practice in HDC. We were advised that appraisals will be introduced through the upcoming corporate Workforce Strategy. Given the imperative to improve the planning service and retain staff, we recommend that these be introduced as a priority to support, develop and retain staff particularly in the context of service challenges, changes and improvements. Appraisals also go towards providing a golden thread from corporate priorities to the planning service to individual planning staff.

7.14 The culture of the DM Area Teams is risk averse. Managers should be encouraged to empower staff to take balanced and calculated risks and allow them to learn from their mistakes. This is all about having a supportive culture that enables staff to develop and grow. Planning applications services are all about weighing up issues, evaluating proposals and making decisions. A more empowering culture will lead to a more efficient service that is value for money, better understanding of council priorities (such as social value) and result in better staff retention.

Process and Validation

7.15 We were impressed by the DM Administration Team which, though holding vacancies, has taken a positive approach to improve process, clear the backlog, introduce change and update templates/letters. We also heard good feedback on the Team's responsiveness to Freedom of Information requests.

7.16 We did find, however, that the processing of planning applications still involves unnecessary steps, stages and hand offs between teams. For example, validation of planning applications is done by the admin team. These are then passed to Team Leaders to allocate to officers to check that validation has been carried out correctly – sometimes this transfer and the additional validation can take days if not weeks. This risk-averse approach extends to other parts of the DM process and decision-making including sign offs limited to a small pool of senior officers. Unnecessary delays, extra work and inefficient use of resources are the result. There is a desire in the Admin Team to make changes, but these are being held back by current processes and approaches. We recommend a process improvement review involving all staff be carried out on all stages of the process from receipt to implementation, including in signing off decisions.

ICT and Digital

7.17 Uniform, the system used by DM in HDC, though regarded as reliable (but non-flashy) and used by many DM services, is not being used to its full functionality. To address this the Technical Team relies on irregular support from a private consultant to incrementally improve the system. An example of an important but unused function is electronic workflow – a tool which helps planners manage their planning application caseloads. It also provides managers with better performance information. This is a sign of the historic under-investment in the Service which needs to be addressed.

7.18 We strongly advise that Uniform is reviewed in good time before the contract is up for renewal. This is a crucial opportunity to secure good system support for a modern DM Service for the future. We recommend a full ICT/Digital modernisation programme, agreed corporately, is developed and implemented with the support of the council's IT Team (see R7). This requires investment, but we consider this essential for the efficient and effective planning service which HDC seeks. It will enable better use of resources and create capacity to focus on value added tasks and improving customer service.

7.19 In the meantime, we recommend that the right time and IT support is provided to increase the functionality of the current system – as mentioned above – to provide workflow and performance data amongst other things to address day to day challenges (see R9).

Customer Service

7.20 We heard that on average 500 calls a month are received by the Customer Service Team largely relating to individual planning applications, delays and a lack of communication by planning officers. It was good to hear the management team is keen for customer service to improve and have arranged training to help. We also heard of the example of excellent customer service provided by an individual officer – where emails and calls are answered in a timely way. The result has been positive feedback and barely any calls relating to their cases reaching the Customer Service Team. This demonstrates the benefit of a proactive, customer focused approach in saving time and stress for all parties.

7.21 Channel-shifting customers towards the website for self-service and support will reduce the call on officer time and give support to customers 24/7. We recommend improving the website as part of a communications plan for Planning (R6).

7.22 Customer service can often be the first casualty when there's a backlog of planning applications. For example, newly issued mobile phones are not turned on. A more customer-focused culture needs to be rebuilt now that the backlog has been cleared. We therefore recommend that customer service standards be agreed and published by the planning service. This will help to provide clear expectations for customers and of officers.

Income Generation

7.23 Income generation is important for the Planning Service to supplement planning application fees and help it cover more of its costs, allowing investment in the Service. The main examples are pre-application advice, planning performance agreements, charging for specialist services (including other councils), and some councils charge for amendments. The Government has also committed to carrying forward legislation to increase planning application fees from April 2025, which will also help.

7.24 The pre-application service has largely been a focus of income generation (£150k to date this financial year) alongside planning performance agreements (PPAs - £268 over past 2 years)). But the income needs to be sustainable and the service reliable and respond to customer needs. Planning agents feel that too much detail is required up front, and this requirement is applied rigidly. This is reflected in the examples of pre-app advice shared with the peer team. There are concerns that it takes too long to receive advice (see above), the advice was often non-committal and the charges very high (ranging from £400 for householder advice with £33k for the largest scheme). From the experience of the Peer Team, these are among the highest charges nationally. We recommend an review of fees to ensure the service aligns with the fee, the introduction of performance management of pre-application responses and a review of the length and quality of advice. A more flexible approach should also be considered so agents/applicants don't incur unnecessary costs for detailed drawings (see [PAS Pre-application advice good practice](#)).

Planning Performance Agreements (PPAs) are an effective way of raising income with many councils using this income to secure temporary experienced and senior staff in response to fluctuating demand. To assist with this strand of work, we recommend prioritising PPA templates and training for officers.

Comprehensive Service Improvement Programme

7.25 To bring these strands together we recommend that the Planning Service secures a dedicated programme manager resource to develop and implement, with the support and involvement of planning service staff, a programme of comprehensive service improvements. Given the need to carry on delivering the service in parallel, the programme may take up to three years to implement, so prioritisation will be essential. We have also suggested urgent actions to support the DM Service in the short term.

Planning Guidance

7.26 A high proportion of applications received in HDC are householder applications. We heard these can be time consuming for applicants to submit and officers to determine. The 'no amendments' policy currently means this can be an area of friction with customers. There could be significant time saving, and a win win for all parties, by providing online guidance on householder extensions and alterations. This will enable more applications to be submitted right the first time, better manage expectations and reduce the need for amendments/refusal of applications. There are numerous exemplar versions that could be adapted to be HDC specific.

8. Theme 3 – Community and Partner Engagement

8.1 The Place Strategy has been prepared with stakeholders and partners and provides the overarching strategy for the future place and inclusive economy for Huntingdonshire. This and the Corporate Strategy 2023 are ambitious and are setting direction for the emerging Local Plan which will help to deliver the priorities, such as through new homes, affordable homes and workspace. The Chief Executive and Leader are very committed and working hard to build relations with key stakeholders - large employers, businesses and developers interested in investing in Huntingdonshire.

8.2 We met with a range of businesses, developers and planning agents to hear their feedback on the planning service which was mixed. On the positive side, larger developers working in Huntingdonshire praised the quality of service provided by the Strategic Development Team (which deals with applications of over 200 new homes, renewable energy and complex cases). The team has a number of experienced planners and urban design officers who are aware of 'the big picture' and corporate priorities in Huntingdonshire. There are clear positive approaches here which should be adopted more widely.

8.3 We heard from a few planning agents, who submit the smaller applications where there are higher volumes of work, that it's not possible to contact officers, applications take a long time to determine, and officers seem unable to make decisions and are risk averse. Whilst they said the service was poor, they qualified this by saying it was a 6 or 7 out of 10 service compared to comparable planning authorities nearby.

8.4 The business leaders we met expressed frustrations with delays in the planning service, lack of communication, and what appeared to be a disconnect between corporate goals and planning decisions, even on allocated sites. The recommendations in this report are aimed at helping to address these concerns including the service improvement programme and setting clear customer service standards.

8.5 Turning to the Local Plan, good progress is being made with engagement. Scoping of the Plan, proposed sites along with a call for sites has very recently completed consultation. At the time of the visit, we understand that over 3000 responses had been received via a local plan portal and several Roadshow events held around the district. We heard some negative comments on both the portal and roadshow events (e.g. the portal timed out, lack of displays at the roadshow) - we suggest now is a good time to listen to and review the approach to improve later stages of Local Plan engagement.

8.6 The seventy-nine Parish and Town Councils in Huntingdonshire are active, interested and provide an active community of engagement. However, they are frustrated and critical of the Planning Service and want more contact with planners and enforcement officers and to be engaged better and earlier on the local plan. We felt the expectations of the many Parish and Town Councils can no longer be met by the planning resources available to the council. We recommend the district council agrees a service protocol for Planning and Parish and Town Councils. This should include instructions on how to self-serve using the website. Where information is not publicly accessible, clearly outline what, who and how the planning service can be contacted and include training available and propose frequency of joint meetings. We think this will enable a reset in relations between HDC councillors and the town and parish councils.

8.8 Although the Statement of Community Involvement (SCI) has been updated relatively recently we noticed it doesn't include the need for major developers to engage communities on upcoming developments at the earliest possible opportunity. Setting out this requirement

and expectations will promote better engagement with HDC's active communities and relieve pressure on DM services down the line.

8.9 Strategic partners and statutory consultees gave a strong sense of positive relationships with HDC, with a number engaged early and effectively on the local plan and in delivering strategic infrastructure. There was a clear desire expressed for more structured links to the HDC planning service, particularly from those keen to deliver strategic infrastructure. We think this can be achieved by formalising contact (meetings with agreed regularity) to help create better understanding of each other's priorities and challenges. In turn, DM teams should be made aware of these and prioritise responses by importance.

8.10 There was a mixed picture in terms of partners' timeliness in giving comments, which is a frustration for the DM Service and is delaying decisions. This requires proactive work upstream by senior managers in Planning and potentially in the Senior Leadership Team (see R13).

8.11 We also met with Teams in the council that engage regularly with DM, Implementation Team and input into the Local Plan. These teams are important in helping to link the planning service to delivering other strategies in the district. The Teams were, again positive about individual officers in the DM Service. They are engaged in the Local Plan but asked that they be engaged at the earliest opportunity on studies, policies and new ICT software such as Exacom (used for s106/CIL).

8.12 In terms of the DM Service – the Internal Teams felt there was a disconnect between planning and council projects that are delivering council priorities. They said DM seem more 'rulesy' and less flexible than the Strategic Planning Team. One officer said 'it feels like we're on different sides'. Alignment of the Service with corporate priorities is important but is achievable whilst ensuring its quasi-judicial role is maintained. There should be a recognition of the regulatory role of planning, but also its ability to enable and deliver wider objectives. This can be helped by better connecting these strategic priorities to planning and placemaking goals, building the confidence of planning officers and sharing training and understanding between services (this was offered by some internal teams). Planning should be engaged in corporate projects at the right time. Creating culture change in the service to enable more pragmatism, empowering staff to take calculated risks, and prioritisation (see para 7.14) will also be key to introducing these changes.

9. Theme 4 - Achieving Outcomes

9.1 There have been positive achievements in the Planning Service. Since its adoption in 2019, the local plan has helped to identify key sites and enable delivering of significant numbers of new homes, jobs and infrastructure in Huntingdonshire – it plans for 20,100 new homes by 2036 and 14,400 new jobs. There is also an enviable 6.49 five-year housing land supply in the district.

However, the soon to be published new housing needs will be increasing. This makes it even more of an imperative to review and adopt the new local plan to address the emerging new housing numbers and consequently help protect valuable sites from unwanted development. The local plan review is critical to taking these changes forward and there needs to be a strong focus on supporting its progress to adoption in 2027.

9.2 There is a consensus of views in Huntingdonshire District Council wanting to see investment in the district including inclusive growth, new homes and improved infrastructure. This bodes well for all political groups to agree the emerging Local Plan. We think this will be assisted by a focussed review terms of reference and operation of the Local Plan Action Group.

9.3 The District has an excellent track record of delivering new homes, including affordable homes. (1239 new home completions in 2023 with 494 affordable completions in 23/24). We visited one of the district's strategic sites at RAF Brampton. We were impressed by the quality of development being brought forward which has been helped by close working between the Strategic Planning Team (planner and urban design officer) and developer. We heard more support for this approach from the other developers of strategic sites in the district. Effective working on these sites is positive and collaborative and helping to deliver positive outcomes for residents of Huntingdonshire. These demonstrate the vital role Planning plays in supporting good growth and positive outcomes for the District.

9.4 The level of development underway in the district means CIL and S106 income is buoyant. Hunts was an early adopter of CIL and is an exemplar authority for operating and spending CIL and s106. The outcome is well managed and timely spend on community and strategic infrastructure. A recent review of CIL governance has also taken place. One challenge for the Planning Service is the lack of dedicated legal advice. We recommend a new approach to providing legal advice required by the service to ensure timely decisions on larger planning applications as currently these are causing significant and unnecessary delays to issuing planning decisions (see R9h)

9.5 In terms of planning on a more strategic level. Huntingdonshire DC has close links with surrounding districts and cities. It falls within the Cambridgeshire and Peterborough Combined Authority (CPCA), with Cambridgeshire County Council having statutory responsibility for matters relating to highways, archaeology and Lead Local Flood Authority. The CPCA is responsible for helping to coordinate and deliver investment in key road improvements and NSIPs with the county and districts. These make an important contribution to Huntingdonshire Place Strategy and Plan and HDC is taking an active role. This bodes well for any future working on a strategic development strategy (SDSs) for the area.

9.6 There needs to be modernisation and investment in the planning service; and a key step to achieving this will be an ICT/Digital modernisation programme as part of a comprehensive service improvement programme. However, support for this change is not limited to ICT, it is recognised that there is a key role for communications to support the promotion of positive change within Planning Services. We consider this essential to deliver the DM Service that HDC aspires to have. To achieve a modern planning service this requires a focus on culture change in the DM team to move away from a risk averse

culture towards empowering and developing staff. Importantly, more efficient working will release time and capacity for value added tasks - enabling a reset of relations with businesses, developers, customers internal teams and planning agents and allowing planners to deliver council priorities. The Service is in a good position now to build on its recent improvements. This momentum, along with implementing the recommendations proposed, whilst providing the support and investment required, will lead to a resilient service able to respond positively to the future changes ahead.

10. Implementation, next steps and further support

It is recognised that the Council and service will want to consider and reflect on these findings.

To support openness and transparency, we recommend that the council shares this report with officers and that they publish it for information for wider stakeholders. There is also an expectation that the council responds to the finding in the report and develops an action plan to be published alongside the report.

Where possible, PAS and the LGA will support councils with the implementation of the recommendations as part of the Council's improvement programme.

A range of support from the [LGA](#) and [PAS](#) is available on their websites. Some specific areas of support that the authority might wish to look at includes:

- [Development Management Challenge Toolkit](#)
- [Pre-applications advice good practice](#)
- [Improving governance of developer contributions](#)

It is recommended that Huntingdonshire District Council discuss ongoing PAS support with Liz Hobden, PAS Principal Adviser, liz.hobden@local.gov.uk and any corporate support with Kirsty Human, Senior Regional Adviser, kirsty.human@local.gov.uk at the Local Government Association.

As part of the LGA's peer review peer impact assessment and evaluation, PAS and the LGA will contact the Council in 6-12 months to see how the recommendations are being implemented and the beneficial impact experienced.

The author of this report is Liz Hobden (liz.hobden@local.gov.uk), on behalf of the peer challenge team.

This report was finalised in agreement with the Council on 03/03/2025.

We are grateful for the support of everyone that contributed to this review

DEVELOPMENT MANAGEMENT COMMITTEE 19th MAY 2025

Case No: 25/00176/FUL

Proposal: Change of use from field to residential garden
(retrospective)

Location: 1 Meadow View, Great North Road, Norman Cross,
Peterborough, PE7 3TE

Applicant: Dr K Aifuwa

Grid Ref: (E) 515964 (N) 291075

Date of Registration: 10th February 2025

Parish: Yaxley

RECOMMENDATION - APPROVE

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

1. DESCRIPTION OF SITE AND APPLICATION

The application site is an area of land measuring approx. 865m². It is located to the south of a row of dwellings developed under planning application reference numbers 19/01968/OUT (allowed under appeal) and 21/00737/REM. As listed below, a Section 73 application was later permitted for the variation/removal of some of the conditions.

- 1.1 The site is not within a Conservation Area and there are no Listed Buildings in the immediate vicinity. The site is however located within the setting of a Scheduled Monument (discussed in more detail in the proceeding sections of this report). There are no Tree Preservation Orders within or adjacent to the site, the site is also within Flood Zone 1 and has an overall very low risk of flooding as per the most recent Environment Agency Flood Risk Maps and Data.
- 1.2 This application seeks retrospective planning permission for the change of use of the land to residential garden thereby including the land within the curtilage of 1 Meadow View.

- 1.3 Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.
- 1.4 It is noted that other works have been undertaken within the site subject to this application including the addition of boundary treatments, swimming pool, and associated outbuildings. These matters are not for consideration under this application and will be the subject of a separate planning application if Members choose to support the change of use of the land.

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (December 2024) (NPPF 2024) sets out the three objectives – economic, social and environmental – of the planning system to contribute to the achievement of sustainable development. The NPPF 2024 at paragraph 10 provides as follows: ‘So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).’
- 2.2 The National Planning Policy Framework (December 2024) (NPPF 2024) sets out the Government's planning policies for (amongst other things):
- delivering a sufficient supply of homes;
 - building a strong, competitive economy;
 - achieving well-designed, beautiful and safe places;
 - conserving and enhancing the natural, built and historic environment
- 2.3 Planning Practice Guidance and the National Design Guide 2021 are also relevant and material considerations.

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

3. PLANNING POLICIES

- 3.1 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
- LP1: Amount of Development
 - LP2: Strategy for Development
 - LP4: Contributing to Infrastructure Delivery
 - LP5: Flood Risk
 - LP9: Small Settlements
 - LP11: Design Context
 - LP12: Design Implementation
 - LP14: Amenity
 - LP15: Surface Water
 - 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)
- Huntingdonshire Landscape and Townscape SPD (2022)
- Huntingdonshire Strategic Flood Risk Assessment (2024)
- Cambridgeshire Flood and Water SPD (2024)
- LDF Developer Contributions SPD (2011)
- Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)

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

4. RELEVANT PLANNING HISTORY

- 4.1 19/00746/OUT – Erection of 3 detached dwellings and garages with access (Refused)
- 4.2 19/01968/OUT – Erection of 3 detached dwellings and garages with access (Refused)
- 4.3 20/00024/REFUSL – Erection of 3 detached dwellings and garages with access (Appeal Allowed)
- 4.4 21/00737/REM – Application for approval of reserved matters (Appearance, Access, Landscaping, Layout and Scale) following outline approval 19/01968/OUT for the erection of 3 detached dwellings and garages (Details Approved)
- 4.5 21/80268/COND – Conditional information for 19/01968/OUT (C16 – WSI) (Refused)
- 4.6 21/01807/NMA – Non-material amendment to amend condition 1 of permission 19/01968/OUT to include the reserved matters of access, layout and scale (Other Consent)
- 4.7 22/00400/S73 – Variation of conditions 2 (approved plans), 3 (materials as approved), 4 (implement landscaping as approved), 8 (implement and retain parking and turning), and 12 (bin and bike stores) and removal of condition (access dimensions plots 2 and 3) for 21/00737/REM to add additional vehicular access and change gutter/downpipe material to UPVC (Permission)
- 4.8 22/80063/COND – Conditional information for 21/007367/REM (C10 – scheme of access surfacing and drainage) (Withdrawn)

5. CONSULTATIONS

- 5.1 Yaxley Parish Council recommends refusal as set out below:

“The Parish Council is unable to support this application due to concerns over the development of land without prior permission. The ecology report conducted three years ago as part of the house's planning approval highlighted the presence of bats and golden-crested newts, emphasizing the area's potential ecological importance and the need for its protection. Members are also concerned about the removal of the hedgerow and would like to see a planning restriction placed on the land to ensure it can be restored to its original agricultural access if needed, preventing any further development.”

- 5.2 Historic England - No comments received, at the time of writing the report.
- 5.3 HDC Conservation Team (informal) – No comments to make.

6. REPRESENTATIONS

- 6.1 One objection has been received and is available to view on HDC's Public Access Site. It is also included below for completeness:

“The problem here is clear. The permission for the adjacent development was entirely unambiguous. There was no intention to imply that change of use for this site would be accepted, permission was clearly limited to the boundaries of the existing property. As a matter of principle and good practice, the application should be refused and the land restored to an undeveloped corridor.”

7. ASSESMENT

- 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 48 of the NPPF (2024). The development plan is defined in Section 38(3)(b) of the 2004 Act as “the development plan documents (taken as a whole) that have been adopted or approved in that area”.
- 7.3 In Huntingdonshire the Development Plan consists of a number of adopted neighbourhood plans, however, there is not an

adopted neighbourhood plan in place for Norman Cross.
Therefore, in this case no neighbourhood plans are given weight in the determination of this application.

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

The principle of the development

- 7.6 As detailed in the preceding sections of this report, this application relates to an area of land lying between three new dwellings erected during the past five years and The Milestone Hotel to the south. The A1 is to the west whilst to the east is a Scheduled Monument. From the history of the site, it appears that the land subject to this application was a strip of land which was left redundant adjacent to the site when the housing site was developed. A review of the original plans shows the red line site boundary was positioned relatively tight to the side of number 1. This appears to have just been a land ownership issue. As such, this section of undeveloped land remained between the southern boundary of the residential house number 1 and the northern boundary of the hotel car park. Given that the land to the south is developed (i.e. the hotel), this did not serve as any sort of visual landscape buffer to wider undeveloped countryside land.
- 7.7 The outline application was refused on a number of grounds, one of which being the consideration that the site lay outside the built-up area (BUA) of any settlement. However, during the appeal (20/00024/REFUSL) the Planning Inspector considered that due to a number of factors (most notably the development of Great Haddon) that the site should not be assessed against the policies which assess countryside impact or those which permit development within the countryside. As such, whilst the Inspector recognised that the site was detached from both Folksworth and

Yaxley the development of Great Haddon would (and has) altered the landscape along this section of road and therefore concluded that Policy LP10 (The Countryside) and associated policies which permit development in the countryside should not be used for the assessment. For these reasons these policies are not applied to this determination.

- 7.8 Folksworth and Yaxley fall into separate categories within the Local Plan. The former a small settlement (Policy LP9) and the latter a Key Service Centre (LP8). Stilton (another small settlement) is to the south of the site and in fact located closer than Folksworth or Yaxley but feels more physically disconnected due to the sporadic development leading to both Folksworth and Yaxley along the main access routes. The site falls within Yaxley for administrative purposes. In either case, both policies support development considered to be within the BUA.
- 7.9 In this case, given that this relates to a section of land being used as residential garden for an established dwelling the sustainability of the site is not considered wholly relevant and the matters for consideration under these policies generally relate to the impacts on the character of the area. These are assessed in further detail in the proceeding sections of this report but, for the purposes of this assessment are not considered to be harmful. Further, the proposal does not impact an area of open space of public value nor a designated local green space.
- 7.10 Overall, having regard to the above assessment, the development is considered to broadly comply with the relevant settlement policies for development within the BUA (whichever policy is applied) and is not harmful to the character or appearance of the surrounding area. It is therefore considered to be acceptable in principle subject to compliance with other material planning considerations and conditions.

Design and visual amenity

- 7.11 The application site sits opposite the A1, adjacent to a hotel and in the setting of modern built development (as per the earlier appeal decisions and approvals). Boundary treatments appear to be a mixture of post and rail fence to the east with close board fencing of varying scales to the south and west. There are gates installed at the western boundary with the Great North Road. It is noted that a section of the land to the far south has been separated by fencing (with a gate leading from the main section of the land) and, at the time of the site visit housed chickens. The land is laid to lawn and there have been some additions such as a small outbuilding, swimming pool, hot tub and hard landscaping. These are not excessive and could not be considered atypical of residential development. This application however only concerns itself with the change of use of the land.

- 7.12 In considering the proposals the LPA have given regard to the concerns raised in the consultee comments/objection. Officers agree planning permission should be secured prior to carrying out any development, however the planning system requires retrospective applications to be considered in the same manner as normal planning applications. Therefore, no weight can be given to the fact that the application is retrospective, as each planning application must be assessed upon its own merits, against all relevant planning policies and material considerations. The fact the land was not included in the earlier housing planning application does not mean that it cannot be considered for inclusion under any future applications.
- 7.13 Given the history of the site, the LPA has the benefit of photographs taken at the time of the previous applications, as well as historic aerial photography. There didn't appear to be a great deal of difference between the appearance of the site which now hosts the dwellings and this section of land. The land was associated with the bungalow and there was a hedgerow separating the two sections of land. Imagery from 2020 also shows that there was a hedgerow splitting the (now developed) land from the residential curtilage of the bungalow. Hedgerows (some dense and others more sporadic) formed the boundary with the Great North Road.
- 7.14 Whilst the loss of the hedgerows and vegetation (the ecological impacts of which are considered in the proceeding sections of this report) are acknowledged, given the developed nature of the surroundings and the Inspector's view at appeal regarding the separation from the wider countryside it cannot be considered that the change has resulted in visual harm to the character or appearance of the surrounding area. It is in use as a residential garden, with associated boundary treatments and swimming pool and outbuildings etc and this has not resulted in the further urbanisation of the surroundings, or unacceptable development that is uncharacteristic of its location.
- 7.15 Therefore the development is considered to be acceptable in terms of its design, character and visual impacts in accordance with Policies LP11 and LP12 of the Local Plan to 2036.

Impact upon heritage assets

- 7.17 As detailed in the preceding sections of this report, whilst the site is not within a Conservation Area nor the setting of any Listed Buildings, the Scheduled Monument of the Norman Cross Depot for Prisoners of War lies to the east of the site. It has been designated due to the earthwork and buried remains of the former Norman Cross Depot for Prisoners of War. Which was built in 1796-97, closed in 1814, and the buildings on site

demolished 1816. It has special archaeological interest and potential to contain important buried remains.

Para. 205 of the NPPF sets out that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'.

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'

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

- 7.18 This application seeks to change the use of a strip of land between the residential housing and adjacent hotel car park into additional garden land for one of the houses. Whilst the comments of Historic England are awaited and will be reported to Members at the Committee meeting, Officers do not consider the change of use to domestic garden land has resulted in harm to the adjacent Schedule Monument, its buried remains or earthworks or its setting. Therefore, Officers do not consider the proposal has resulted in harm to the Scheduled Monument HDC's Conservation Team have also been informally consulted and advised that they had no comments to make.
- 7.19 Overall, and subject to the comments of Historic England the fact that the surrounding land has already been developed, and the established nature of the site which appears as a natural continuation of the residential development it is concluded that the impact on the heritage asset is neutral and the development accords with Policy LP34 of the Local Plan to 2036, and the provisions of the NPPF.

Residential Amenity

- 7.20 Policy LP14 of the Local Plan to 2036 states that "a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings."
- 7.21 The land subject of this application is located between the host dwelling and the adjacent hotel car park. Therefore, there is no resulting harm to neighbouring residential amenity from this proposal. Given the nature of the site, the relationship (and uses) of adjacent land, and the use of the site it is considered

that there would be no negative impacts on residential amenity and the development accords with Policy LP14 of the Local Plan to 2036.

Flood risk

- 7.22 The site is located within Flood Zone 1 and has an overall very low risk of flooding from all sources. Its scale does not require the submission of a Flood Risk Assessment nor the application of the Sequential or Exception Tests. As such, no further justification in terms of flood risk is required.
- 7.23 Overall, the development is acceptable in terms of its approach to flood risk and surface water and therefore accords with Policies LP5 and LP15 of the Local Plan to 2036.

Highway safety

- 7.24 It should be noted that the vehicle access gates have been installed serving the land subject to this application, do not form part of this application. They are however similar to the other vehicle accesses serving dwellings on this section of road. They are well set back from the highway to allow vehicles to stop clear of the public highway (linear with those installed as part of the adjacent development) and there are good visibility splays along the road from the highway edge. At the time that the site visit was completed it did not appear that this access had been formalised by means of installation of hard surfacing or a dropped kerb.
- 7.25 On the basis of the change of use of the land only the development is considered to be acceptable in highway safety terms and therefore accords with Policy LP17 of the Local Plan to 2036 in this regard.

Impact on hedgerows and ecology

- 7.26 Policy LP30 of the Local Plan to 2036 states that “a proposal will ensure no net loss in biodiversity and achieve a net gain where possible.” Further, pursuant to the Environment Act 2021, 10% statutory Biodiversity Net Gain (BNG) would be required for applications made on or after 12 February 2024, unless the development under consideration is exempt. In this case, biodiversity net gain does not apply, as this is a retrospective proposal made under section 73A, so the opportunities for identifying the pre-commencement baseline value and gain, impose controls or evaluation of habitats have been lost.
- 7.27 However, notwithstanding the above, the requirements of Policy LP30 still applies, and so this does not mean that matters surrounding biodiversity are overlooked. Concerns have been raised by the Parish Council regarding the previously assessed

value of the adjacent housing site under the previously referred to permissions. Upon review of the outline permission the Officer Report detailed that a Phase One Ecology Report had not been provided. This was subsequently provided under the appeal (20/00024/REFUSL). This did not highlight any major concerns in relation to impact on protected species including bats and great crested newts. It concluded the housing site had low ecological value, and lack of protected species meant that there would be no direct negative impact or detriment to the site's ecology by the housing development. It made recommendations for mitigation/enhancement. The Inspector felt it appropriate to secure these by condition. As such, a Biodiversity Management Plan accompanied the reserved matters application (21/00737/REM), was considered appropriate and again secured by condition. The tree report submitted with the Reserved Matters application described the hedgerow on the southern boundary with this application site poor quality patchy scrub and recommended that it be removed.

7.28 Whilst it is important to note that the above ecology/tree reports do not relate to the land of the strip of land currently under consideration, but as the application site it is positioned directly adjacent to them, they do have some relevance and is hoped providing the above comments has helped address comments raised by the Parish Council. Given these findings of these adjacent ecology reports, alongside the level of development undertaken in the intervening years it is reasonable to consider that the development that has taken place is unlikely to have resulted in harm to any protected species. Whilst the loss of hedgerow/vegetation would have resulted in the loss of some biodiversity value there was no formal protection on these hedges and so they could have been removed at any time with no permissions required from the LPA. It is considered that some biodiversity enhancements are possible on the site to help mitigate some of the loss of biodiversity and habitat and if Members are minded to approve the application this could be secured by way of a planning condition.

7.29 Overall, having regard to the above, and subject to condition, the proposal is considered to be acceptable in terms of impacts biodiversity impacts and broadly accords with Policies LP30 and LP31 of the Huntingdonshire Local Plan to 2036.

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

- Development retained in accordance with approved plan.
- Biodiversity enhancement

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

CONTACT OFFICER: Kevin Simpson

Enquiries kevin.simpson@huntingdonshire.gov.uk

From: DevelopmentControl
Sent: 26 February 2025 15:54
To: DevelopmentControl
Subject: Comments for Planning Application 25/00176/FUL

Categories:

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 26/02/2025 3:53 PM from

Application Summary

Address:	1 Meadow View Great North Road Norman Cross Peterborough PE7 3TE
Proposal:	Change of use from field to residential garden (retrospective)
Case Officer:	

[Click for further information](#)

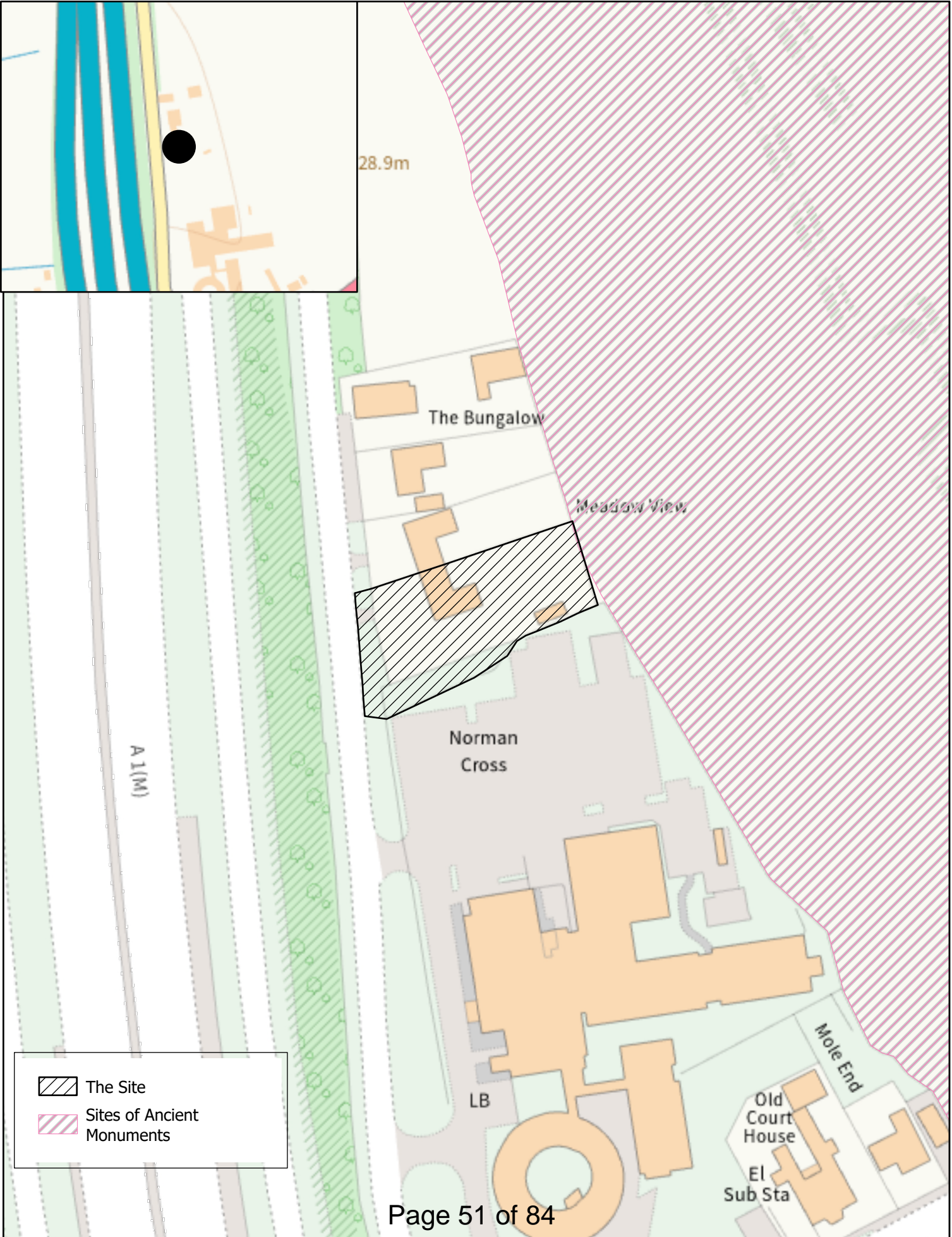
Customer Details

Name:	
Email:	
Address:	48 Main Street Yaxley Peterborough

Comments Details

Commenter Type:	Town or Parish Council
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	The Parish Council is unable to support this application due to concerns over the development of land without prior permission. The ecology report conducted three years ago as part of the house's planning approval highlighted the presence of bats and golden-crested newts, emphasizing the area's potential ecological importance and the need for its protection. Members are also concerned about the removal of the hedgerow and would like to see a planning restriction placed on the land to ensure it can be restored to its original agricultural access if needed, preventing any further development.

Kind regards





TMV Architects
The Repeater Station
London Road
Norman Cross
Peterborough PE7 3TB

info@tmvarchitects.co.uk
01733 794 795
tmvarchitects.co.uk



Contractors must work only to figured dimensions which are to be checked on site, any discrepancies are to be reported to the architect before proceeding.

All rights described in chapter IV of the copyright, designs and patents act 1988 have been generally asserted.

Information contained within this drawing is the sole copyright of TMV Architects and should not be reproduced or imparted to a third party without written permission.

Rev. Date Details

Planning

Drawing Name
Site Location Plan

Project Name
1 Meadow View,
Great North Road, Norman Cross,
Peterborough, Cambridgeshire,
PE7 3TE

Project No.
1188

Rev.
-

Drawn
TJM

Dwg No.
001

Scale
1:1250 @ A4

Date
29.01.2025



Proposed Block Plan



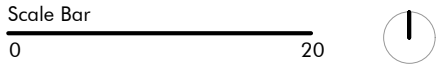
TMV Architects
The Repeater Station
London Road
Norman Cross
Peterborough PE7 3TB

info@tmvarchitects.co.uk
01733 794 795
tmvarchitects.co.uk

Note
Contractors must work only to figured dimensions which are to be checked on site, any discrepancies are to be reported to the architect before proceeding.

All rights described in chapter IV of the copyright, designs and patents act 1988 have been generally asserted.

Information contained within this drawing is the sole copyright of TMV Architects and should not be reproduced or imparted to a third party without written permission.



Rev.	Date	Details
------	------	---------

Planning

Drawing Name
Proposed Block Plan

Project Name 1 Meadow View, Great North Road, Norman Cross, Peterborough, Cambridgeshire, PE7 3TE	Project No. 1188	Dwg No. 002
-	Rev.	Scale 1:500 @ A3
Drawn TJM	Date 29.01.2025	

This page is intentionally left blank

DEVELOPMENT MANAGEMENT COMMITTEE 19th MAY 2025

Case No: 24/01968/FUL

Proposal: ERECTION OF A SINGLE CHALET STYLE TWO-BEDROOM BUNGALOW WITH ASSOCIATED PARKING.

Location: 8 PEPYS ROAD, BRAMPTON, HUNTINGDON, PE28 4PQ

Applicant: MR DAVID DHESE-BIGGS

Grid Ref: 521593 270824

Date of Registration: 15.11.2024

Parish: BRAMPTON

RECOMMENDATION - APPROVE

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

1. DESCRIPTION OF SITE AND APPLICATION

Site and Surroundings

- 1.1 The site comprises of a 0.027ha narrow rectangular shaped parcel of land positioned adjacent to No.8 Pepys Road, Brampton which is a chalet bungalow with a detached shed. No. 8 is within the applicant's land ownership and is edged in blue on the submitted location plan. The site is surrounded by residential development and is situated within the built-up area of Brampton and approximately 800m from the facilities and services in Brampton, the Spatial Planning Area.
- 1.2 The site is located within the Brampton Conservation Area. The site is at lowest risk (Flood Zone 1) of fluvial flooding, at no risk from surface water flooding and at low risk from groundwater flooding as identified by the Huntingdonshire Strategic Flood Risk Assessment (SFRA) 2024 and the Environment Agency Flood Map for Planning.
- 1.3 There are several trees and shrubs towards the front of the application site. Trees within the Conservation Area with a trunk diameter of 75mm are protected. In this instance only the Deodar

Cedar tree to the front of No.8 Pepys Road is afforded with protection.

- 1.4 There are several listed buildings in the vicinity of the site, although none in Pepys Road. Approximately 110m southwest of the application site is the St Marys Church a Grade I listed building and between the application site and the church there are two buildings on Church Road which are Grade II listed. There is also a Listed Building at 28 Huntingdon Road to the north of the site.

The Proposal

- 1.5 The proposal seeks planning permission to demolish the existing shed building on the site and erect a two-bedroom chalet bungalow. Off street car parking provision for 2 vehicles is proposed at the front of the property and access would be gained from the existing vehicle access off Pepys Road. The proposed dwelling has been designed with a hipped roof on the front elevation and gable roof to the rear, which reflects the character of the surrounding houses.
- 1.6 Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.
- 1.7 The application is supported by the following documents;
- Design and Access Statement
 - Proposed Drawings
 - Heritage Statement

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (12th December 2024) (NPPF 2024) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2024 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 2024 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
 - LP6: Waste Water Management
 - LP7: Spatial Planning Areas
 - LP11: Design Context
 - LP12: Design Implementation
 - LP14: Amenity
 - LP15: Surface Water
 - LP16: Sustainable Travel
 - LP17: Parking Provision and vehicle movement
 - LP25: Housing Mix
 - LP30: Biodiversity and Geodiversity
 - LP31: Trees, Woodland Hedges and Hedgerows
 - LP34: Heritage Assets and their Settings
- 3.2 Supplementary Planning Documents (SPD) and Guidance:
- Huntingdonshire Design Guide Supplementary Planning Document (2017):
 - Developer Contributions SPD (2011)
 - Huntingdonshire strategic Flood Risk Assessment (2024)
 - Huntingdonshire Landscape and Townscape Assessment (2007)
 - Cambridgeshire Flood and Water SPD 2017
 - Huntingdonshire Tree Guidance Note 3
 - RECAP CCC Waste Management Design Guide (CCC SPD) 2012
- 3.4 The National Design Guide (2021)
- * C1 - Understand and relate well to the site, its local and wider context
 - * I1 - Respond to existing local character and identity
 - * I2 - Well-designed, high quality and attractive
 - * B2 - Appropriate building types and forms
 - * M3 - Well-considered parking, servicing and utilities infrastructure for all users
 - * H1 - Healthy, comfortable and safe internal and external environment

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

4. PLANNING HISTORY

- 4.1 22/00669/FUL- Proposed dwelling in garden of 8 Pepys Road, Brampton and associated works- Refused 20.05.2022.

Refusal reasons:-

1. The proposed dwelling fails to accord with Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036, the Huntingdonshire Design Guide (2017), the National Design Guide and the NPPF (2021) as the proposal would result in a cramped and incongruous form of development that is out of keeping with the wider street setting and contrary to the character of the area.
2. The development, by virtue of an unacceptable level of overshadowing/loss of light/overbearing impact and appearance of mass and bulk as well as an unacceptable level of overlooking and loss of privacy, to Nos. 6 and 8 Pepys Road and the Rectory (15 Church Road) , would result in a significantly harmful impact on the amenity of the occupants of Nos. 6 and 8 and the Rectory and therefore fails to accord with Policy LP14 of the Huntingdonshire Local Plan to 2036, The Huntingdonshire Design Guide SPD and paragraph 130(f) of the NPPF (2021).
3. The proposed development, by virtue of insufficient information to demonstrate the development would not result in biodiversity loss, fails to accord with accords with Policy LP30 of the Local Plan to 2036 and paragraph 174 d) of the NPPF (2021).
4. The proposal, by virtue of insufficient information relating to trees, fails to demonstrate that there would not be a harmful impact on trees, and therefore fails to accord with Policy LP30 of the Huntingdonshire Local Plan to 2036 and the NPPF (2021) in this regard.
5. The development fails to accord with Policy LP16 of the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide 2017 as it has not been demonstrated the development makes provision for either bin storage or secure cycle storage at the rate of one cycle per bedroom.

5. CONSULTATIONS

- 5.1 Brampton Parish Council - Objection. The proposal is located in the Conservation Area which may require further consideration. Pepys Road is not adopted and therefore provision should be made to ensure that any damage to the private road associated with construction is made good, so not to impact residents in a negative way. The Parish raises concerns regarding the size of the proposed dwelling, its impact on neighbouring properties and impact on the character of the area.
- 5.2 Local Highway Authority – No objection. The Highways Authority note that Pepys Road is a private road which serves 9 dwellings, and also the rear accesses for house numbers 5 and 7 Church Road. The access is approximately 5.5m wide with radius kerbs and is adequate to accommodate the additional vehicle

movements generated by one dwelling. Therefore, there would be no significant adverse effect upon the public highway from this proposal.

- 5.3 Arboricultural Officer (Informal)– No objection to the removal of the Deodar Cedar tree. The tree at present has insufficient space to grow and is a species which can grow relatively large. Given this and its proximity to existing residential properties the Officer would not have any issues with its removal at this time.
- 5.4 Conservation Officer– No comments to make in this application.
- 5.5 Ecology Officer (Informal) - The application is not considered Biodiversity Net Gain exempt given the proposal would result in the loss of over 25m² of habitats (vegetated garden) which has a habitat value of over 0.0.

6. REPRESENTATION

- 6.1 Objections to the proposal have been received from 3 surrounding households. The following concerns are raised as summarised:
- The 1934 sewage main backs up and Anglian Water (AW) have been called out 8 times in the last 3 years. During the most recent call out the AW engineers recovered rubble from the main sewer and note the sewer could be collapsing. Occupants at properties No.1, 5 and 6 Pepys Road have personally had to unblock sewage on multiple occasions. The proposed dwelling would exasperate the sewage drainage issue.
 - Pepys Road does not have any surface water drainage and relies on natural soak aways. The road floods and with the threat of global warming it seems unsuitable to lay more concrete.
 - Pepys Road is a cul de sac with no turning point at the end. Visitor parking can make it difficult for residents to park in their driveways or outside their own property. An additional dwelling off the private road would increase pressure on the congested road.
 - Additional vehicles associated with the new dwelling would increase noise and exhaust pollution levels.
 - Pepys Road and the Conservation Area is characterised with properties in large spacious plots. The proposal would uncharacteristically squeeze a property in a small space.
 - Loss of light to habitable rooms on the eastern elevation of No.6 Pepys Road.
 - The new dwelling would have 2 parking spaces however the plans do not identify where the occupants of the host dwelling would park. If parked on Pepys Road, the vehicles would cause congestion.
- 6.2 The following sections of this report aim to address material planning considerations raised by third party representations.

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
- The Principle of Development
 - Design and Visual Amenity, including Impacts to Designated Heritage Assets
 - Residential Amenity
 - Flood Risk
 - Highway Safety, Parking Provision and Access
 - Ecology
 - Trees
 - Accessible and adaptable homes
 - Water Efficiency
 - Residential wheeled bins

Principle of Development

- 7.6 The application site comprises of 0.027ha of residential garden adjacent to No.8 Pepys Road and is located within the built-up area of Brampton, given it is surrounded by residential development on all boundaries. The site is located within the built-

up area of Brampton as it is sited within a distinct group of buildings that includes 30 or more homes as stated in the built-up area's definition provided on page 53 of the Huntingdonshire Local Plan.

- 7.7 The adopted Huntingdonshire Local Plan to 2036 identifies Brampton as a Spatial Planning Area. Therefore, the relevant Policy in determining whether the principle of development is acceptable is Policy LP7. This policy states development proposals which are additional to those allocated in the Local Plan will be supported where it fulfils the following requirements and is in accordance with other policies:

“Residential Development

A proposal for housing development (class 'C3') or for a residential institution use (class 'C2') will be supported where it is appropriately located within a built-up area of an identified Spatial Planning Area settlement”.

- 7.8 As the application seeks planning permission for the erection of a single residential dwelling (Class C3) in the built-up area of a sustainable settlement, the principle of development on this site is acceptable subject to other material considerations assessed in the following sections of this report.

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

- 7.8 This application seeks to erect a new detached, chalet bungalow with two bedrooms, to the west of No. 8 Pepys Road, Brampton, which results in the demolition of the existing shed/outbuilding on site. The site is currently used as a gravel driveway and residential garden, with a corrugated outbuilding for No.8. The dwelling is designed with a mixture of hipped and gable roofs, with an eaves height of approximately 2.5m and two main ridge heights of 4.7m for the front element of the dwelling and 5.8m for the rear section. The dwelling proposed would be set back from Pepys Road by approximately 5.2m.
- 7.9 The application site is located within Brampton Conservation Area. St Marys Church, a grade I listed building, is located approximately 110m southwest from the application site. Approximately 77m southwest from the application site are two grade II listed buildings known as '17 Church Rd' and '19/21 Church Road'. There is also a Listed Building at 28 Huntingdon Road to the north of the site.
- 7.10 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

- 7.11 Section 66 of the Planning (Listed Buildings and Conservation Areas) 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.
- 7.12 NPPF advice and Local Plan Policy LP 34 aligns with this statutory duty.
- 7.13 With regard to the setting and significance of the nearby listed buildings, the proposal is not considered to result in harm to the setting of these nearby listed buildings as the application site is considered to be visually and physically separated from the protected buildings. The application site is also bound to the south with mature trees, albeit not within the applicant's control but protected by virtue of their location within the Conservation Area, which visually screens the application site from the listed buildings. It is considered that the proposed dwelling's scale, design, and mass has much improved from the previous refused planning application reference 22/00669/FUL. Whilst Officers have considered the concerns raised by the Parish and residents about the impact on the Conservation Area, it is Officer's view that the proposed property's character and appearance would now be much more in keeping with the existing properties in the surrounding street and therefore would preserve the character and appearance of the Conservation Area. Furthermore, the Conservation Officer was consulted on the application raised no objections. The proposal therefore considered to accord with Policy LP34 and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and the NPPF in this regard.
- 7.14 Section 12 of the National Framework (NPPF, 2024) 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.
- 7.15 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.
- 7.16 Policy LP 11 of the Local Plan states that a proposal will be supported where it is demonstrated that it responds positively to its context and has drawn inspiration from the key characteristics of its surroundings, including natural, historic and built environment, to help create distinctive, high quality and well-designed places, paying regard to the Huntingdon Design Guide (2017).
- 7.17 Local Plan Policy LP 12 states that new development will be expected to be well designed based upon a thorough

understanding of constraints and appraisal of the site's context, delivering attractive, usable and long-lasting buildings and spaces, listing criteria relating to response to context, ease of getting around, well designed public spaces and sustainable design and construction methods.

- 7.18 With regard to the surrounding context of the site, Pepys Road is characterised with single storey dwellings, some of which have extended into their roof spaces, with low eave heights with a mixture of pitched and hipped roofs. Dwelling plots are generous to the rear, and dwellings on the south of the road are set back from the private road to offer off-road parking to the front of the dwellings. The prevailing external materials used in the locality include red brick and pantile roofs.
- 7.20 The proposed dwelling would be set back from the road frontage to allow parking for 2 cars and would align with the front elevation of No.8 and the garage to the front of No.6. Whilst it is acknowledged dwellings along Pepys Road generally benefit from spacious plots to the rear, the street scene is characterised with a linear form of development, with an approximate 3 to 4 metres side separation distance between dwellings. It is acknowledged that the proposed dwelling would not have such a generous separation distance, with only have a separation distance of 0.6m and 0.9m to its side boundaries, and 1.4 m to No.8 (at its closest point), 1.7 m to No.6 garage and 4.4m to No.6. However, the separation distance with No.6 has doubled from the previously refused application at 2m to now 4.4m. In addition, the adjacent infill property of No.6 also has reduced separation distance than others in the street, therefore on balance it is not considered the proposed property would appear visually unacceptable or unacceptably cramped in this immediate site context. The design, scale and mass of the proposed dwelling is now considered to be much proportionate and acceptable for the plot than the previously refused application. Due to the long and narrow nature of the site, the dwelling is designed with a narrow frontage and deep plan form. The dwelling has been designed to try and pick up design queues from surrounding dwellings, with varying steeply pitched/hipped roofs, rooflights rather than dormers, and the low eaves design. This ensures the property would appear visually much more in keeping with the design and appearance of the surrounding properties and streetscene.
- 7.21 The submitted application form states the materials of the proposed dwelling would match the host property. A materials condition is recommended to be imposed. A bike store has been shown on the layout plan, further details of this is recommended to be secured by condition to ensure there is sufficient space for the secure storage of 2 cycles. Whilst only 2 wheeled bins are shown on the layout plan, there is sufficient space to accommodate 3, together with side access to allow them to move

from the front and rear of the site, this has overcome reason for refusal 5 of application 22/00669/FUL.

- 7.22 Subject to the recommended conditions, the proposed dwelling would integrate well with adjacent buildings and would respond positively to its streetscene context in accordance with Local Plan Policies LP11, LP12, LP34 and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act, and the NPPF.

Residential Amenity

- 7.23 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

- 7.24 Nos. 6 and 8 Pepys Road are the closest surrounding neighbouring residential properties which are most likely to be impacted as a result of the proposed development.

- 7.25 With regard to the host dwelling No.8 Pepys Road, located to the east of the application site, the proposed property has a staggered L shaped footprint on its frontage, which results in the front section of the property being positioned alongside the garage of No.6 and away from the side boundary with No.8, this ensures it does not have an overbearing or overshadowing impact on the majority of the side elevation with No.8. At its closest point, on the rear section of the proposed property it would be 1.4m from the west elevation of No.8. At present there is a habitable secondary kitchen window on the rear of the western side elevation of the host dwelling which would be impacted by the proposed development in terms of loss of light. To address this, the application proposes to block up this side window up as it is within the applicant's control. As it is a secondary window to this room and there is another window and patio doors on the rear elevation serving this room, the loss of the window would not unacceptably impact on the residential amenity of this property. If Members are minded to support the application, the blocking up of this window could be secured by way of a planning condition. The proposed dwelling would extend 4.7m beyond the rear elevation of No.8. There would be some overbearing, overshadowing impacts for the immediate garden area and rear kitchen doors of No.8, but as the kitchen also has a rear window and the property has a large wide garden, the level of impact would not unacceptably impact on the residential amenity of this site, in line with Policy LP14.

- 7.26 The proposed ground floor window on the eastern elevation of the new dwelling would serve a bedroom, it is a secondary window to this room with another window on the front elevation. Given this window would only be separated by 8.3m from the western elevation of No. 8, which has other ground floor openings servicing

habitable rooms, and it is secondary window to the bedroom, it is recommended an obscured glazing condition be imposed should planning permission be granted, to safeguard privacy. The 2 proposed rooflights serving a dressing area and bathroom facing No.8 are also recommended to have obscure glazing.

7. 27 Officers have considered the impact of the development on No. 6 Pepys Road and in particular the overshadowing and loss of light concerns raised by residents. The proposed dwelling would be separated at its closest point from the common boundary with No.6 by 0.8m adjacent to their garage and this distance increases to 4.3m. The garage of No.6 is set back from the common side boundary by 0.7m. Therefore, there would be a total of 1.7m separating No.6 and the proposed dwelling at the closest point. There are three window openings on the eastern elevation of No.6, only one of which serves a habitable room a bedroom/office. This habitable window on the eastern elevation of No.6 is located approximately 7.3 m in from the rear elevation of No.6. It is also noted that the western boundary of the application site is bound by 1.8m close board timber fence adjacent to the side windows of No.6 which reduces down to 1.2m in height moving forward.
- 7.28 It is acknowledged by Officers that the submitted elevational plans (dwg 23/010/003 rev B) demonstrate the proposal would fail the 25-degree test of the BRE guidelines, and as set out in the HDC design guide, for sunlight and daylight impacts to No.6's bedroom/office. Notwithstanding this, it should be noted that there would be a 4.3m separation distance between the eastern elevation of No.6 and the proposed dwelling, and the habitable room in question would be separated from the new dwelling by a 1.8m close board fencing on the site boundary. In addition the roof pitch of the proposed dwelling is angled away from No.6, therefore Officers consider the proposal to fail the 25 degree test however this would only be to a minor degree. It should also be noted the proposal would pass the 45-degree test on block plan form. For a proposal to be considered unacceptable in planning terms there needs to be a failure of both the 45 degree and 25 degree test, and this is not the case here. Therefore on balance the degree of harm to the residential amenity of the occupants of No.6 in terms of loss of light/daylight residential amenity impacts to their side bedroom/office window, would not be unacceptable or warrant a refusal of planning permission on this basis.
- 7.29 The proposed dwelling would not have any ground floor or first floor openings on the western elevation, facing No.6 so there would be no unacceptable impact on their privacy. At present the boundary treatment between No.6 and No.8 Pepys Road comprises a 1.8m close board timber fence adjacent to the side windows which reduces down to 1.2m in height moving forward. It is therefore considered the proposed dwelling would not result in any unacceptable detrimental overlooking impacts for the occupants of No.6.

- 7.30 In regard to overbearing impacts, the proposed dwelling has been set approximately 6m closer to the front of the site than the previously refused dwelling. This means that the proposed dwelling will no longer extend beyond the rear elevation of No.6, thereby removing any overbearing impact on the rear garden space of No.6. Whilst it is acknowledged the application site is narrow and development on the site could be oppressive, the dwelling has been designed not only to accord with the character of the area but also with low eaves and ridge heights to comfortably sit within the application site, with L shaped footprints to its front and rear to limit any unacceptable overbearing/overshadowing impacts to the occupants of No.6 and No.8 Pepys Road. To help safeguard the residential amenity for the occupants of No.6 and 8 in the future, conditions are recommended to be imposed to restrict permitted development rights for extensions, the erection of outbuildings and alterations to the roof, whereby any such future proposals would require the benefit of planning permission, when the impact on adjacent neighbours could be fully considered.
- 7.31 Officers acknowledge third party concerns raised regarding the intensified use of the private drive and the associated noise and pollution from traffic generated by the proposal. Pepys Road is however, located in a residential area whereby the comings and goings of residents would arise in the area regardless of the proposed development. The use of the site as residential is therefore not considered to result in harmful or unacceptable noise or pollution impacts for neighbours.

Amenity for future occupiers

- 7.32 It is considered the proposed dwelling would provide a good level of amenity for future residents. The dwelling has been designed to meet the nationally described space standard for a 2-bedroom 4-person 2 storey dwelling. All proposed habitable rooms of the property would be served with windows which offer acceptable levels of daylight and sunlight. and it would provide adequate outdoor private rear amenity space, with a rear garden depth now of approximately 10m, compared to the previously refused 3.8m.
- 7.33 Taking the above factors into consideration, the proposal is therefore considered to be acceptable in residential amenity terms and in accordance 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 and Parking Provision

- 7.34 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.

- 7.35 No.8 Pepys Road, Brampton is accessed from the adopted public highway Church Road (B1514), however Pepys Road itself is a private no through road. At present the site has vehicle access to it from Pepys Road and the gravel driveway on the site serves as the parking area for the host dwelling No.8. Vegetation to the front of No. 8 is proposed to be removed to facilitate parking for both the proposed and host dwelling. The host dwelling would also retain vehicle parking to the east of the building, so it could accommodate well in excess of 2 car parking spaces. Two vehicle parking spaces are proposed on site to serve the new dwelling.
- 7.36 Cambridgeshire County Council have been consulted as part of the application as the Local Highways Authority. Highways Officers note that Pepys Road is a private road which serves 9 dwellings, and the rear access of a further 2. The access road is approximately 5.5m wide with radius kerbs and is adequate to accommodate the additional vehicle movements generated by this proposed single dwelling.
- 7.37 The concerns raised by the objectors in terms of problems with on street parking and no turning head etc are acknowledged, however these are existing problems over which this application has no control. What this application must demonstrate is that it is able to provide sufficient on plot parking to meet the needs of both the proposed and existing house, so as not to exacerbate this existing situation. Two on plot parking spaces are proposed for the new dwelling, and new parking spaces would be formed for the host dwelling and some existing parking to the east of No.8 would also be retained, so it is not considered that future residents would unacceptably add to the existing pressure and problems of on street parking in the vicinity of the site. Furthermore, HDC do not have parking standards requiring a set number of vehicle parking spaces depending on the number of bedrooms proposed. Officers are of the view that the two proposed off street parking spaces would be sufficient to meet the requirements of the two-bedroom dwelling proposed in this location.
- 7.38 Officers acknowledge the Parish Council's concerns regarding the potential deterioration in quality of Pepys Road following the construction of the proposed dwelling. However, any damage to a private road through use, or associated with the proposed construction of a dwelling is a civil, private legal matter and not a material planning consideration that can be considered under a planning application. It is acknowledged that construction vehicles could cause some inconvenience to neighbouring properties, but this would be temporary in nature.
- 7.39 Whilst the proposed development would intensify the use of the access junction onto Church Road, this road junction is sufficient

to accommodate the additional vehicles from one dwelling. Car parking for the proposed and existing dwelling is considered sufficient. The proposed dwelling is therefore not considered to result in any unacceptable highway safety dangers.

- 7.40 If Members are minded to approve the application a condition seeking details of the proposed secure cycle storage, to encourage the use of sustainable transport modes, as per Policy LP 16 of Huntingdonshire's Local Plan to 2036 is recommended. One cycle secure storage space per bedroom for all residential development is expected, unless it can be demonstrated that this is unachievable as per Local Plan Policy LP 12.
- 7.41 The proposal is therefore considered to be acceptable in highways safety and parking terms, in accordance with Policy LP17 of Huntingdonshire's Local Plan to 2036, and the NPPF.

Flood Risk and Drainage

- 7.42 National guidance and Policy LP5 of the Local Plan seek to steer new development 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 172-179 of the NPPF (2024)).
- 7.43 The application site is within Flood Zone 1 (at low risk from river and sea flooding), based on Environment Agency Flooding Maps and at low risk of ground water flooding per the Strategic Flood Risk Assessment 2024. Given this and the site is less than 1 hectare in size, at low risk from fluvial and groundwater flooding, the submission of a flood risk assessment, sequential and exceptions tests for flooding are not required in accordance with Local Plan Policy, the NPPF and NPPG.
- 7.44 The concerns raised by objectors in terms of sewage capacity and the collapse of the sewer etc are acknowledged however, the applicant has submitted correspondence from Anglian Water noting that whilst engineers have visited the street there is no mention on their records of a collapsed sewer. Any existing sewage problems residents are experiencing should be reported directly to the Utility provider to resolve.
- 7.45 The submitted application form states surface water would be disposed of through a sustainable drainage system and foul water would be discharged into the mains sewer. As a single infill dwelling in an established residential area there will be existing water and foul drainage that this additional dwelling can connect into, and it is extremely unlikely that there would not be sufficient capacity. Connection applications are outside of the planning process and will require the applicant to contact the relevant utility service provider to secure these connections. Surface and foul water disposal would also be dealt with through Building

Regulations. Permeable paving could be used for the parking areas proposed, to minimise any surface water run off issues, this could be addressed through the hard and soft landscaping condition recommended.

- 7.46 Therefore the proposal is considered to be acceptable with regard to flood risk and drainage in 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 and Impact on Trees

- 7.47 Paragraph 187 of the NPPF (2024) states planning policies and decisions should contribute to and enhance the natural and local environment. Policy LP30 of the Local Plan dovetails this and requires proposals to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated and ensure no net loss in biodiversity and provide a net gain where possible.
- 7.48 Additionally, 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.
- 7.49 Given the application site primarily comprises of amenity garden grassland with shrubbery and unsealed and sealed hard surfaces, the site is considered to be of low ecological value. The proposal would require the removal of some of the vegetated garden to the front, rear and eastern side of No. 8 to facilitate the development and vehicle parking to the front of the site.
- 7.50 A Deodar Cedar tree is also located in the application site which would require removal to facilitate the development. As the site is located in Brampton Conservation Area the tree is afforded with protection. The Arboricultural Officer was informally consulted as part of the application, and raised no objection to the removal of the tree given the growth of the tree is constrained by existing residential development.
- 7.51 One of the reasons for refusal on the previous application 22/00669/FUL was due to the insufficient information provided in respect of the proposals impact on trees. This was in respect of the impact of the dwelling on the trees on the adjacent site to the south as it was proposed to position the dwelling approximately 3.8m from the shared rear boundary. To address this concern the proposed dwelling has been moved forward, so it now would sit approximately 10m from this rear shared boundary. It is considered this increased separation distance to the neighbouring

trees has addressed the concerns about the potential negative impact upon them.

7.52 As of the 2nd April 2024 mandatory 10% Biodiversity Net Gain (BNG) was imposed on small sites. The application was accompanied with a statutory BNG Metric which detailed the site habitat baseline primarily comprises of unvegetated sealed and unsealed surfaces with a habitat value of 0.0. A small area approximately 40 m² of vegetated garden to the front and west of the property would be impacted by the proposed development. Given this, the application is considered to be BNG applicable. It is anticipated that the proposed development would provide an on-site post development vegetated garden to the rear of the new dwelling. A condition is recommended to secure the details of a Biodiversity Net Gain Plan which would detail how the remaining lost habitats units and 10% net gain would be achieved prior to commencement. With the new government provision of now requiring a 10% biodiversity net gain for this type of development, rather than previously just requiring no net loss and a gain where possible, it is considered this has addressed the previous reason for refusal on application 22/00669/FUL in respect of insufficient information to demonstrate no biodiversity loss.

7.53 Given the limited habitat value of the site, the proposal would not result in adverse impacts on biodiversity and geodiversity and accord with the objectives of Policy LP30 and LP31 of Huntingdonshire's Local Plan and Section 15 of the National Planning Policy Framework in this regard.

Accessible and Adaptable Homes

7.54 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 consent to ensure that the dwelling is built in accordance with these standards and maintained for the life of the development.

Water Efficiency

7.55 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 consent to ensure that the dwelling is built in accordance with these standards and that they are maintained for the life of the development.

Developer Contributions

Wheeled Bins

- 7.56 Part H of the Developer Contributions Supplementary Planning Document (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. The proposal accords with Policy LP4 of the Local Plan and the Developer Contributions SPD (2011).

Community Infrastructure Levy (CIL)

- 7.57 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

- 7.58 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 7.59 A revised NPPF was published in December 2024, introducing a substantially revised methodology for calculating local housing need and the reimposition of this as a mandatory approach for establishing housing requirements. This has resulted in the Council being unable to demonstrate a 5 Year Housing Land Supply (5YHLS). While no 5YHLS can be demonstrated Local Plan policies concerned with the supply and location of housing, as set out in the Development Strategy chapter (policies LP2, LP7, LP8, LP9 and LP10) of Huntingdonshire's Local Plan to 2036, are considered to be out-of-date and can no longer be afforded full weight in the determination of planning applications.
- 7.60 As a result of this, the presumption in favour of sustainable development is applied for decision-taking in accordance with paragraph 11 (d) and footnote 8 of the NPPF in relation to applications involving the provision of dwellinghouses. This is generally referred to as 'the tilted balance'.
- 7.61 NPPF para 11 states:
'Plans and decisions should apply a presumption in favour of sustainable development.'

For decision-taking this means:

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance (7) provides a strong reason for refusing the development proposed; or*

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

7 Foot note 7 states: The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 194) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75); and areas at risk of flooding or coastal change.'*

- 5.62 As outlined in previous sections of this report, there would be no strong reasons for refusal in relation to any habitat's sites (and those sites listed in paragraph 194) and/or designated as Sites of Special Scientific Interest, Local Green Space, irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75) and areas at risk of flooding. Therefore, there is no reason for the Council, not to move forward to test d (ii) as per above and thus the 'tilted balance' is engaged, whereby a balancing exercise should be carried out to determine the potential any adverse impacts would significantly and demonstrably outweigh the benefits. Members should note that whilst the Council is currently in 'titled balance', this site is located within the built-up area, therefore the principle of residential development is accepted, irrespective of this titled balance position, subject to other all material considerations.

The Planning Balance

- 5.63 The application seeks full planning permission for the erection of one two-bedroom chalet bungalow with an off-road parking provision for 2 vehicles in the built-up area of the sustainable settlement of Brampton.
- 5.64 Occupants of the proposed dwelling would have access to services and facilities and development in this location would not result in an over-reliance on the private motor vehicle. As such, the proposed development would comply with the National Planning Policy Framework Paragraph 109.

- 5.65 The proposed layout, scale and appearance is considered acceptable and would not negatively impact the residential amenity of adjacent neighbours or the character and appearance of the Conservation Area.
- 5.66 The site is located within Flood Zone 1, is not at risk from surface water flooding and is at low risk from groundwater flooding. The proposal is acceptable in terms of flood risk and drainage.
- 5.67 The proposal would result in the delivery of one dwelling towards the housing supply. Moderate weight is afforded to this.
- 5.68 In terms of the economic dimension of sustainable development, the proposal would contribute towards economic growth, including job creation - during the construction phase and in the longer term through the additional population assisting the local economy through spending on local services/facilities. Moderate weight is afforded to this.
- 5.69 The application site constitutes a sustainable location for the scale of development proposed in respect of access to local employment opportunities, services and facilities within wider Huntingdon Spatial Planning Area; and is accessible by sustainable transport modes. Moderate weight is afforded to this.
- 5.70 There is some but limited harm to the residential amenity of No.6 due to the impact on the daylight/sunlight to their side bedroom/office window.
- 5.71 When taking all the positives and negatives of the proposal into account, the harm identified would not significantly and demonstrably outweigh the benefits. Therefore having regard to all relevant material considerations, it is recommended that planning permission be approved.

8. RECOMMENDATION – APPROVAL subject to the following conditions regarding:

1. Time limit
2. Approved plans
3. Materials
4. Cycle storage details to be submitted
5. Block up the window on the western elevation of No.8 Pepys Road.
6. Obscured glazing on the eastern elevation bedroom window, and two western rooflights.
7. Removal of permitted development rights for extensions (Class A and AA), additions to the roof (Class B and C) and erection of buildings incidental to the enjoyment of the dwellinghouse (Class E).
8. Hard and Soft Landscaping, including boundary treatments
9. Provision and retention of car parking
10. Biodiversity Net Gain Condition

11. Building Regulations M4(2) “Accessible and adaptable dwellings”
12. Document G “water efficiency” compliance.

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 **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: 24/01968/FUL Case Officer Charlotte Dew

Proposal: Erection of a single chalet style two-bedroom bungalow with associated parking

Location: 8 Pepys Road Brampton Huntingdon

Observations of Brampton Town/Parish Council.

Please ✓ box as appropriate

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

☒ Recommend **refusal** because...(please give relevant planning reasons in space below)
This is in the conservation area, which may need further consideration, the road is also not adapted so some provision should be made for ensuring that any construction traffic makes good any ^{bad} surface issues caused following the build, so as not to

☐ No observations either in favour or against the proposal

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

Date :

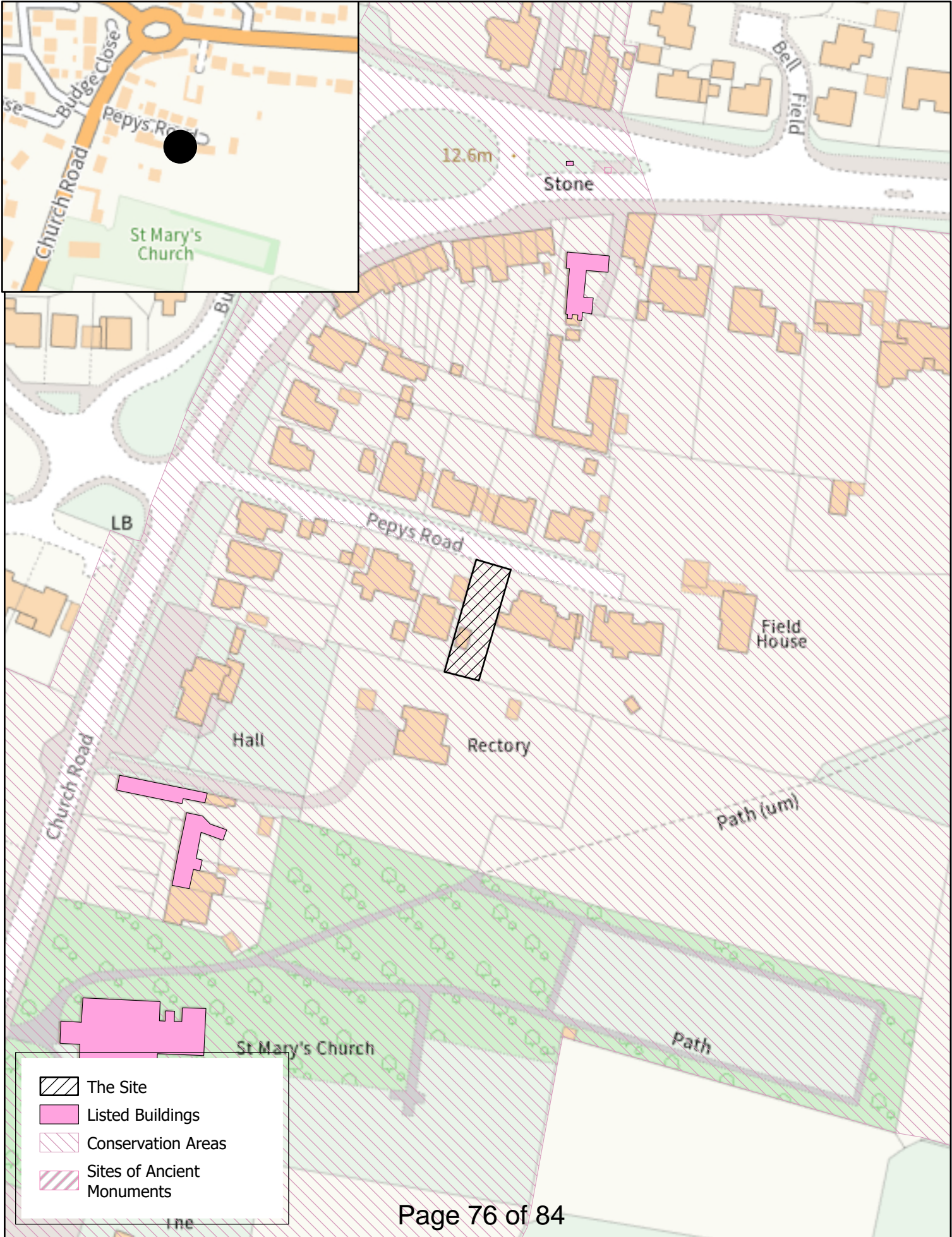
Failure to return this form within the time indicated will be taken as an indication that the Town or Parish Council do not express any opinion either for or against the application.

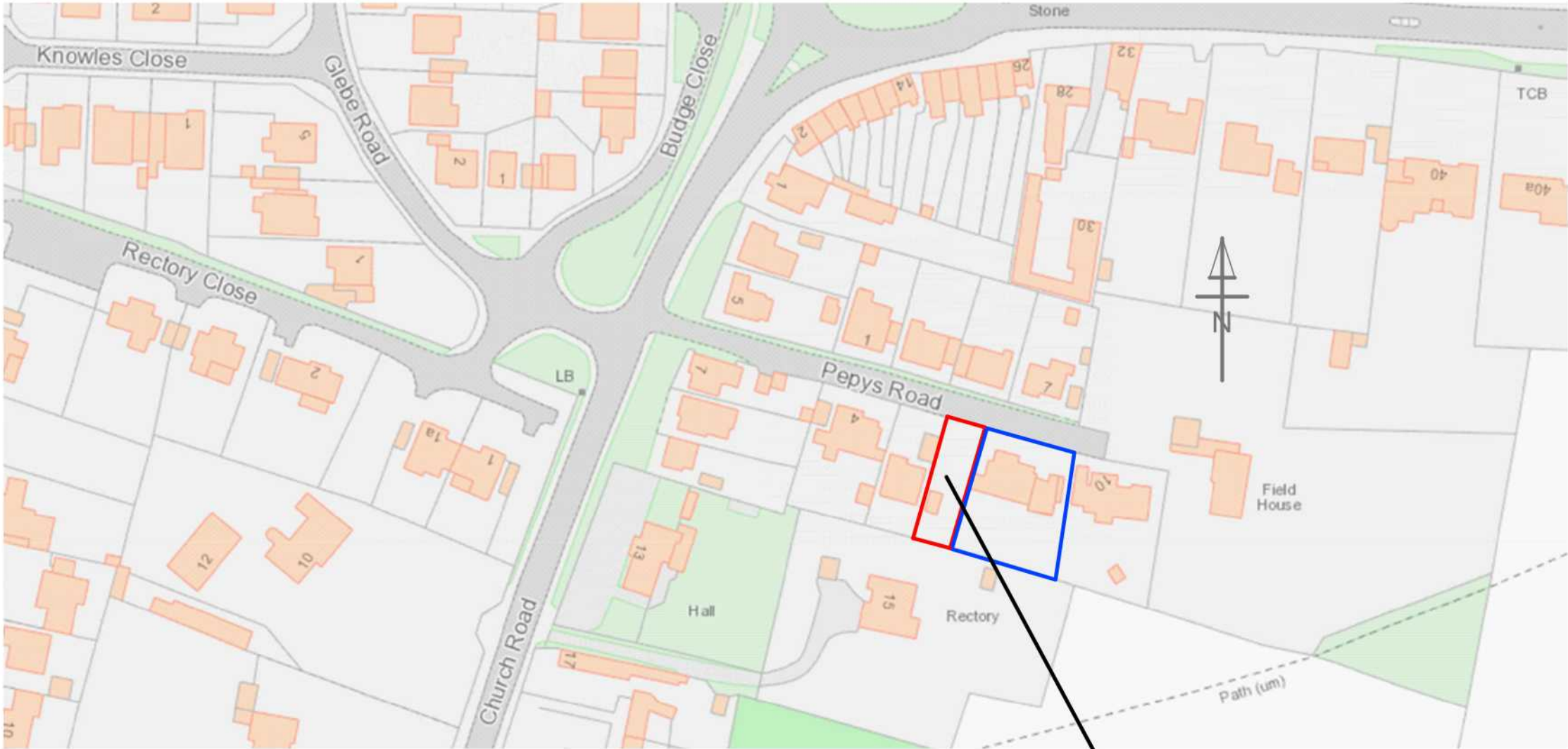
Please send response to email address below:-

Development.control@huntingdonshire.gov.uk

(Development Management)

Impact on other residents in a negative way.
The Committee also have reservations about the size of the build and the setting and the effect on neighbouring properties.





The Site

General Notes

No.	Revision/Issue	Date
-----	----------------	------

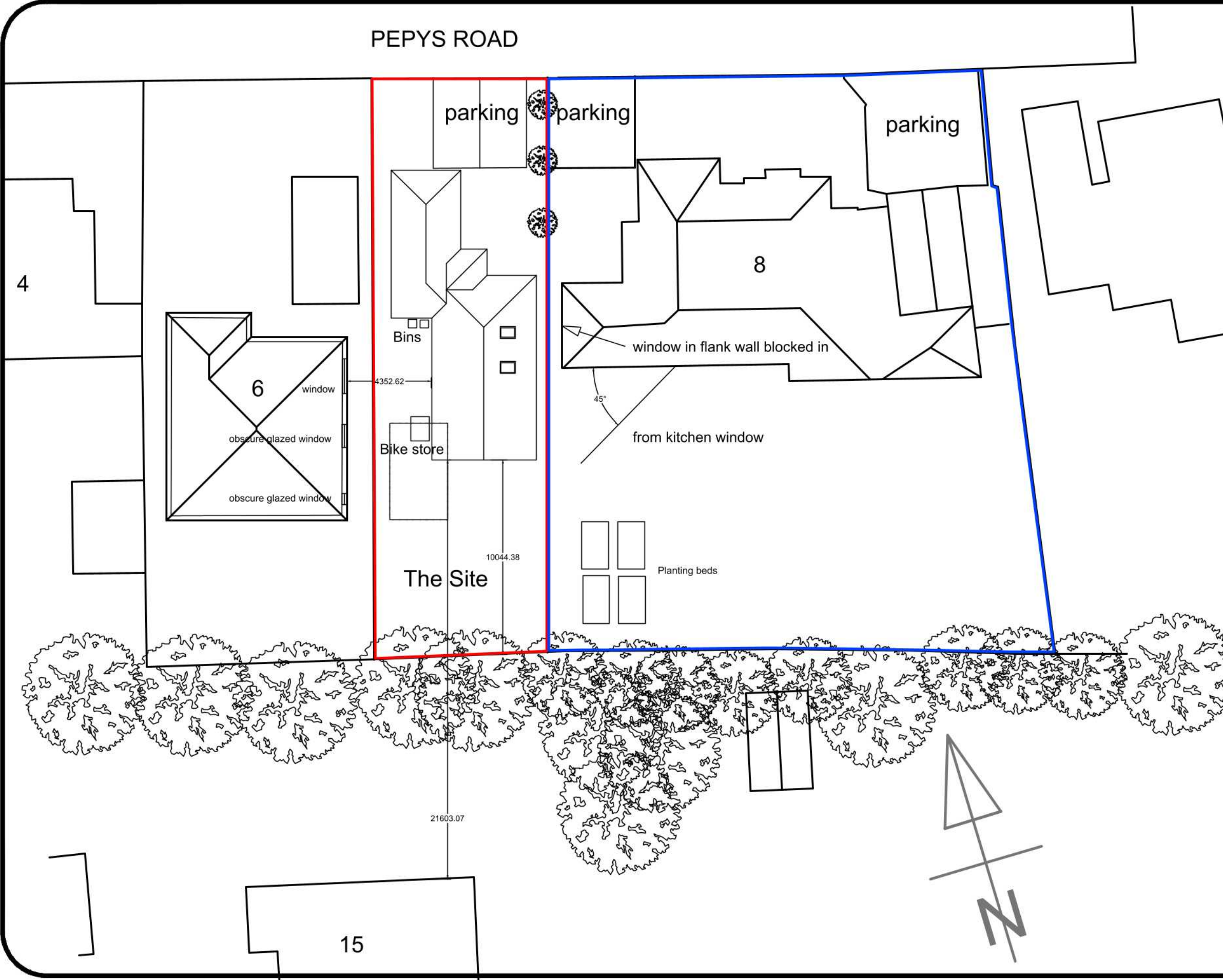
Drawing Title

Location plan

Project Name and Address

8 Pepys Road
Brampton

Project	RPH/23/010	Sheet	23/010/004
Date	Feb 2024	Rev	Rev B
Scale	1:1250 A3		



G	Windows shown to No 6	May 25
F	Update to LA comments	Apr 25
E	Update to LA comments	Apr 25
D	Bin & Bike store added	Mar 24
C	House reduced in size	Feb 24
No.	Revision/Issue	Date

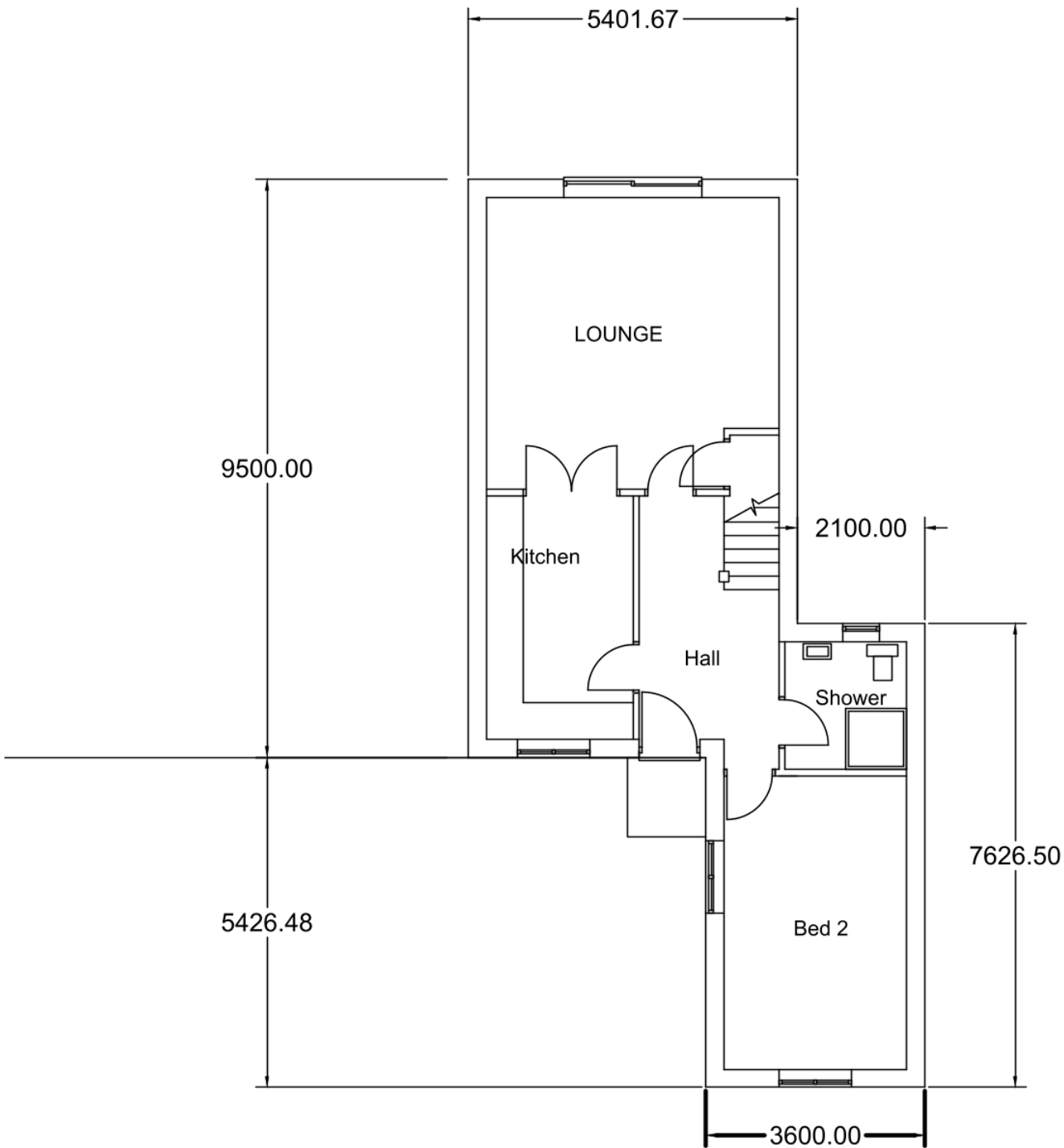
Drawing Title

Site layout plan

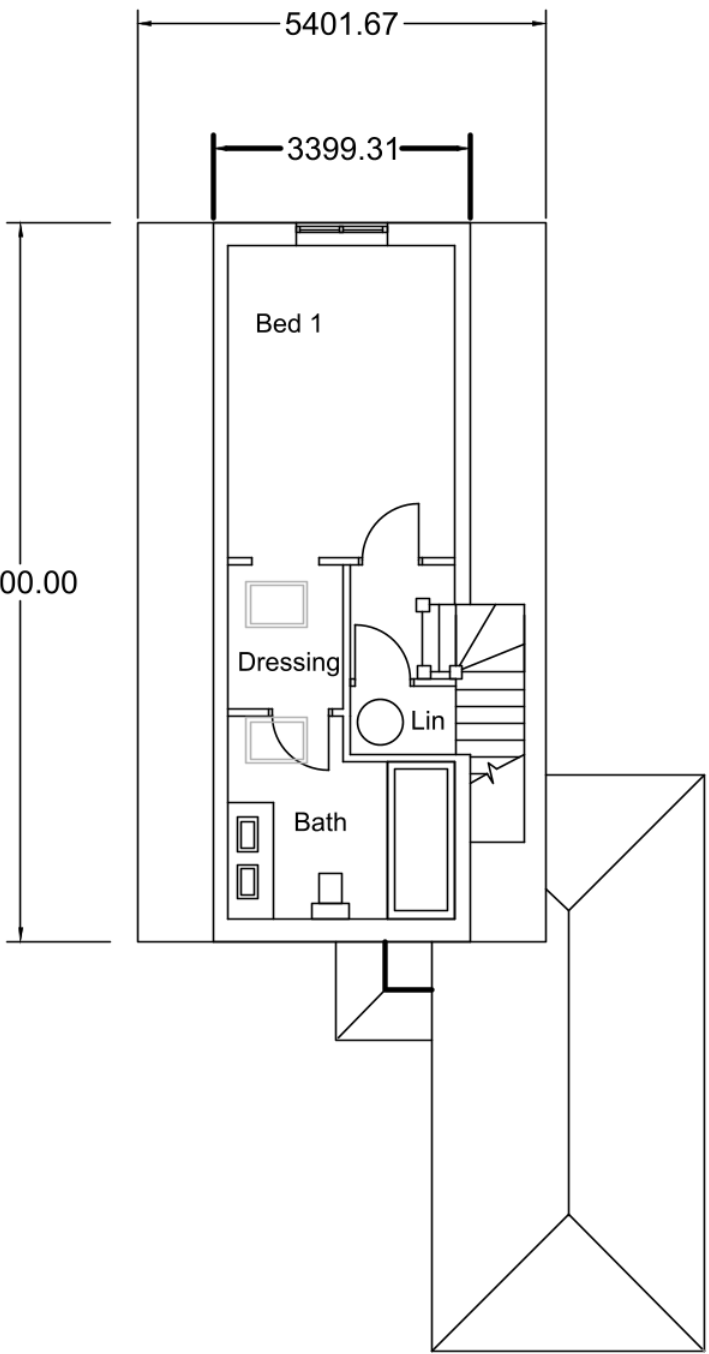
Project Name and Address

8 Pepys Road
Brampton

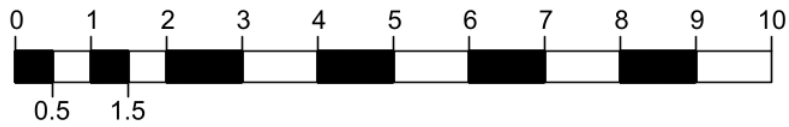
Project	RPH/23/010	Sheet
Date	Jan 2024	23/010/001 Rev G
Scale	1:200 A3	



Ground floor



First floor



Scale in meters

General Notes

A	Dims added to floor plan	11/24
No.	Revision/Issue	Date

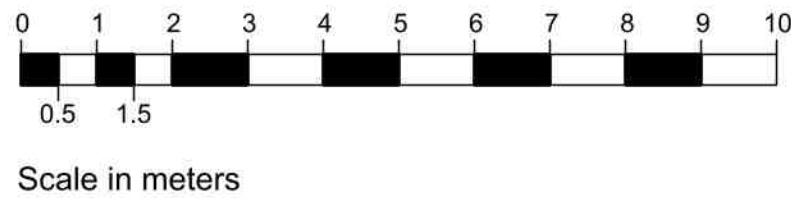
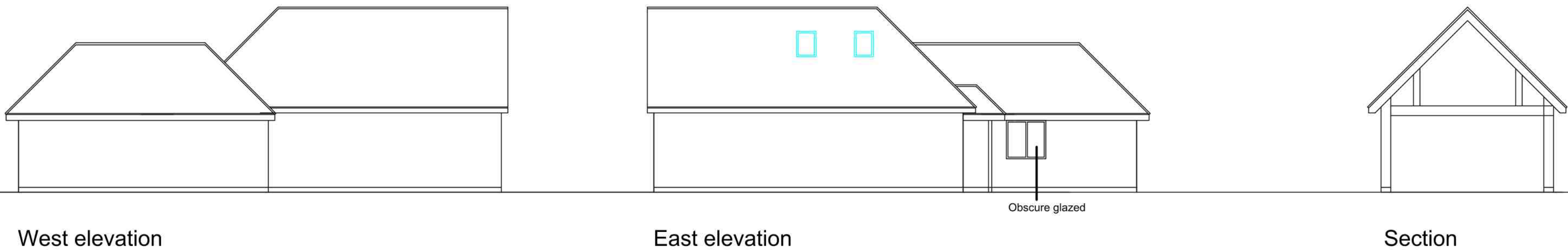
Drawing Title

Proposed floor plans

Project Name and Address

8 Pepys Road
Brampton

Project	RPH/23/010	Sheet
Date	Jan 2024	23/010/002
Scale	1:100 A3	A



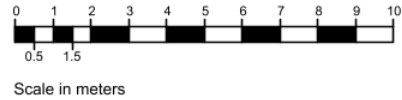
General Notes

B	Anendments to LA comments	April 25
A	Roof height reduced 25 deg line shown to kitchen window of number 8	April 25
No.	Revision/Issue	Date

Drawing Title
Proposed elevations

Project Name and Address
8 Pepys Road Brampton

Project	Sheet
RPH/23/010	23/010/003
Date	Rev B
Jan 2024	
Scale	
1:100 A1	



C	Amendment to LA comments	04/25
B	Roof height reduced	04/25
A.	Dim added to bungalow	11/24
No.	No. Revision/Issue	Date

Firm Name and Address

Street elevation

Project Name and Address

8 Pepys Road
Brampton

Project	RPH/23/010	Sheet	23/010/005
Date	Jan 2024		C
Scale	1:100 A1		

This page is intentionally left blank

Planning Appeal Decisions Since March 2025 Committee

Ref No	Appellant	Parish	Proposal	Site	Original Decision	Delegated or DMC	Appeal Determination	Costs
23/021 23/ FUL	Mr Andy Girvan	Brington and Molesworth	Erection of three houses	Land South of Hill Place Brington	Refused	Delegated	Appeal Dismissed	N/A
19/003 02/ ENBO PC	BRINGTON NORTH LLP	Brington and Molesworth	Appeal against 19/00302/ENBOC	Land At Hill Place And The Green Brington	Enforcement Notice	Delegated	Split Decision	N/A
23/017 19/ FUL	Mr Hassan Abou Alaywi (Danex Properties Ltd)	Farcet	Erection of new SEN school including parking area and outbuildings for storage of educational equipment/ maintenance	Yard 2 At Ashley Lodge Conquest Drove Farcet Peterborough PE7 3DH	Refused	Delegated	Appeal Dismissed	N/A
23/003 46/ FUL	Mr Garry Goodwin (Morris Homes)	Fenstanton	The erection of 7 no. new dwellings (5 no. detached and 2 no. semi-detached) with associated garages and parking, on land to the south of Crest Drive, Fenstanton.	Former Dairy Site High Street Fenstanton	Non-Determination	Delegated	Appeal Dismissed	N/A

24/010 01/ HHFU L	Mr Alan Tuohy	Hemingford Abbots	Extension to existing car port	48 Common Lane Hemingford Abbots Huntingdon PE28 9AN	Refused	Delegated	Appeal Allowed	N/A
24/001 85/ FUL	Marina View (Wansford) Ltd	Sibson-cum- Stibbington	Erection of new dwelling	Waters Edge Elton Road Wansford	Refused	Delegated	Appeal Dismissed	N/A
24/001 41/ FUL	Mr Selley	St Neots	Proposed detached bedroom bungalow	11 Dukes Road Eaton Socon St Neots PE19 8DD	Refused	Delegated	Appeal Dismissed	N/A