



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, 20 JULY 2026** 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 AND SUBSTITUTIONS

1. MINUTES (Pages 5 - 6)

To approve as a correct record the Minutes of the meeting held on 22nd June 2026.

2. MEMBERS' INTERESTS

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

3. APPLICATIONS REQUIRING REFERENCE TO DEVELOPMENT MANAGEMENT COMMITTEE

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

(a) Great Gransden - 26/00502/FUL (Pages 7 - 56)

Change of use to tourism for glamping use. Erection of 3 temporary cabins and temporary sauna with associated parking - Land West of 24 Little Gransden Lane, Great Gransden.

(b) Holywell-cum-Needlingworth - 26/00227/OUT (Pages 57 - 108)

Hybrid planning application: Full planning permission for demolition of existing outbuildings, creation of a new vehicular and pedestrian access, creation of a new driveway and garaging to Victoria House, and conversion of existing annexe to a dwelling (including extensions, remodelling and re-landscaping). Outline planning

permission (with all matters reserved except for access) for 5No. dwellings and associated works - Land at and Including Victoria House, Bluntisham Road, Needingworth.

(c) Sibson-cum-Stibbington - 25/01775/FUL (Pages 109 - 142)

Change of use of site to coach depot and workshop and erection of security fencing - Wansford Railway Station, Old Great North Road, Stibbington, Peterborough, PE8 6LR.

(d) Somersham - 26/00797/FUL (Pages 143 - 168)

Proposed construction of two dwellings - Land East of the Hawthorns, Somersham.

(e) Godmanchester - 26/00628/FUL & 26/00629/LBC (Pages 169 - 238)

Erection of two storey side extension, internal works to first floor and change of use from residential C3 to commercial Use Class E (c) - 63 Cambridge Street Godmanchester.

4. APPEAL DECISIONS (Pages 239 - 240)

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

LATE REPRESENTATIONS

10 day of July 2026

Michelle Sacks

Chief Executive and Head of Paid Service

Disclosable Pecuniary Interests and other Registrable and Non-Registrable Interests

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

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

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

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

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

Emergency Procedure

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HUNTINGDONSHIRE DISTRICT COUNCIL

MINUTES of the meeting of the DEVELOPMENT MANAGEMENT COMMITTEE held in THE CIVIC SUITE (LANCASTER/STIRLING ROOMS), PATHFINDER HOUSE, ST MARY'S STREET, HUNTINGDON, PE29 3TN on Monday, 22 June 2026

PRESENT: Councillor W Smith – Chair.

Councillors L Davenport-Ray, P Gammons, J A Gray, S Hodgson-Jones, A Hunt, J Hunt, R Ioannides, D N Keane, J E Kerr, D McIlwain, D L Mickelburgh, J Neish, T D Sanderson, G Seeff and LM Simpson.

APOLOGIES: None.

5 MINUTES

The Minutes of the meetings of the Committee held on 20th April and 21st May 2026 were approved as correct records and signed by the Chair.

6 MEMBERS' INTERESTS

Councillor D McIlwain declared Non-Registrable Interests in Minute Nos 7 (a) and 7 (b) by virtue of the fact that the applications related to the Ward he represents.

7 APPLICATIONS REQUIRING REFERENCE TO DEVELOPMENT MANAGEMENT COMMITTEE

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

RESOLVED

a) **Proposed residential development of 21no homes including road infrastructure, landscaping and other associated infrastructure - Land West of Longlands Close, Warboys - 25/02130/FUL**

(Dr S Lawson-Turner, Objector, and J Gandy, Agent, addressed the Committee on the application).

See Minute No 6 for Members' interests.

that the Head of Planning, Infrastructure & Public Protection be given delegated powers to grant permission for the development subject to:

1. The Committee delegates authority to finalise the technical resolution of the BNG baseline and the receipt of a countersigned Impact Assessment and Conservation Payment Certificate (IACPC) to the Planning Service Manager;
2. The Committee delegates authority to finalise the terms and completion of the S.106 agreement to the Planning Service Manager; and
3. Following the completion of the S.106 agreement, the application be approved subject to the conditions listed in section 9 of the report now submitted and any amendments as deemed necessary.

b) Variation of Condition 3 of 1400783FUL (Installation of 2.4 MW solar farm to include photovoltaic panels, inverter and substation buildings, access road and associated other works) - Land South East of Lodge Farm, Bridge Road, Broughton - 26/00531/S73

(H Doyle, Agent, addressed the Committee on the application).

See Minute No 6 for Members' interests.

that the application be approved subject to conditions to be determined by the Head of Planning, Infrastructure & Public Protection to include those listed in section 9 of the report now submitted.

8 APPEAL DECISIONS

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

RESOLVED

that the contents of the report be noted.

Chair



Development Management Committee – 20th July 2026

Application Number: 26/00502/FUL

Proposal: Change of use to tourism for glamping use. Erection of 3No. cabins and 1No. sauna, with associated parking

Location: Land West Of 24 Little Gransden Lane, Great Gransden

Applicant: Mr and Mrs Mike & Kate Milne

Agent: Holly Ford, Crown & Canopy

Case Officer: Richard Fitzjohn

Parish: Great Gransden

Reason for Referral: This application is referred to the Development Management Committee (DMC) as the Officer recommendation for approval is contrary to the recommendation of Great Gransden Parish Council.

Committee Date: 20th July 2026

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS WITH DELEGATED AUTHORITY TO THE HEAD OF PLANNING, INFRASTRUCTURE & PUBLIC PROTECTION TO APPROVE ANY AMENDMENTS TO CONDITIONS AS DEEMED NECESSARY.

Proposal

The application seeks full planning permission for a change of use of land to a sui generis use for glamping, and the erection of 3No. cabins and 1No. sauna, with associated parking.

Consultations

The following consultees have raised **objections** to the application:

- Great Gransden Parish Council and Conservation Officer.

The following consultees have raised **no objections** to the application:

- Conservation Officer, Local Highway Authority, Natural England, Environmental Health Officer, Definitive Map Officer and Anglian Water.

Letters of objection have been received from three local residents. Letters of support have been received from six local residents.

Conclusion

The application has been assessed against the relevant policies in the NPPF, the adopted Local Plan and other relevant guidance as listed in detail at Section 4 of the report.

The key issues arising from the application details are:

- Principle of development;
- Visual amenity and heritage assets;
- Flood risk and drainage;
- Residential amenity;
- Highway safety, public rights of way and parking provision;
- Arboriculture;
- Biodiversity; and
- Waste storage.

The report looks into the key planning issues in detail, and Officers conclude that the proposal is acceptable subject to conditions.

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1 APPLICATION SITE AND LOCALITY

- 1.1 The application site is located on the southern edge of Little Gransden, within the countryside. The application site comprises 0.2 hectares of agricultural land, located within a 2.5 hectare agricultural field currently used for deer grazing. The site contains a large area of hardstanding towards the northern boundary, with grassland to the south. The deer grazing takes place within a post-and-wire fenced deer enclosure, located on the grassland immediately adjacent to the east of the application site. The boundaries of the agricultural field generally comprise trees and hedging to the east and west, post-and-wire fencing to the south, and a mix of trees and hedging and an open boundary to the north.
- 1.2 The closest residential properties to the application site are No's 20, 22, 24, 26, 32 and 34 Little Gransden Lane.

- 1.3 There is a large agricultural building located outside of the application site, immediately adjacent to the north of the hardstanding. The agricultural building is used for the storage of agricultural equipment / machinery and chilled meat produce.
- 1.4 There is a Public Right of Way which runs in an east-west direction, immediately to the north of the agricultural building.
- 1.5 The Great Gransden Conservation Area is located immediately to the north of the agricultural building. The Public Right of Way and nearby residential properties of No's 22, 24, 26 and 28 are located within the Conservation Area. With the exception of the part of the Public Right of Way providing access, the application site is located outside of, but adjacent to the Conservation Area.
- 1.6 There are also three Grade II Listed Buildings (No's 22, 24 and 26 Little Gransden Lane) located near to the application site.
- 1.7 Environment Agency Flood Mapping data and the Huntingdonshire Strategic Flood Risk Assessment (2024) indicate that the proposed development is located within Flood Zone 1 (low probability of flooding from rivers and sea) and an area which is not at risk of surface water flooding, though Huntingdonshire's Strategic Flood Risk Assessment (2024) indicates that the site has high groundwater levels.
- 1.8 Gransden Wood Site of Special Scientific Interest (SSSI) is located approximately 130 metres to the west / south-west of the application site.
- 1.9 The application site is not allocated for development within the Local Plan.

2 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The application seeks full planning permission for a change of use of land from an agricultural use to a tourism / glamping use (sui generis), and the erection of 3No. cabins and 1No. sauna, with associated parking.
- 2.2 Cabins 1 and 3 would be 1-bed, 2-person units measuring 8.65 metres wide and 6 metres deep, with a ridge height of 4.18 metres and an eaves height of 2.16 metres.
- 2.3 Cabin 2 would be a 2-bed, 4-person unit (containing a mezzanine floor) measuring 8.65 metres wide and 6 metres deep, with a ridge height of 4.55 metres and an eaves height of 2.55 metres.
- 2.4 The proposed sauna would measure 2.5 metres wide and 2.7 metres deep, with a ridge height of 3.2 metres and an eaves height of 2.25 metres.

- 2.5 The proposed cabins and sauna would be externally finished with black and natural timber cladding, black metal roofing, and black uPVC windows and doors.
- 2.6 The application also states that the cabins and sauna would be installed on ground-screw foundations (rather than traditional concrete foundations).
- 2.7 The proposal includes the provision of a footpath comprising geogrid matting with woodchip laid on top, between the car parking area and proposed cabins and sauna.
- 2.8 Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

3 RELEVANT PLANNING HISTORY

- 3.1 The following planning history is considered relevant to the current proposal:
- 23/02198/FUL - Erection of agricultural building, hard-standing and access track - Refused on 09.08.2024
 - 19/02282/FUL - Erection of a detached dwelling-house and associated works - Non-Determination Appeal Dismissed on 13.10.2020

4 RELEVANT PLANNING POLICY AND GUIDANCE

Statutory Duty

- 4.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. In Huntingdonshire, the Development Plan (as relevant to this application) consists of the Great Gransden Neighbourhood Plan (2023), the Huntingdonshire Local Plan to 2036 (2019) and the Cambridgeshire & Peterborough Minerals and Waste Local Plan (2021).
- 4.2 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development that affects the setting of a listed building or its setting to 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.
- 4.3 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development to pay special attention to preserving or enhancing the character or appearance of a conservation area.

National Policy and Guidance

- 4.4 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).'

- 4.5 The NPPF 2024 sets out the Government's planning policies for (amongst other things):
- achieving sustainable development;
 - building a strong, competitive economy;
 - promoting healthy and safe communities;
 - promoting sustainable transport;
 - achieving well-designed places;
 - making effective use of land;
 - meeting the challenge of climate change, flooding and coastal change;
 - conserving and enhancing the natural environment;
 - conserving and enhancing the historic environment.
- 4.6 Planning Practice Guidance and the National Design Guide are also relevant and material considerations.
- 4.7 For full details visit the government website: <https://www.gov.uk>

Local Planning Policies

- 4.8 Huntingdonshire's Local Plan to 2036 (Adopted May 2019):
- LP1: Amount of Development
 - LP2: Strategy for Development
 - LP4: Contributing to Infrastructure Delivery
 - LP5: Flood Risk
 - LP6: Waste Water Management
 - LP9: Small Settlements
 - LP10: The Countryside
 - LP11: Design Context
 - LP12: Design Implementation
 - LP14: Amenity
 - LP15: Surface Water
 - LP16: Sustainable Travel
 - LP17: Parking Provision and Vehicle Movement
 - LP19: Rural Economy
 - LP22: Local Services and Community Facilities
 - LP23: Tourism and Recreation
 - LP30: Biodiversity and Geodiversity
 - LP31: Trees, Woodland, Hedges and Hedgerows
 - LP34: Heritage Assets and their Settings
- 4.9 Great Gransden Neighbourhood Plan (Made March 2023):
- Policy G1: A Built Up Area Boundary Strategy for Great Gransden

- Policy G3: Local Character and Design
- Policy G4: Development, Landscape Character and Valued Views
- Policy G5: Conserving and enhancing Great Gransden's Conservation Area
- Policy G6: Protecting and enhancing biodiversity in the parish including at Gransden Woods
- Policy G9: Public Rights of Way Network

Supplementary Planning Documents (SPD) and Guidance

- 4.10 Huntingdonshire Design Guide SPD (2017)
 Huntingdonshire Landscape and Townscape SPD (2022)
 Cambridgeshire Flood and Water SPD (2017)
 Environmentally Sustainable Design and Construction SPD (2025)

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

5 RESPONSE TO CONSULTATION

- 5.1 Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website.

Consultee Name	Position	Comment
Great Gransden Parish Council	Objection.	Agrees with the Conservation Officer consultation - the proposals are not supported from a Heritage perspective. The proposal, by reason of the introduction of tourism accommodation, parking, associated structures and activity within open countryside, would result in harmful encroachment into the rural landscape, eroding the agricultural setting of the Great Gransden Conservation Area and nearby listed buildings. The development would fail to preserve or enhance local character, landscape character and heritage significance, contrary to Policies G1, G3, G4 and G5 of the Great Gransden Neighbourhood Plan, Policy LP34 of the Huntingdonshire Local Plan to 2036, the National Planning Policy Framework, and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

		The proposal conflicts with Policy G1 paragraph (b) because it does not “maintain or enhance residential amenity of neighbouring properties”, nor “demonstrate safe and suitable access for vehicles without undermining pedestrian safety or accessibility”. The proposal does not meet Huntingdonshire Local Plan to 2036 Policy LP23 (b) because it would harm the landscape and heritage significance. The proposal fails to preserve the rural character and spacious agricultural setting identified as essential components of Great Gransden’s character under Policy G3. The introduction of cabins, parking, paths, visitor activity and associated paraphernalia would suburbanise a currently undeveloped rural edge. The proposal fails to conserve the landscape character and rural setting of Great Gransden and would undermine the valued undeveloped transition between village and countryside protected by Policy G4. The proposal conflicts with Policy G5 because it fails to preserve or enhance the rural setting and historic significance of the Great Gransden Conservation Area.
Conservation Officer	Objection.	The site is located just outside of, and within the immediate setting of, the Great Gransden Conservation Area (GGCA). Given the proximity of the site to the GGCA, and its largely undeveloped agricultural appearance, it provides a pleasant rural backdrop for the village and contributes positively to its setting.

		The site also lies close to three Grade II listed buildings (Nos 22, 24 and 26 Little Gransden Lane). Their significance lies predominantly in the evidence of historic rural vernacular architecture. The proposal lies within the rural setting of No's 24 and 26 and the agricultural character of the site contributes positively to their setting. The site provides a rural backdrop to No.22, positively contributing to its rural setting. This small group of historic buildings belong to the later 17th Century, and they are located on the edge of the medieval common fields. The historic countryside setting to the listed buildings is seen in the continued agricultural use of the land and in the sinuous local field boundaries that reflect former ridge and furrow. Acknowledge the presence of the steel framed agricultural building adjacent to the north of the site. Whilst trees and hedges form part of the boundaries of the site, it is more closely related to the adjacent open countryside than to the built up area and nearby dwellings at Nos 22, 24 and 26 Little Gransden Lane. As such, the area has a spacious rural character and appearance to which the application site contributes positively. Whilst it is understood that the cabins and sauna hut would be modest in size, the development would nevertheless constitute an encroachment of built form into the countryside. The proposal consists of various relatively small buildings, with parking and associated paraphernalia and this combined would create an overall mass of
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		development that cumulatively would alter the character of the site and diminish the countryside setting of three nearby Grade II listed buildings (No's 22, 24 and 26 Little Gransden Lane) and the village of Great Gransden beyond. The proposed development would not preserve or enhance the setting of the Grade II listed buildings and the setting of the GGCA, and a level of harm would result. Although this harm of the development to the significance of the identified heritage assets would be less than substantial, the NPPF directs that great weight should be afforded to the conservation of heritage assets irrespective of the level of harm. The development conflicts with policy LP34 of the Local Plan. Any harm must be weighed against the public benefits of the proposals. The proposal would provide some benefit to the local economy, however given the small scale of the development the benefits would be limited. It is for the planning officer to consider if this benefit would outweigh the harm caused. For the reasons outlined above, the proposals are not supported from a heritage perspective.
Local Highways Authority (LHA)	No objection.	The proposed development is acceptable. Requests conditions requiring:- vehicular access works within the highway to be laid out and constructed in accordance with County Council construction specification, provision of adequate access drainage measures, and the access road to have a metalled surface for 10 metres from its junction with the public highway.
Natural England	No objection.	The proposed development will not have significant adverse impacts on statutorily protected nature

		conservation sites or landscapes. Provides generic advice on other natural environment issues.
Environmental Health Officer	No objection.	No objection, subject to a condition requiring a Noise Management Plan to be submitted to, and approved in writing by, the Local Planning Authority.
Definitive Map Officer	No objection.	The site is to be accessed via Public Footpath 1, Great Gransden, which has a recorded width of 4ft along its length. A Definitive Map Modification Order (DMMO) application, to record a public footpath linking Dolls Lane with Sand Path along a route that follows the western and southern boundaries of the development, has been received. The application is not currently under active investigation. No objection to the proposal, however the Footpath must remain open and unobstructed at all times.
Anglian Water	No objection.	No asset encroachment concerns. The proposed package treatment plant does not require a connection to Anglian Water, and the proposed method of surface water management does not relate to Anglian Water operated assets. If planning permission is granted, requests that the foul and surface water strategies are listed within the decision notice. In an event of changes to the proposed foul or surface water drainage strategy, to include interaction with Anglian Water operated assets, Anglian Water would require consultation.
Environment Agency	No comment at the time of DMC report publication.	N/A

Lead Local Flood Authority	No comment at the time of DMC report publication.	N/A
The Wildlife Trust	No comment at the time of DMC report publication.	N/A
Arboricultural Officer	No comment at the time of DMC report publication.	N/A

6 RESPONSE TO PUBLICITY

6.1 Below is a summary of the third party and neighbour responses received at the time of writing this report.

6.2 Letters of objection have been received from three local residents, raising the following summarised comments:

- The proposed development does not meet the criteria of the Great Gransden Neighbourhood Plan or the HDC Local Plan, in respect of encroachment into the countryside and the substantial negative impact it would have on neighbouring properties. It is not appropriate to insert a glamping site into a relatively small agricultural field in the middle of a group of residential properties. These concerns are in no way outweighed by the alleged benefits.
- A planning application for a single house, roughly where the barn is now, was refused a few years ago, even after appeal. The Parish Council stated LP12, LP13 and LP36 as grounds for this, citing failure to preserve and enhance the character and appearance of the area, and the degree of harm to the setting of a listed building within the conservation area. The proposal for a glamping site contravenes the same policies, but would have far more impact than a single dwelling. LP19 and LP23 are also pertinent, as the character and siting of the glamping operation would have a major detrimental impact on its immediate surroundings.
- The access to the field for agricultural purposes is by a track, known as Sand Path, which runs alongside No's 26, 24 and 20 and ends at No.22. This track is a signposted footpath which is heavily used by dog walkers, families and ramblers. Constant car traffic associated with arrivals, departures and servicing of a glamping site is not appropriate on this type of path, and would not conform to policy G1 of the Great Gransden Neighbourhood Plan as regards not undermining pedestrian safety.
- The parking of multiple cars and the provision of a cycle rack are not in keeping with maintenance of the natural setting or the wider landscape and would be to the detriment of the immediate surroundings, impacting the rural nature of the footpath in contravention of policy LP23 of the HDC Local Plan.
- The proposal does not discuss the disposal of ordinary waste. A large waste container would have potential impact on the countryside

appearance. Bins lorries do not come down Sand Path and residents have to take their wheelie bins to the corner at Little Gransden Lane.

- Opportunities for countryside activities from the site will be limited. There are no designated cycle paths, nor any dual-use foot/cycle paths in or around the village. Off-road walking routes are heavily dependent on permissive paths through Gransden and Waresley Woods, which the Wildlife Trust often close for many months during the winter and at random times for maintenance.
- The site would be in competition with much more local tourist accommodation than is listed in the analysis of the local market, failing to mention two campsites in Great Gransden and a number of holiday cottages in Great and Little Gransden, in addition to erroneously stating that there are three holiday cottages at Fuller's Hill when in fact there are seven, plus two log cabins.
- The amount of money visitors could spend in the local community seems overestimated, given that the only amenities are the pub in Little Gransden, the village shop in Great Gransden and the café which is only open one morning a week.
- The application should be refused as it fails to comply with multiple planning policies, raises significant environmental concerns, and would harm local amenity.
- It does not meet policies LP5 and LP15 as it fails to demonstrate adequate surface water management. Existing drainage works and increased hardstanding risk worsening known flooding issues, affecting neighbouring properties and public rights of way. Sand Path has always flooded in wet winters due to surface runoff from the two fields that rise from it to the south. The Applicant's have recently dug a ditch along their western hedge, supposedly for field drainage, and piped the outflow under Sand Path, into a neighbouring property. As they have not directed this drainage appropriately, the local residents are very concerned about both 'grey water' drainage and the management of the proposed sewage processor. It is not clear what the drainage field for the latter involves, how it is engineered, nor where any overflow might go. Treated waste would permeate into the surface water run-off from the site and be directed to neighbouring land. Anything other than 100% effectiveness of the Package Treatment Plant would result in sewage-contaminated run-off draining onto neighbouring land, the brook and the public footpath. The drainage route for grey water is not clear.
- It fails to satisfy policy LP30, with only a marginal and unreliable 10.12% biodiversity net gain and no legal mechanism to secure its delivery.
- The proposal conflict with the Great Gransden Neighbourhood Plan (policies G1, G3, G4 and G9) as it is located outside the built-up area boundary and represents unsupported greenfield development.
- The site is unsuitable, being too close to residential areas and valued tranquil landscapes such as Gransden Woods.
- The development would introduce noise, light pollution, and increased traffic along a narrow, heavily used public footpath, creating safety risks and disturbance. No adequate mitigation is provided.

- The three listed buildings would be particularly susceptible to noise disturbance as due to the planning restrictions they are all single-glazed.
- Outdoor bathing and cooking facilities would encourage glamping customers to congregate and party around them, including late at night.
- Light pollution would spoil residents enjoyment of the night sky.
- Claims regarding accessibility and sustainability are misleading. Public transport is virtually non-existent, making the site car dependent. The layout also fails to provide suitable access for all users, and waste collection has not been addressed.
- The application contains multiple inaccuracies, including misleading statements on screening, site works, economic benefits and local competition, and fails to respond to pre-application advice.
- The application fails to demonstrate its benefits outweigh the clear harm to the environment, local residents, and the character of the area.
- The proposal contravenes policy G1 of the Great Gransden Neighbourhood Plan and will not maintain or enhance residential amenity for neighbouring properties.
- The proposal contravenes policy LP10 of the HDC Local Plan Increased noise and traffic will adversely affect the use and enjoyment of the countryside by neighbours and users of the adjacent public footpath. There will be increased light pollution in an area where there is negligible artificial light, which will directly affect neighbouring properties on lower ground.
- The proposal contravenes policy LP19 of the HDC Local Plan. The proposed glamping is very close to residential properties in an extremely quiet and peaceful rural area, and will have a detrimental effect both on the neighbouring properties and surrounding countryside.
- The proposal contravenes policy LP23 of the HDC Local Plan. The detrimental impact of the proposed glamping site on the immediately surrounding countryside and neighbouring properties is disproportionate to any potential benefit to the local community.

6.3 Letters of support have been received from six local residents, raising the following summarised comments:

- Tourism opportunities in the villages of Little and Great Gransden are fairly limited currently. There are currently no accommodation options in either of the villages which align with the proposal so there is a gap in the market for glamping accommodation.
- A near holiday property owner looks forward to collaborating with, and sending surplus guests to, the proposed development.
- A local small self-catering annex in Little Gransden achieves healthy guest occupancy rates.
- The proposal is thoughtful and gives absolute consideration to local residents.
- The development is modest in scale and the intention to site the cabins sensitively within the landscape is welcomed.

- The introduction of a small amount of tourism could help support local amenities, such as the village pub and shop.
- The proposal seems to be a relatively low-impact use of the land.
- The proposal is a small-scale and sensitive development that would bring some benefit to the area without causing any real harm.
- There is already Airbnb accommodation nearby so short-stay visitors are not usual in this location.
- Given that only three cabins are proposed, does not believe it would lead to any significant noise or disruption for nearby residents.
- The dispersed layout should ensure minimal impact on neighbouring amenity.
- The limited scale is unlikely to generate additional traffic and, with on-site parking provision, should integrate safely with the local road network.
- It is a sustainable way to encourage tourism and support the local economy while remaining in keeping with the area.
- The proposal represents a proportionate and appropriate form of rural diversification and aligns with the Local Plan, particularly in supporting sustainable economic growth and a resilient rural economy.
- It's modest scale and temporary nature ensures the intrinsic character of the rural area is preserved.
- The proposal provides an option to support the existing rural enterprise, encouraging visitors to engage with and benefit local food producers.
- The low-density nature based approach supports sustainable development, can operate with minimal environmental impact and support biodiversity.
- The scale and nature of the development are appropriate to the site and have been sensitively considered in relation to the surrounding area.
- The temporary and modest form of the cabins, together with the sauna, ensures that the proposal will not result in any undue visual intrusion or overdevelopment.
- The proposed location appears well chosen, integrating naturally with its immediate surroundings without disrupting the existing landscape or local amenity.
- By offering simple, nature-connected accommodation and wellness facilities, the scheme aligns with a growing shift towards tourism that not only minimises harm but actively contributes to the wellbeing of landscapes and local communities.
- The proposal demonstrates a balanced and thoughtful design that respects the scale, character, and setting of the area, while also contributing positively to sustainable rural development.
- Initiatives like this bring people to the village and allow it to thrive rather than just survive.

7 APPRAISAL

Principle of development

- 7.1 The proposed development would be located on the southern edge of Great Gransden, outside of the Built-Up Area Boundary defined within the Great Gransden Neighbourhood Plan and within the countryside.
- 7.2 Policy G1 of the Great Gransden Neighbourhood Plan states that development proposals outside the defined Built-Up Area Boundary will be resisted other than the following cases:
- the development comprises a rural exceptions housing scheme referred to in Policy G2, located on a site contiguous with the Built Up Area Boundary and within easy and safe walking distance to village amenities.
 - residential development that complies with one or more of the circumstances set out in paragraph 80 of the NPPF 2021; or
 - the development comprises development specifically allowed for by the following policies in the Local Plan – LP10 the countryside, LP19 Rural Economy, LP20 Homes for Rural Workers, LP22 Local services and community facilities, LP23 Tourism and Recreation, LP33 Rural Buildings and LP38 water related development.
- 7.3 Great Gransden is defined as a Small Settlement within policy LP9 of the Local Plan. Policy LP9 of the Local Plan states that a proposal for development on land well-related to the built-up area may be supported where it accords with the specific opportunities allowed for through other policies within the Local Plan. Paragraph 4.107 of the Local Plan states that proposals for development on land well-related to the built-up area will be considered subject to the provisions of policies LP 10 'The Countryside', LP 19 'Rural Economy', LP 22 'Local Services and Community Facilities', LP 23 'Tourism and Recreation', LP 28 'Rural Exceptions Housing', LP 33 'Rural Buildings' and LP 38 'Water Related Development'.
- 7.4 As the proposal is for a tourism use within the countryside, policies LP10 and LP23 of the Local Plan, and policy G1 of the Great Gransden Neighbourhood Plan, are the policies most relevant to the consideration of the principle of development. Though policy LP19 of the Local Plan is also relevant to the proposal as it relates to the rural economy, it is not necessary for the application to demonstrate compliance with that policy if the principle of development is established as being acceptable under policy LP23 of the Local Plan.
- 7.5 Policy LP10 of the Local Plan states that development in the countryside will be restricted to the limited and specific opportunities as provided for in other policies of the Local Plan, and that all development in the countryside must:
- a. seek to use land of lower agricultural value in preference to land of higher agricultural value:
 - i. avoiding the irreversible loss of the best and most versatile agricultural land (Grade 1 to 3a) where possible, and
 - ii. avoiding Grade 1 agricultural land unless there are exceptional circumstances where the benefits of the proposal significantly outweigh the loss of land;
 - b. recognise the intrinsic character and beauty of the countryside;

- c. and not give rise to noise, odour, obtrusive light or other impacts that would adversely affect the use and enjoyment of the countryside by others.
- 7.6 Natural England's Agricultural Land Classification maps indicate that the proposed development would be located on Grade 2 (Very Good) agricultural land. Due to the scale and nature of the proposed development, particularly the modest site area (0.2 hectares) and modest building footprints, in addition to the intended use of ground-screw foundations, the proposal would not result in an irreversible loss of best and most versatile agricultural land.
- 7.7 Due to the nature of the proposed use, the modest scale and sensitive design of the proposed development, and subject to the imposition of the recommended planning conditions which would provide the Local Planning Authority with some control over noise and light impacts, it is considered that the proposed development recognises the intrinsic character and beauty of the countryside and would not give rise to noise, odour, obtrusive light or other impacts that would adversely affect the use and enjoyment of the countryside by others. Where relevant, consideration has been given to these matters within later sections of this report.
- 7.8 Policy LP23 of the Local Plan states that a proposal for a new or expanded tourism, sport or leisure use in the countryside will be supported where it can be demonstrated that:
- a. it is well-related to a defined settlement unless there are robust operational or sustainability reasons why it needs to be located elsewhere;
 - b. it does not cause harm to, and where appropriate, enhances the ecological, landscape and heritage significance of the proposed location;
 - c. the impact of the scale, character and location of the development on both its immediate surroundings and the wider landscape are minimised as far as possible;
 - d. adequate servicing can be provided, including water supply, electricity and for sewage and waste disposal; and
 - e. it will not have an adverse impact on any internationally or nationally designated wildlife site through increased visitor pressure.
- 7.9 The proposal is well-related to Great Gransden, being located on the edge of the village rather than separated in an isolated location away from the village. Furthermore, due to its link with the existing agricultural business and deer grazing, there are robust operational reasons which further support its location.
- 7.10 The proposal would not cause harm to the ecological or landscape significance of the proposed location. Although the proposal would result in some harm to the heritage significance of the proposed location which weighs against the application, this harm is considered to be a very low level of less than substantial harm which would have limited conflict with the Local Plan policies and would be outweighed by the public benefits of the proposed development. Consideration has been given to these matters within later sections of this report.

- 7.11 Due to the modest site area which is limited to the land reasonably required to accommodate the proposed development (thereby retaining the agricultural use of the surrounding land within the wider 2.5 hectare agricultural field), its location within close proximity to the settlement edge and where views would not be prominent from most public vantage points (aided by surrounding built form and soft landscaping), and its modest scale and sensitive design, it is considered that the impact of the scale, character and location of the development on both its immediate surroundings and the wider landscape are minimised as far as possible. Consideration has been given to these matters within later sections of this report.
- 7.12 Due to the modest scale of the proposed development and its proximity to the settlement and residential properties, it is likely that necessary infrastructure and adequate servicing, such as water supply and electricity can be provided to serve the development.
- 7.13 Sewage and waste disposal can be adequately addressed by planning conditions. Consideration has been given to these matters within later sections of this report.
- 7.14 The Preliminary Ecological Appraisal accompanying the application, in addition to the consultation response received from Natural England, confirms that the proposed development is unlikely to have an adverse impact on any internationally or nationally designated wildlife site through increased visitor pressure. Consideration has been given to these matters within later sections of this report.
- 7.15 The application is accompanied by a robust business plan demonstrating that the proposal is viable in the long term and a condition is recommended to prevent occupation of the cabins as a person's permanent sole or main residential use.
- 7.16 For the reasons set out above and, where relevant, expanded on within later sections of this report, the proposed development accords with policies LP9, LP10 and LP23 of the Local Plan and policy G1 of the Great Gransden Neighbourhood Plan. The principle of development is therefore considered to be acceptable.

Visual amenity and heritage assets

- 7.17 Paragraph 207 of the NPPF states that, in determining planning applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting, and that the detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

- 7.18 Paragraph 212 of the NPPF states 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.
- 7.19 Paragraph 213 of the NPPF states that any harm to, or loss of, significance of a designated heritage asset (from its clear alteration or destruction, or from development within its setting), should require clear and convincing justification.
- 7.20 Paragraph 215 of the NPPF states that, where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 7.21 Policy G3 of the Great Gransden Neighbourhood Plan requires development proposals to contribute in a positive way to the quality of the built environment; and be the result of a design-led process with regards to a scheme's location, layout, design, choice of building materials and density. In addition, it requires development proposals to be sympathetic to the existing rural character of Great Gransden, detailed in the Great Gransden Character Assessment, and demonstrate how they accord with specified Design Guide principles and follow guidance in the Design Guide of the Neighbourhood Plan. The Design Guide principles and Design Guide of the Neighbourhood Plan are derived from the Great Gransden Character Assessment. The Design Guide principles seek to achieve harmony with the character of local development, landscaping to be congruent with the adjacent countryside, boundary treatments to be harmonious with immediate surroundings (including retention of existing trees and hedgerows where they are native or of local interest), building materials to echo those found already in the village, and also to limit greenfield development to the specific opportunities afforded by local and national policy.
- 7.22 Policy G4 of the Great Gransden Neighbourhood Plan requires development proposals to contribute positively to existing landscape character. To be supported proposals must:
- i. Be designed to be sensitive to the existing landscape character of the village and keep intact and where possible enhance existing features of landscape value (including the features described in the supporting text to this policy) in the immediate vicinity to the proposed development; and
 - ii. Incorporate its own on-site landscaping scheme (proportionate to the scale of proposed development), where this is informed and sensitive to the existing setting of the site in relation to surroundings, and in a way which contributes to the overall rural character of the village. Proposals will not be supported where there would be a significant adverse impact upon the valued views shown on Figure 8 and described in the supporting text to this policy.
- 7.23 Policy G5 of the Great Gransden Neighbourhood Plan requires development proposals to conserve and, where possible, enhance heritage assets (and their setting) in line with local and national policy. To be supported, development proposals within the setting of the conservation area must be sensitive to the significance and distinctive character of the Conservation Area as well as the

individual heritage assets within it. To achieve this, proposals will be expected to be informed by the context and guidance (where it is relevant to the conservation area) set out in the Great Gransden Character Assessment. Development proposals will not be supported where there would be a significant adverse impact upon views into, out of and within the Great Gransden Conservation Area (as shown on Figure 8), where these views include features of heritage value. However, where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

- 7.24 Policy G9 of the Great Gransden Neighbourhood Plan states that any new development on or adjacent to a Public Right of Way must consider the appearance of the proposal from the Right of Way and incorporate green landscaping to reduce any visual impacts.
- 7.25 Policy L10 of the Local Plan requires development within the countryside to recognise the intrinsic character and beauty of the countryside.
- 7.26 Policies LP11 and LP12 of the Local Plan requires new development to respond positively to its context, draw inspiration from the key characteristics of its surroundings, and contribute positively to the character and identity of the area.
- 7.27 Policy LP23 of the Local Plan requires new tourism uses in the countryside to demonstrate that the impact of the scale, character and location of the development on both its immediate surroundings and the wider landscape are minimised as far as possible.
- 7.28 Policy LP34 of the Local Plan states that great weight and importance is given to the conservation of heritage assets and their settings (as per paragraph 212 of the NPPF) and that the statutory presumption of the avoidance of harm can only be outweighed if there are public benefits that are powerful enough to do so (as per paragraph 215 of the NPPF).
- 7.29 Policy LP34 of the Local Plan requires new development to protect the significance of designated heritage assets and their settings; not harm or detract from the significance of the heritage asset, its setting and any special features that contribute to its special architectural or historic interest; respect the historic form, fabric and special interest that contributes to the significance of the affected heritage asset; conserve or enhance the quality, distinctiveness and character of the affected heritage asset; and contribute to securing the long-term maintenance and management of the heritage asset. In addition, policy LP34 states that the Council will consider the significance of a designated heritage asset and, where there is less than substantial harm, this will be weighed against the public benefits of the proposal.
- 7.30 The proposed development is located within the countryside, where policy LP10 of the Local Plan requires development to recognise the intrinsic character and beauty of the countryside, and where policy LP23 of the Local Plan requires new

tourism uses to demonstrate that the impact of the scale, character and location of the development on both its immediate surroundings and the wider landscape are minimised as far as possible.

- 7.31 The proposed cabins would measure 8.65 metres wide and 6 metres deep, with a ridge heights ranging between 4.18-4.55 metres and eaves heights ranging between of 2.16-2.55 metres. The proposed sauna would measure 2.5 metres wide and 2.7 metres deep, with a ridge height of 3.2 metres and an eaves height of 2.25 metres. The proposed cabins and sauna would be externally finished with black and natural timber cladding, black metal roofing, and black uPVC windows and doors. The separation distances between the proposed cabins/sauna and the GGCA would range between approximately 140-280 metres. The separation distances between the proposed cabins and sauna themselves would range between approximately 40-70 metres. The proposed development would retain existing landscaping and proposed a high quality scheme of additional soft landscaping, including new and enhanced native-species hedgerows and broadleaf woodland planting, which would be congruent with the adjacent countryside and harmonious with the immediate surroundings.
- 7.32 The proposed cabins and sauna would be modest in scale and sited sporadically within an area of enhanced landscaping, where access to them would only be served by a private footway leading from the existing area of hardstanding adjacent to the existing cabins and sauna, agricultural building. As the proposed development would restrict parking and vehicular movements to the existing hardstanding only, and would not result in parking and vehicle movements encroaching into the existing field, the impacts of parking and vehicle movements on the landscape character of the countryside would be limited. With consideration given to the modest quantum and scale of the proposed cabins and sauna, the design and materials of the proposed cabins which are sympathetic to the rural character of the countryside location, and the low visual prominence of the proposed development from public vantage points (aided by the significant level of intervening screening by surrounding built form and existing landscape features, and the proposed landscaping scheme), it is considered that the proposed development recognises the intrinsic character and beauty of the countryside and minimises the impact of the scale, character and location of the development on both its immediate surroundings and the wider landscape as far as possible. The proposed development would be assimilated into the surrounding area by the retention of existing boundary trees and hedging and a high quality soft landscaping scheme which would be sensitive to, and contribute positively to, the existing landscape character of the village and surrounding countryside, ensuring that the proposed development has acceptable visual impacts of the proposal from nearby Public Rights of Way.
- 7.33 The application site is located immediately adjacent to the Great Gransden Conservation Area (GGCA). The GGCA is predominantly located to the north of the proposed development, although it also includes some areas to the east and west of the northern extent of the site; most notably, in respect of this application, including the Public Right of Way located immediately to the north of the site and three Grade II Listed Buildings (No's 22, 24 and 26 Little

Gransden Lane) located nearby to the east and west of the site. The application is accompanied by a Heritage Impact Assessment which identifies and assesses the significance of these heritage assets, and provides a proportionate assessment of the impacts of the proposed development on them.

- 7.34 The application is accompanied by a Heritage Statement, and a separate Addendum to the Heritage Statement, which concludes that the proposal would not harm the significance of the GGCA or Listed Buildings. However, the Council's Conservation Officer does not support the application due to the impacts of the proposed development on the setting and significance of the identified heritage assets. In addition, Great Gransden Parish Council and some of the local residents have objected to the application for reasons which also include impacts of the proposed development on the identified heritage assets.
- 7.35 The Conservation Officer advises that the proposal lies within the immediate setting of the GGCA, and within the rural setting of No's 24 and 26 Little Gransden Lane, with the agricultural character of the site contributing positively to their setting. The Conservation Officer also advises that the site provides a rural backdrop to No.22 Little Gransden Lane, contributing positively to its rural setting. This assessment is agreed with by the case officer.
- 7.36 The Conservation Officer states that the significance of No's 22, 24 and 26 Little Gransden Lane lies predominantly in their evidence of historic rural vernacular architecture. Furthermore, the Conservation Officer states that that this small group of historic buildings belong to the later 17th Century and are located on the edge of the medieval common fields, with the historic countryside setting to the listed buildings being seen in the continued agricultural use of the land and in the sinuous local field boundaries that reflect former ridge and furrow.
- 7.37 The Conservation Officer acknowledges the presence of the existing agricultural building located adjacent to the northern boundary of the site, for which a prior approval application was permitted by the Local Planning Authority on 13th January 2025 (application reference: 24/02378/AGDET). As part of the determination of application 24/02378/AGDET, the Local Planning Authority determined the siting, design and external appearance of the agricultural building (which measures 20 metres in length, 10 metres in width and 5.35 metres in height) to be acceptable. The Officer Report in respect of application 24/02378/AGDET acknowledged the proximity of approximately 40 metres between the agricultural building and the nearest listed building (No.24 Little Gransden Lane) and also the presence of mature boundary vegetation providing shielding of the agricultural building from this listed building. In addition, the Officer Report cited that given the scale, nature, materials and location of the works, the proposal was acceptable in regard to its design, visual amenity and respect of the character of the immediate locality.
- 7.38 In respect of the current application, the Conservation Officer considers that, whilst trees and hedges form part of the boundaries of the site, it is more closely related to the adjacent open countryside than to the built up area and nearby dwellings at Nos 22, 24 and 26 Little Gransden Lane and, as such, the area has

a spacious rural character and appearance to which the application site contributes positively. This assessment is also agreed by the case officer.

- 7.39 In respect of the proposed development, the Conservation Officer states that, whilst the cabins and sauna hut would be modest in size, the development would nevertheless constitute an encroachment of built form into the countryside. Furthermore, the Conservation Officer states that the combined impacts of various relatively small buildings, with parking and associated paraphernalia, would create an overall mass of development that cumulatively would alter the character of the site and diminish the countryside setting of three nearby Grade II listed buildings (No's 22, 24 and 26 Little Gransden Lane) and the village of Great Gransden beyond. The Conservation Officer concludes that the proposed development would not preserve or enhance the setting of the Grade II listed buildings and the GGCA, resulting in less than substantial harm to the significance of these heritage assets, in conflict with policy LP34 of the Local Plan. It is agreed by the case officer that the proposal would result in less than substantial harm to the identified heritage assets by virtue of creating additional built form within their countryside setting; however, due to the modest scale and sporadic siting of the proposed cabins and sauna, and their separation distances from the heritage assets, it is not agreed by the case officer that the harm to these heritage assets would result from the overall mass of development.
- 7.40 As the proposed development would result in additional built form within a part of the countryside which contributes positively to the setting of the GGCA and the nearby listed buildings, it is considered that the proposed development would result in less than substantial harm to these heritage assets. However, due to the separation distance of the proposed cabins and sauna from the heritage assets; the significant level of intervening screening that would be provided by the agricultural building (approved by application ref: 24/02378/AGDET), the existing boundary trees and hedging, and the proposed landscaping scheme; the modest quantum and scale of the proposed cabins and sauna; and the design and materials of the proposed cabins which are sympathetic to the rural character of the countryside location; it is considered that the proposed development would result in a very low level of less than substantial harm to the setting and significance of, and views to and from, the nearby designated heritage assets.
- 7.41 In accordance with the requirements of paragraph 215 of the NPPF, policy LP34 of the Local Plan and policy G5 of the Great Gransden Neighbourhood Plan, the less than substantial harm to designated heritage assets identified is weighed against the public benefits of the proposal, below.
- 7.42 The proposed development would provide public benefits in the form of a positive contribution towards economic growth, including job creation (in the short-term during the construction phase, and in the longer-term through employment opportunities); increased tourism assisting the local economy through spending on local services and facilities; extensive soft landscape enhancements within the site; in addition to providing a Biodiversity Net Gain

which benefits the natural environment for all. These identified benefits would contribute positively towards the economic and environmental objectives of sustainable development set out within paragraph 8 of the National Planning Policy Framework. It is considered that these public benefits outweigh the very low level of less than substantial harm to the setting and significance of the Great Gransden Conservation Area and nearby Listed Buildings.

- 7.43 For the reasons set out above, it is considered that the proposal would have acceptable impacts on the visual amenity of the countryside, and the harm to nearby heritage assets would be outweighed by the public benefits of the proposal. It is considered that the proposed development accords with policies LP10, LP11, LP12, LP23 and LP34 of the Local Plan, policies G3, G4, G5, G9 and the Design Guide within the Great Gransden Neighbourhood Plan, the Great Gransden Character Area Assessment, the Huntingdonshire Design Guide SPD, and the Huntingdonshire Landscape and Townscape SPD.

Flood risk and drainage

- 7.44 Policy LP5 of the Local Plan states that a proposal will only be supported where all forms of flood risk, including breaches of flood defences or other defence failures, have been addressed, as detailed in the National Planning Practice Guidance and with reference to the Cambridgeshire Flood and Water Supplementary Planning Document (SPD), such that:
- a. the sequential approach and sequential test are applied and passed, having regard to actual and residual flood risk and including consideration of the impact of climate change;
 - b. if necessary the exception test is applied and passed;
 - c. development has been sequentially located within the site to avoid flood risk;
 - d. all reasonable opportunities to reduce overall flood risk have been considered and where possible taken;
 - e. the integrity of existing flood defences is not adversely affected and any necessary flood mitigation and compensation measures have been agreed with relevant bodies and the Council; and
 - f. the requirements relating to flood risk set out in the Cambridgeshire Flood and Water SPD have been applied.
- 7.45 Policy LP6 of the Local Plan sets out the approach necessary to ensure that waste water capacity is maintained within the public sewer network throughout the Local Plan period.
- 7.46 Policy LP15 of the Local Plan supports proposals which incorporate sustainable drainage systems in accordance with the Cambridgeshire Flood and Water SPD unless demonstrated to be inappropriate.
- 7.47 Paragraph 174 of the NPPF states that the aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source.

- 7.48 Guidance contained within Section 4 of the Cambridgeshire Flood and Water SPD is consistent with policy LP5 of the Local Plan and the provisions of the NPPF.
- 7.49 Environment Agency Flood Mapping data and the Huntingdonshire Strategic Flood Risk Assessment (2024) indicate that the proposed development is located within Flood Zone 1 (low probability of flooding from rivers and sea) and is not at risk of surface water flooding. Huntingdonshire's Strategic Flood Risk Assessment (2024) indicates that the site has high groundwater levels, however, due to the proposed tourist accommodations link with the existing agricultural business and deer grazing, there would be no reasonably available sites appropriate for the proposed development within areas at lower risk of groundwater flooding. Therefore, the proposed development passes the sequential test for flood risk, in accordance with policy 5 of the Local Plan and paragraph 174 of the NPPF. The exception test is not required in this instance.
- 7.50 The proposal is for a minor development within an area which is not identified as being at risk of surface water flooding. The application form states that surface water from the proposed development will be disposed of via a sustainable drainage system / soakaway, which is the preferred method of surface water disposal within the drainage hierarchy specified within the Cambridgeshire Flood and Water SPD and is therefore acceptable in principle. A condition is recommended requiring a surface water drainage scheme to be agreed with the Local Planning Authority.
- 7.51 The proposed development includes the provision of a package treatment plant to treat foul water prior to disposal to a drainage field within the site. National Planning Practice Guidance (NPPG) (paragraph: 020 Reference ID: 34-020-20140306) states that package sewage treatment plants may only be considered if it can be clearly demonstrated by the applicant that discharging into a public sewer is not feasible (taking into account cost and/or practicability and whether the package treatment plant poses a risk to a designated site) in accordance with Approved Document H of the Building Regulations 2010. The application is not accompanied by sufficient information to demonstrate that foul water disposal to a public sewer is not feasible. In addition, the application does not set out the responsibility and means of operation and management for the lifetime of the plant. Therefore, a condition is recommended requiring a foul water drainage scheme to be agreed with the Local Planning Authority.
- 7.52 Due to the minor scale of the proposed development and the site being at low risk of flooding, surface and foul water drainage impacts can be secured by planning conditions requiring surface and foul water drainage schemes to be agreed with the Local Planning Authority. It is therefore considered that the proposed development would have acceptable flood risk and drainage impacts, in accordance with policies LP5, LP6 and LP15 of the Local Plan, the provisions of the NPPF and NPPG, and guidance contained within Section 4 of the Cambridgeshire Flood and Water SPD.

Residential amenity

- 7.53 Policy LP14 of the Local Plan states a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings.
- 7.54 Policy G1 of the Great Gransden Neighbourhood Plan requires development proposals to maintain or enhance residential amenity of neighbouring properties and deliver good levels of amenity for future occupiers of the proposed scheme.
- 7.55 The boundaries of the application site are predominantly located adjacent to agricultural fields. The closest residential properties to the application site are No's 20, 22, 24, 26, 32 and 34 Little Gransden Lane. The residential property likely to be impacted the most by the proposal is No. 24 Little Gransden Lane, due to it being the closest residential property to the proposed development and due to it being necessary for vehicle trips generated by the proposed development to pass this property along the Public Right of Way.
- 7.56 The proposed development would create additional vehicle trips within the locality and along the Public Right of Way, which would increase noise and disturbance to residential properties; most notably No.24 Little Gransden Lane. However, the additional vehicle trips generated by the proposed development are likely to be low, due to the amount and size of the cabins proposed. Therefore, additional vehicle trips generated by the proposed development would not result in any significant detrimental amenity impacts for users and occupiers of neighbouring land and buildings.
- 7.57 The other main sources of amenity impacts arising from the proposed development would be generated by any external lighting associated with the proposed development, and from noise generated by users of the proposed cabins and their associated external amenity areas. The closest proposed cabin to No.24 Little Gransden Lane would be distanced in excess of 90 metres from its rear boundary and approximately 130 metres from the dwelling, and the separation distances with all other neighbouring properties would be even greater. Due to the significant separation distances from neighbouring properties, it is considered that proposed development could achieve acceptable light and noise impacts to users and occupiers of neighbouring land and buildings, subject to conditions requiring details for the provision of any external lighting and a Noise Management Plan to be agreed with the Local Planning Authority. The Council's Environmental Health Officer has no objection to the proposed development, subject to a condition to secure a Noise Management Plan.
- 7.58 On the basis of the proposed use of the cabins being for tourist accommodation, it is considered that the proposed development would provide a high standard of amenity for users. A condition to restrict the use of the proposed cabins to short-term holiday accommodation (preventing occupation by any person permanently as their home and preventing occupation by the same person for more than four consecutive weeks) is recommended.

- 7.59 It is therefore considered that the proposed development would provide a high standard of amenity for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings, in accordance with policy LP14 of the Local Plan and policy G1 of the Great Gransden Neighbourhood Plan.

Highway safety, public rights of way and parking provision

- 7.60 Policy LP16 of the Local Plan supports proposals which demonstrate that opportunities for sustainable travel modes are maximised and safe access from the public highway (including the rights of way network) can be achieved. In addition, policy LP17 of the Local Plan supports proposal which incorporate appropriate space for vehicle movements, facilitates access for emergency vehicles and service vehicles and incorporates adequate parking for vehicles and cycles.
- 7.61 Policy G1 of the Great Gransden Neighbourhood Plan requires development proposals to demonstrate safe and suitable access for vehicles without undermining pedestrian safety or accessibility.
- 7.62 Policy G3 of the Great Gransden Neighbourhood Plan requires development proposals to include adequate provision for the parking of cars, cycles, electric scooters and mobility scooters.
- 7.63 Policy G9 of the Great Gransden Neighbourhood Plan states that existing Public Rights of Way should be protected or enhanced, and that any new development on or adjacent to a Public Right of Way must provide links to the network in and around the village.
- 7.64 The proposed development would be accessed via a Public Right of Way (Public Footpath No.1, Great Gransden) which currently provides vehicular access to No's 22 and 24 Little Gransden Lane, in addition to agricultural land and the agricultural building associated with the application site. Cambridgeshire County Council's Definitive Map Officer has no objection to the proposed development, however states that the Public Right of Way must remain open and unobstructed at all times. The additional vehicle trips generated by the proposed development are likely to be low, due to the amount and size of the cabins proposed. In addition, the application site contains a large area of existing hardstanding, capable of accommodating parking well in excess of the vehicle numbers likely to be generated by the proposed development. Vehicle parking would be restricted to the designated parking area within the existing hardstanding, with only footway access to the cabins preventing any vehicle parking near to them. The proposed development demonstrates that vehicle and cycle parking provision would be accommodated within part of the existing hardstanding, thereby not obstructing the Public Right of Way.
- 7.65 Due to the small scale of the proposed development, any impacts in relation to sustainable travel would be very limited. However, the location of the proposed

development is well-related to the village, directly adjoins a Public Rights of Way network, and proposes the provision of a bicycle store. Therefore, with consideration given to paragraph 110 of the NPPF which states that decision-making should take into account that 'opportunities to maximise sustainable transport solutions will vary between urban and rural areas', the proposed development demonstrates that opportunities for sustainable travel modes are appropriately and proportionately maximised in the context of the small scale of the proposed development and its rural location.

- 7.66 The Local Highway Authority states that the proposed development is acceptable and requests conditions requiring vehicular access works within the highway to be laid out and constructed in accordance with County Council construction specification, provision of adequate access drainage measures, and the access road to have a metalled surface for 10 metres from its junction with the public highway.
- 7.67 No concerns are raised by Cambridgeshire County Council Definitive Map Team or the Local Highway Authority in respect of impacts of the proposed development on sustainable travel, highway safety, the Public Rights of Way network and parking provision.
- 7.68 Therefore, with consideration given to the recommendations from Cambridgeshire County Council's Definitive Map Team and the Local Highway Authority, it is considered that the proposed development would have acceptable impacts on sustainable travel, highway safety, the Public Rights of Way network and parking provision, in accordance with policies LP16 and LP17 of the Local Plan and policies G1, G3 and G9 of the Great Gransden Neighbourhood Plan.

Arboriculture

- 7.69 Policy LP31 of the Local Plan states 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 and, in such cases, the proposal will be expected to make reference to and follow the guidance contained in the Council's A Tree Strategy for Huntingdonshire (2015) or successor documents. In addition, policy LP31 states that loss, threat or damage to any tree, woodland, hedge or hedgerow of visual, heritage or nature conservation value will only be acceptable where it is addressed firstly by seeking to avoid the impact, then to minimise the impact and finally where appropriate to include mitigation measures; or there are sound arboricultural reasons to support the proposal.
- 7.70 The application is accompanied by an Arboricultural Report which provides an assessment of the impacts of the proposed development on two Category B individual trees, three Category B groups and two Category C groups. The Arboricultural Report indicates that all of the individual trees and groups would be retained; that the proposed development would not necessitate any pruning and would not impact the above ground parts of the trees; and that the proposed

development would be located outside of the root protection areas of the trees and would not impact the below ground parts of the trees.

- 7.71 The Arboricultural Report includes an Arboricultural Method Statement which specifies control methods to be adhered to during the construction phase, and a Tree Protection Plan providing measures for the protection of trees during the construction phase. No comments have been received from the Council's Arboricultural Officer in respect of the proposed development. However, with consideration given to the assessment and mitigation measures within the Arboricultural Report, it is considered reasonable to ensure adequate arboricultural protection through the imposition of planning conditions. Conditions are recommended requiring compliance with the Arboricultural Method Statement and Tree Protection Plan for the duration of the construction phase, which would ensure adequate protection of the trees to be retained.
- 7.72 It is therefore considered that the proposed development adequately avoids impacts on trees, in accordance with policy LP31 of the Local Plan.

Biodiversity

- 7.73 Policy LP30 of the Local Plan states that a proposal will be required to demonstrate that all potential adverse impacts on biodiversity have been investigated, and that a proposal that is likely to have an impact on biodiversity will need to be accompanied by an appropriate appraisal identifying all individual and cumulative potential impacts on biodiversity, with any further research that is identified as necessary by the appraisal being carried out and submitted with the proposal. In addition, policy LP30 requires new development to ensure there is no net loss in biodiversity and provide a net gain where possible.
- 7.74 Policy G6 of the Great Gransden Neighbourhood Plan states that any development proposals which would impact adversely on the biodiversity value of Gransden Woods SSSI will be resisted, and requires all development proposals to provide net gains in biodiversity.
- 7.75 The application is accompanied by a Preliminary Ecological Appraisal (PEA). The PEA indicates that, due to the type and condition of habitats within the site, and as the existing trees and hedgerows would be impacted or lost, the proposed development would not result in any adverse ecological impacts or constraints (including to protected and priority species). The PEA recommends that no further ecological surveys are required, though it recommends that any external lighting within the site comprises low impact downlighting. Conditions are recommended requiring compliance with the PEA and details of any external lighting to be agreed with the Local Planning Authority.
- 7.76 Natural England has no objection to the proposed development, advising that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes and that no recreational pressure assessment is necessary in this case.

- 7.77 It is therefore considered that the proposed development would have acceptable biodiversity impacts, in accordance with policy LP30 of the Local Plan and policy G6 of the Great Gransden Neighbourhood Plan.
- 7.78 In accordance with Schedule 7A of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021 and amended by the Levelling Up and Regeneration Act 2023, this development is subject to the mandatory requirement to deliver at least a 10% Biodiversity Net Gain (BNG). The application is also accompanied by a Biodiversity Net Gain Metric and Biodiversity Net Gain Report which demonstrate that the proposed development could achieve a 10.12% net gain in habitat units on site. It is therefore considered that BNG could be secured by a planning condition in any event of planning permission being granted, in accordance with the requirements of Schedule 7A of the Town and Country Planning Act 1990. This would also ensure compliance with policy LP30 of the Local Plan and policy G6 of the Great Gransden Neighbourhood Plan.

Waste storage

- 7.79 Policy LP14 of the Local Plan states a proposal will be required to ensure adequate and accessible waste storage is provided, avoiding adverse impacts. In addition, the Huntingdonshire Design Guide SPD states that the location of bin collection points should be carefully considered to ensure ease of access and the amenity of nearby residents is not adversely affected; and that bin storage should be designed with sufficient capacity to accommodate the applicable containers, discreet when viewed from the public realm, protected from weather and animal interference, and designed to enable ease of access to bins on collection day.
- 7.80 The proposed development includes the provision of a refuse and recycling store adjacent to the proposed car parking spaces within the existing area of hardstanding, in accordance with policy LP14 of the Local Plan and the Huntingdonshire Design Guide SPD. A condition is recommended to secure provision, and agree the details of the design, of the refuse and recycling store.

8 PLANNING BALANCE AND CONCLUSION

- 8.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 8.2 For the reasons set out within the report, it is considered that the principle of development is acceptable and the proposed development would not cause any significant harmful impacts in respect of visual amenity, flood risk and drainage, residential amenity, highway safety, public rights of way, parking provision, trees and hedgerows, biodiversity and waste storage. The proposed development would contribute towards economic growth, including job creation (in the short-term during the construction phase, and in the longer-term through employment opportunities) and increased tourism assisting the local economy through

spending on local services and facilities. The proposed development would also be required to provide a Biodiversity Net Gain, which would be secured by a planning condition. These benefits are afforded moderate weight in the planning balance.

- 8.3 The proposed development would result a very low level of less than substantial harm to the setting and significance of the Great Gransden Conservation Area and nearby Listed Buildings. Due to its very low level, the harm to these heritage assets would be outweighed by the public benefits of the proposed development. This harm is afforded limited weight in the planning balance.
- 8.4 On balance, the proposed development accords with the adopted development plan taken as a whole. The application is therefore recommended for approval, subject to the recommended conditions set out below.

9 RECOMMENDATION/CONDITIONS AND REASONS

- 9.1 Grant permission subject to conditions as set out below with delegated authority to the Head of Planning, Infrastructure & Public Protection to approve any amendments to conditions as deemed necessary.

Conditions (full wording)

Time limit

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Approved plans

2. The development hereby permitted shall be carried out in accordance with the approved plans listed in the table above.

Reason: For the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

Vehicular access construction

3. Prior to the commencement of the first use the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.

Reason: In the interests of highway safety and to ensure satisfactory access into the site, in accordance with policy LP16 of the Huntingdonshire Local Plan to 2036.

Access drainage measures

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

Reason: To prevent surface water discharging to the highway, in accordance with policy LP16 of the Huntingdonshire Local Plan to 2036.

Access road surfacing

5. A metalled surface shall be provided for a minimum distance of 10 metres along the access road from its junction with the public highway carriageway, in accordance with the details specified on drawing no. SAN-P-002 Revision D.

Reason: To prevent mud and extraneous material being deposited on the highway, in accordance with policy LP16 of the Huntingdonshire Local Plan to 2036.

External Material Details

6. No development shall take place above slab level until details of the external materials to be used in the construction of the development have been submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area, in accordance with policy LP12 of the Huntingdonshire Local Plan to 2036.

External Lighting Scheme

7. No external lighting shall be provided or installed until details of a lighting scheme have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:
 - (a) Luminaire product name, manufacturer and colour;
 - (b) Tilt angle;
 - (c) Light source type within the luminaire;
 - (d) Mounting height and column height;
 - (e) Design lighting levels (Eav, Emin and Uo);
 - (f) Isolux contours to 0.4 lux and colour temperature;
 - (g) Lightguard/shield;
 - (h) Timetable of implementation

The proposed lighting scheme shall be designed in sympathy with any approved landscaping scheme to avoid impacts to roots of proposed and existing trees and landscaping and avoid conflict with tree canopies.

The development shall be carried out in accordance with the approved scheme before the development to which it relates is occupied or the use commenced and retained as such.

Reason: To minimise the effects of light pollution on the surrounding area and to protect biodiversity interests in accordance with Policies LP14 and LP30 of the Huntingdonshire Local Plan to 2036.

Tree Protection Plan

8. The development hereby permitted shall be carried out in accordance with the tree protection measures specified on the Tree Protection Plan, received by the Local Planning Authority on 16th March 2026. The measures shall be implemented prior to the commencement of any development and shall be retained intact for the duration of the construction / installation works.

Any trees or hedges covered by the protection measures which die or become severely damaged within five years from the completion of the construction works shall be replaced with trees or hedge plants of similar size and species.

Reason: To safeguard the retained trees and hedges on and adjacent to the site and in the interests of visual amenity, and to enhance the character and appearance of the site, in accordance with Policies LP12 and LP31 of the Huntingdonshire Local Plan to 2036.

Arboricultural Method Statement

9. The development hereby permitted shall be carried out in accordance with the Arboricultural Method Statement, contained within pages 10-15 of the Arboricultural Report received by the Local Planning Authority on 16th March 2026, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the retained trees and hedges on and adjacent to the site, and in the interests of visual amenity, in accordance with Policies LP12 and LP31 of the Huntingdonshire Local Plan to 2036.

Landscaping scheme

10. All soft landscaping works shall be carried out in accordance with the details specified on drawing no. SAN-P-003 prior to first occupation of any part of the development, or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted

or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place during the current or next planting season.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity, in accordance with policies LP10, LP11, LP12 and LP31 of the Huntingdonshire Local Plan to 2036.

On-site parking

11. Prior to first use of the development hereby approved, on-site car parking spaces shall be laid out and demarcated in accordance with the details specified on drawing no. SAN-P-002 Revision D and thereafter retained for that specific use in perpetuity.

Reason: In the interests of highway safety in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

Noise management plan

12. Prior to the first occupation of the holiday cabins hereby approved, a Noise Management Plan shall be submitted to, and approved in writing by, the Local Planning Authority. The approved plan shall thereafter be implemented and retained for the lifetime of the development.

The Noise Management Plan shall include, but not be limited to:

- Identification of all potential noise sources associated with the use of the holiday cabins, including external amenity areas;
- Details of mitigation measures to control noise emissions, including any physical attenuation measures, management controls, and restrictions on the use of outdoor spaces;
- Specification of hours of use for external areas;
- Measures to inform occupants of appropriate behaviour to minimise noise disturbance;
- A complaints procedure, including a contact point and timescales for response;
- A monitoring and review regime, including provision for amendment where the measures prove ineffective.

The development shall be operated at all times in accordance with the approved Noise Management Plan. Any amendment to the approved plan shall first be agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of neighbouring occupiers from noise disturbance, in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

Foul water drainage scheme

13. No development above ground level shall commence until a scheme for the provision and implementation of foul water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details prior to the occupation of any part of the development or in accordance with an implementation programme agreed in writing with the Local Planning Authority.

Reason: To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage, in accordance with policies LP6 and LP37 of the Huntingdonshire Local Plan to 2036.

Surface water drainage scheme

14. No development above ground level shall commence until a scheme for the provision and implementation of surface water drainage has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to first use of the development, or in accordance with an implementation programme agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding, in accordance with policies LP5, LP12 and LP15 of the Huntingdonshire Local Plan to 2036.

Biodiversity mitigation measures

15. The development hereby approved shall be carried out in accordance with the Preliminary Ecological Appraisal, received by the Local Planning Authority on 16th March 2026.

Reason: To complement or enhance features of biodiversity value, in accordance with policy LP30 of the Huntingdonshire Local Plan to 2036.

Biodiversity Net Gain

16. The development (including site clearance and ground works) shall not commence until:
- a) A biodiversity net gain plan to achieve 10% biodiversity net gain (BNG) has been submitted to the planning authority; and
 - b) The planning authority has approved the plan.

The biodiversity net gain plan shall include, but shall not be limited to, the following:

- i) The completed metric calculation tool showing the calculations of the predevelopment and post intervention biodiversity values.
- ii) Pre and post development habitat plans
- iii) Legal agreement(s) where on site biodiversity net gain is proposed

- iv) Biodiversity Gain Site Register reference numbers (if using off-site units).

The biodiversity net gain plan must be completed using the DEFRA Biodiversity Gain Plan Template (or any subsequent update published on GOV.UK) and shall be implemented in accordance with the approved details.

Reason: To ensure the development delivers a biodiversity net gain and secures the protection and effective management of the remaining habitat on site, in accordance with Schedule 7A of the Town and Country Planning Act 1990, the National Planning Policy Framework 2024 and Policy LP30 of the Huntingdonshire Local Plan to 2036.

Cycle storage

17. The use hereby permitted shall not commence until details of the facilities for the provision of secure cycle parking for use in connection with the development have been submitted to, and approved in writing by, the Local Planning Authority. The details shall include the siting, means of enclosure and cycle rack system (where relevant), appearance and materials. The facilities shall be provided in accordance with the approved details before the use hereby permitted is commenced and shall be retained as such.

Reason: To ensure appropriate provision for the secure storage of bicycles to encourage sustainable travel in accordance with Policies LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide SPD 2017.

Bin storage

18. The use hereby permitted shall not commence until details of the provision of a bin store for use in connection with the development has been submitted to, and approved in writing by, the Local Planning Authority. The details shall include, siting, means of enclosure, appearance and materials where appropriate. The facilities shall be provided in accordance with the approved details before the use is commenced and shall be retained and only used as such.

Reason: To ensure appropriate provision for the secure storage of bins in accordance with Policy LP12 the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide SPD 2017.

Holiday occupancy restriction

19. The accommodation, hereby permitted, shall only be occupied for short-term holiday accommodation, and shall not be used or occupied by any person(s) permanently as their home nor occupied or let upon any terms which provide or confer security of tenure. Short-term accommodation in this instance is

defined as not being occupied for a period of more than four consecutive weeks by the same person(s).

The owner shall keep a written record of the occupants of the holiday accommodation hereby approved (including permanent address of occupants and dates during which they occupy the accommodation). The written record shall be made available within one week of the date of a written request by the Local Planning Authority.

Reason: The application is for short-term holiday accommodation only, and a more permanent form of accommodation would be contrary to Policy LP23 of the Huntingdonshire Local Plan to 2036.

From: clerk@greatgransden-pc.gov.uk <clerk@greatgransden-pc.gov.uk>
Sent: 24 May 2026 14:31:56 UTC+01:00
To: "DMAdmin" <Development.ManagementAdmin@huntingdonshire.gov.uk>;
"Richard Fitzjohn" <Richard.Fitzjohn@huntingdonshire.gov.uk>
Subject: RE: Planning Permission Consultation - Land West Of 24 Little Gransden Lane
Great Gransden (ref 26/00502/FUL)



Good morning,

Ref. 26/00502/FUL - Change of use to tourism for glamping use.

At a parish council meeting on 18 May, Great Gransden Parish Council further considered the planning application 26/00502/FUL, and ask that it should be refused by HDC, with the following additional comments:

The Parish Council agree with the Design and Conservation Consultation – the proposals are not supported from a Heritage perspective.

The proposal, by reason of the introduction of tourism accommodation, parking, associated structures and activity within open countryside, would result in harmful encroachment into the rural landscape, eroding the agricultural setting of the Great Gransden Conservation Area and nearby listed buildings. The development would fail to preserve or enhance local character, landscape character and heritage significance, contrary to Policies G1, G3, G4 and G5 of the Great Gransden Neighbourhood Plan, Policy LP34 of the Huntingdonshire Local Plan to 2036, the National Planning Policy Framework, and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The proposal conflicts with Policy G1 paragraph (b) because it does not “maintain or enhance residential amenity of neighbouring properties”, nor “demonstrate safe and suitable access for vehicles without undermining pedestrian safety or accessibility”.

The proposed development does not meet Huntingdonshire Local Plan to 2036 Policy LP23 (b) because it would harm the landscape and heritage significance. (See the Conservation Officer’s report, which states ‘It is considered that the proposed development would not preserve or enhance the setting of the Grade II Listed Buildings and the setting of the GGCA and that a level of harm would result.’)

The proposal fails to preserve the rural character and spacious agricultural setting identified as essential components of Great Gransden’s character under Policy G3. The introduction of cabins, parking, paths, visitor activity and associated paraphernalia would suburbanise a currently undeveloped rural edge.

The proposal would fail to conserve the landscape character and rural setting of Great Gransden and would undermine the valued undeveloped transition between village and countryside protected by Policy G4.

The proposal conflicts with Policy G5 because it fails to preserve or enhance the rural setting and historic significance of the Great Gransden Conservation Area.

Yours sincerely

[Redacted Signature]

[Redacted Name]

Clerk
Great Gransden Parish Council

From: Dmadmin@huntingdonshire.gov.uk <Dmadmin@huntingdonshire.gov.uk>
Sent: 07 April 2026 09:41
To: clerk@greatgransdenpc.org.uk
Subject: RE: Planning Permission Consultation - Land West Of 24 Little Gransden Lane Great Gransden (ref 26/00502/FUL)

Dear Parish Clerk,

Please find correspondence from Development Management at Huntingdonshire District Council attached to this email in relation to the following application for planning permission.

Proposal: Change of use to tourism for glamping use. Erection of 3 temporary cabins and temporary sauna with associated parking.

Site Address: Land West Of 24 Little Gransden Lane Great Gransden

Reference: 26/00502/FUL

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we will not transfer your contact details between unrelated applications.

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Development Management
Huntingdonshire District Council

T: 01480 388388

E: dmadmin@huntingdonshire.gov.uk

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From: clerk@greatgransden-pc.gov.uk <clerk@greatgransden-pc.gov.uk>
Sent: 28 April 2026 08:50:43 UTC+01:00
To: "DMAdmin" <Development.ManagementAdmin@huntingdonshire.gov.uk>;
"Richard Fitzjohn" <Richard.Fitzjohn@huntingdonshire.gov.uk>
Subject: RE: Planning Permission Consultation - Land West Of 24 Little Gransden Lane
Great Gransden (ref 26/00502/FUL)

Good morning,

Ref. 26/00502/FUL - Land West Of 24 Little Gransden Lane Great Gransden

-
Great Gransden Parish Council has recently considered the planning application 26/00502/FUL and ask that should be refused by HDC.

The grounds for refusal relate to policies in the Great Gransden Neighbourhood Plan, G1, G12 and G3 and also to policy LP10 of the HDC Local Plan.

GGNP G1: the policy would be contravened as the proposed development would be outside the built-up area but adjacent to it, with the potential for excessive noise and increased traffic close to neighbouring properties (ref. GGNP G12).

GGNP G12: it is considered that the proposal will fail to maintain or enhance residential amenity of neighbouring properties due to the significant risk of noise. Noise levels will also affect the tranquillity of the adjacent well-used public footpath of Dick & Dolls Lane and over the Hay Field.

Further, a change of use from agriculture to tourism is only permitted where the proposal is complementary and subsidiary to the agricultural business. From the application and associated documents, it is not clear that this is the case.

GGNP G3: it is considered that the proposal is not in harmony with the character of buildings in immediate proximity, in particular, the three Listed Buildings. The existing barn on site is considered visually intrusive to the Listed Buildings and matching the design of the proposed glamping pods to this barn would only compound this issue.

LP10: also states that

“All development in the countryside must: c) not give rise to noise, odour, obtrusive light or other impacts that would adversely affect the use and enjoyment of the countryside by others.”

The noise concerns are already raised above. The Parish Council also has particular reservations as to the viability and details of the proposed sewage system and drainage, together with the possible impact of light pollution affecting the nearby SSSI and associated wildlife.

Yours sincerely

[Redacted Signature]

Clerk
Great Gransden Parish Council

From: Dmadmin@huntingdonshire.gov.uk <Dmadmin@huntingdonshire.gov.uk>
Sent: 07 April 2026 09:41
To: clerk@greatgransdenpc.org.uk
Subject: RE: Planning Permission Consultation - Land West Of 24 Little Gransden Lane Great Gransden (ref 26/00502/FUL)

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Development Management
Huntingdonshire District Council

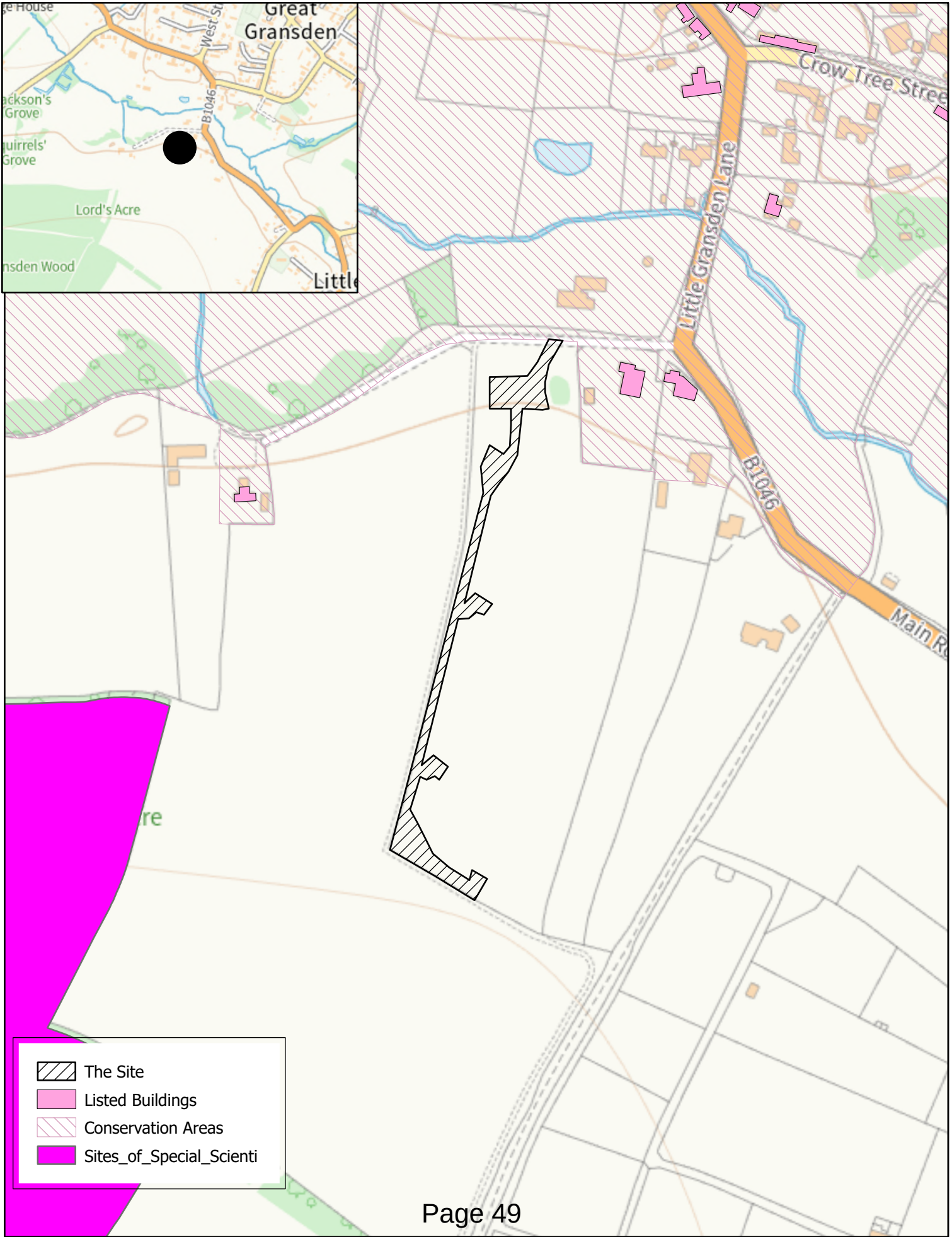
T: 01480 388388

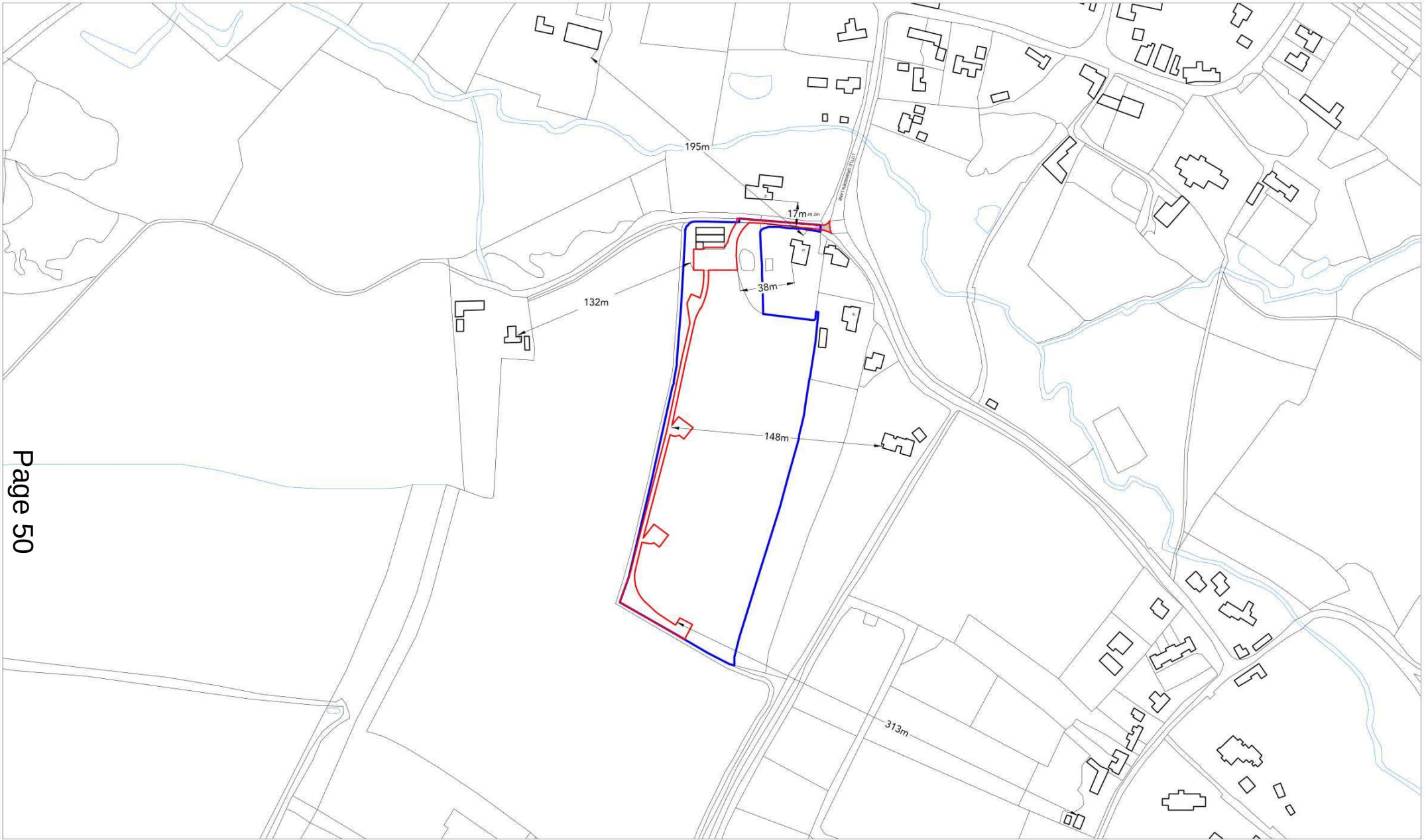
E: dmadmin@huntingdonshire.gov.uk

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First 10 metres of existing access to the highway from Sand Path sealed and drained, in accordance with Cambridgeshire County Council Specification. Bituminous macadam with strip drain at junction with highway.

LITTLE GRANSDEN LANE

Area outside of ownership boundary to be surfaced with permission from public highways

Page 51

Public footpath

Proposed bicycle store

Proposed parking for up to 4 vehicles on existing hardcore

Notes:

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0m 10m 20m 40m 80m



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Revision D
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Paper Size A3
Stage Planning

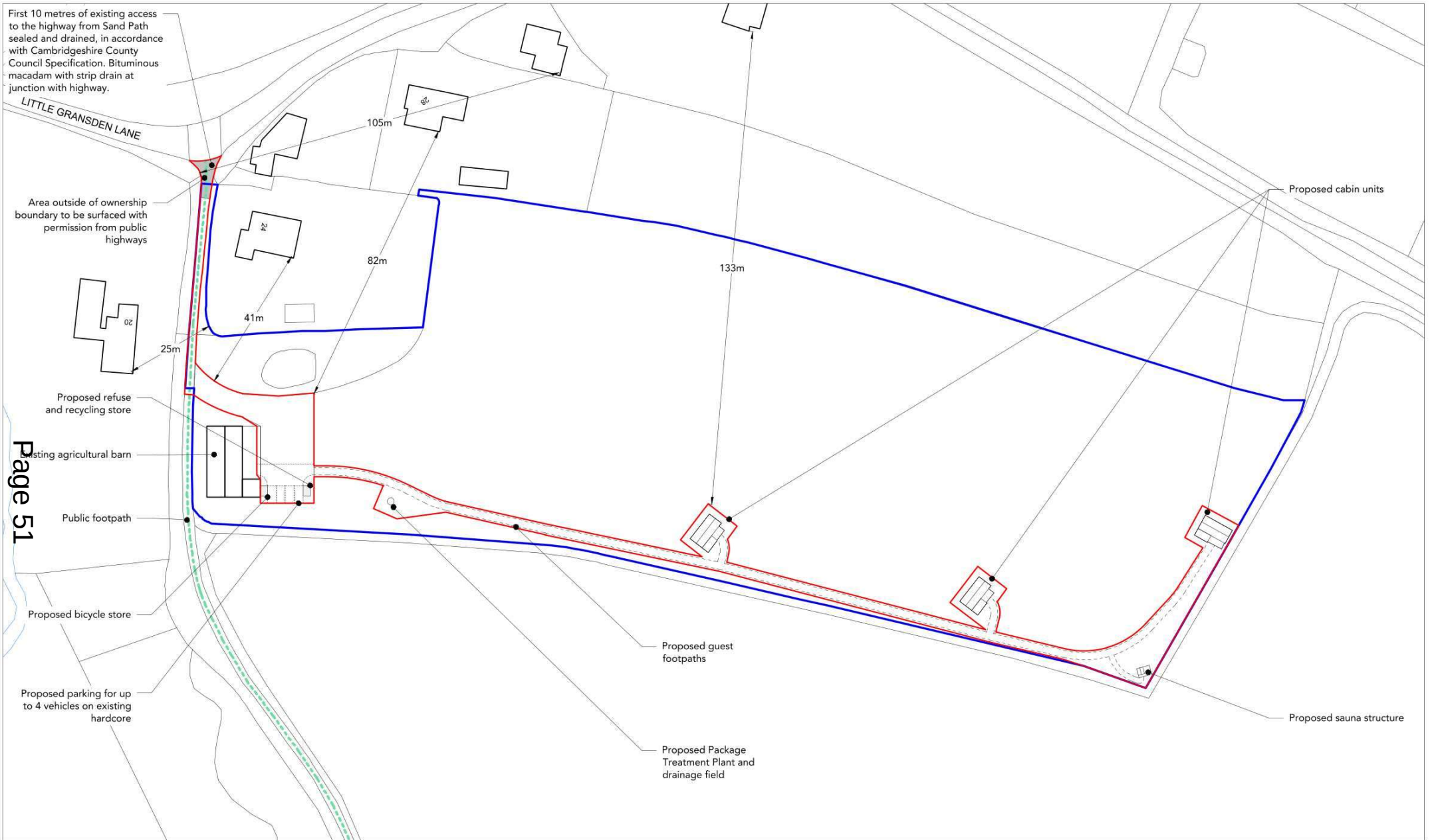
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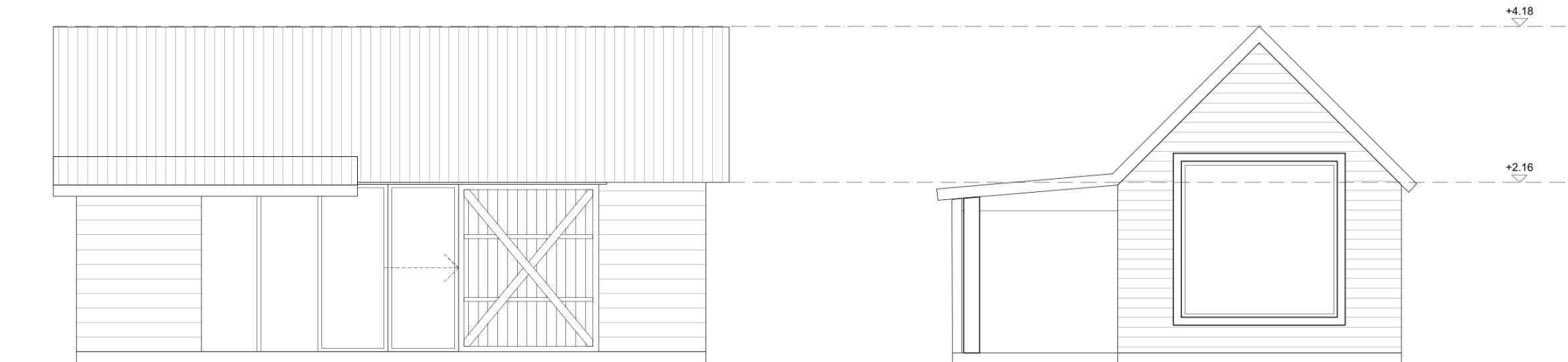
Sand Path, Little Gransden Lane,
Great Gransden,
Cambridgeshire, SG19 3BA

Site Plan

Sand Path

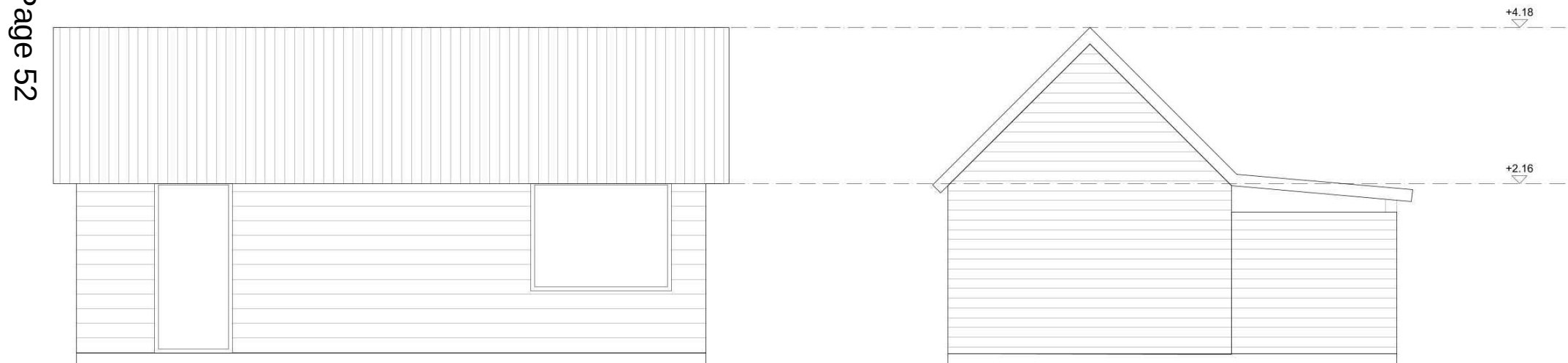
SAN-P-002





FRONT ELEVATION

SIDE ELEVATION



REAR ELEVATION

SIDE ELEVATION



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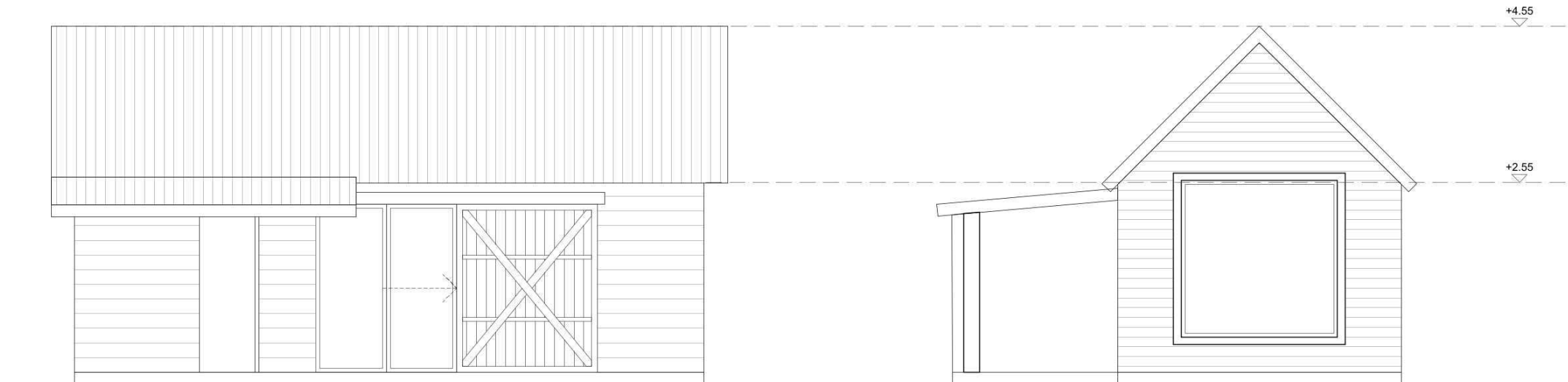
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Revision B
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Paper Size A3
Stage Planning

Site Address

Sand Path, Little Gransden Lane,
Great Gransden,
Cambridgeshire, SG19 3BA

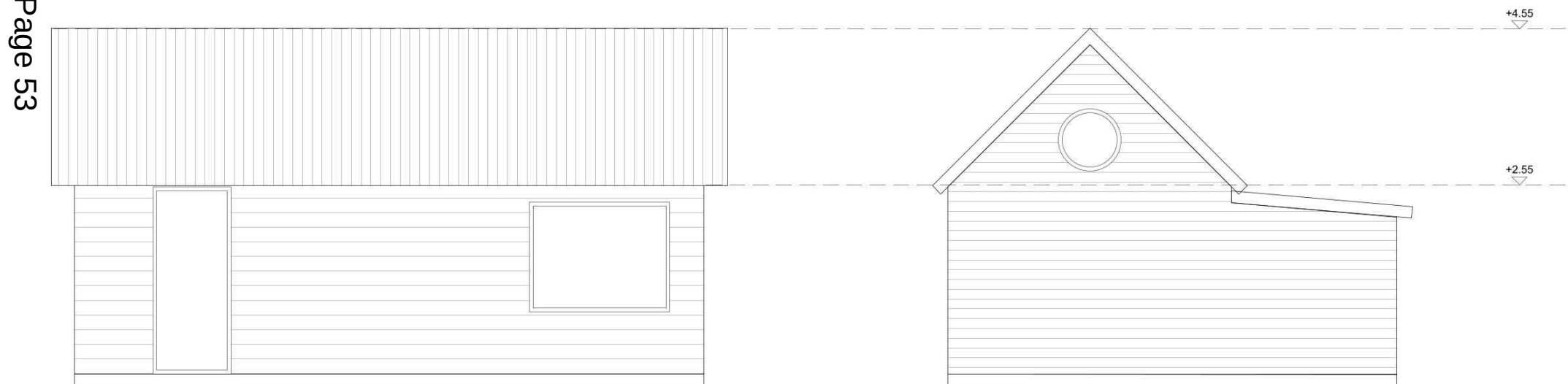
Elevations
Units 1 & 3
Sand Path

SAN-P-021



FRONT ELEVATION

SIDE ELEVATION



REAR ELEVATION

SIDE ELEVATION



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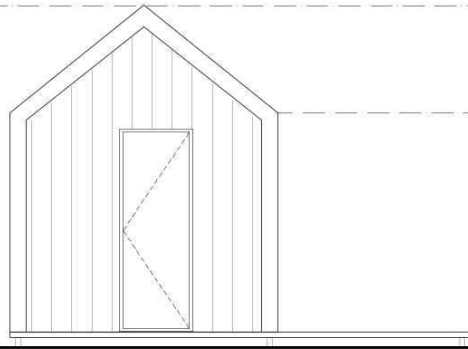


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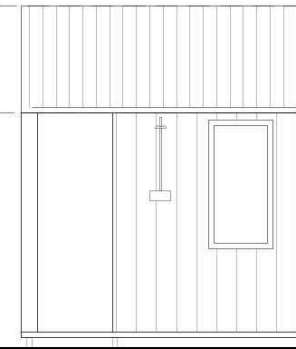
Site Address Sand Path, Little Gransden Lane,
Great Gransden,
Cambridgeshire, SG19 3BA

Elevations
Cabin 2
Sand Path

SAN-P-032



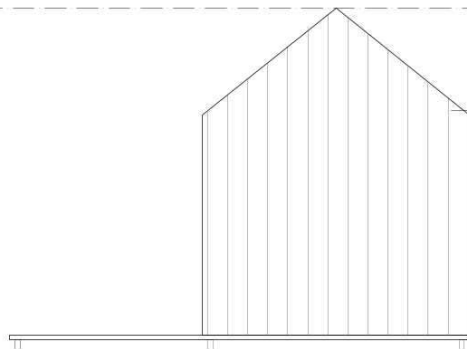
FRONT ELEVATION



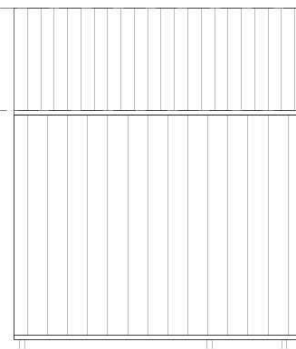
SIDE ELEVATION

+3.20

+2.25



REAR ELEVATION



SIDE ELEVATION

+3.20

+2.25



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Road, Bristol, BS1 4RW
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Notes:

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Issued 23/03/2026
Revision B
Scale 1:50
Paper Size A3
Stage Planning

Site Address Sand Path, Little Gransden Lane,
Great Gransden,
Cambridgeshire, SG19 3BA

Elevations
Sauna
Sand Path

SAN-P-042

Notes

All measures described are for the ecological enhancement of the site, to mitigate for any loss of habitats and result in a Net Gain in Biodiversity. All are based on ecologist recommendations found in the Preliminary Ecological Assessment and the Biodiversity Net Gain Report prepared by Brockless Ecological Land Management and included in this application.

The site development will deliver 10.12% Biodiversity Net Gain within the site development boundary, delivering substantially more biodiversity than the BNG requirement, despite the small-scale development.

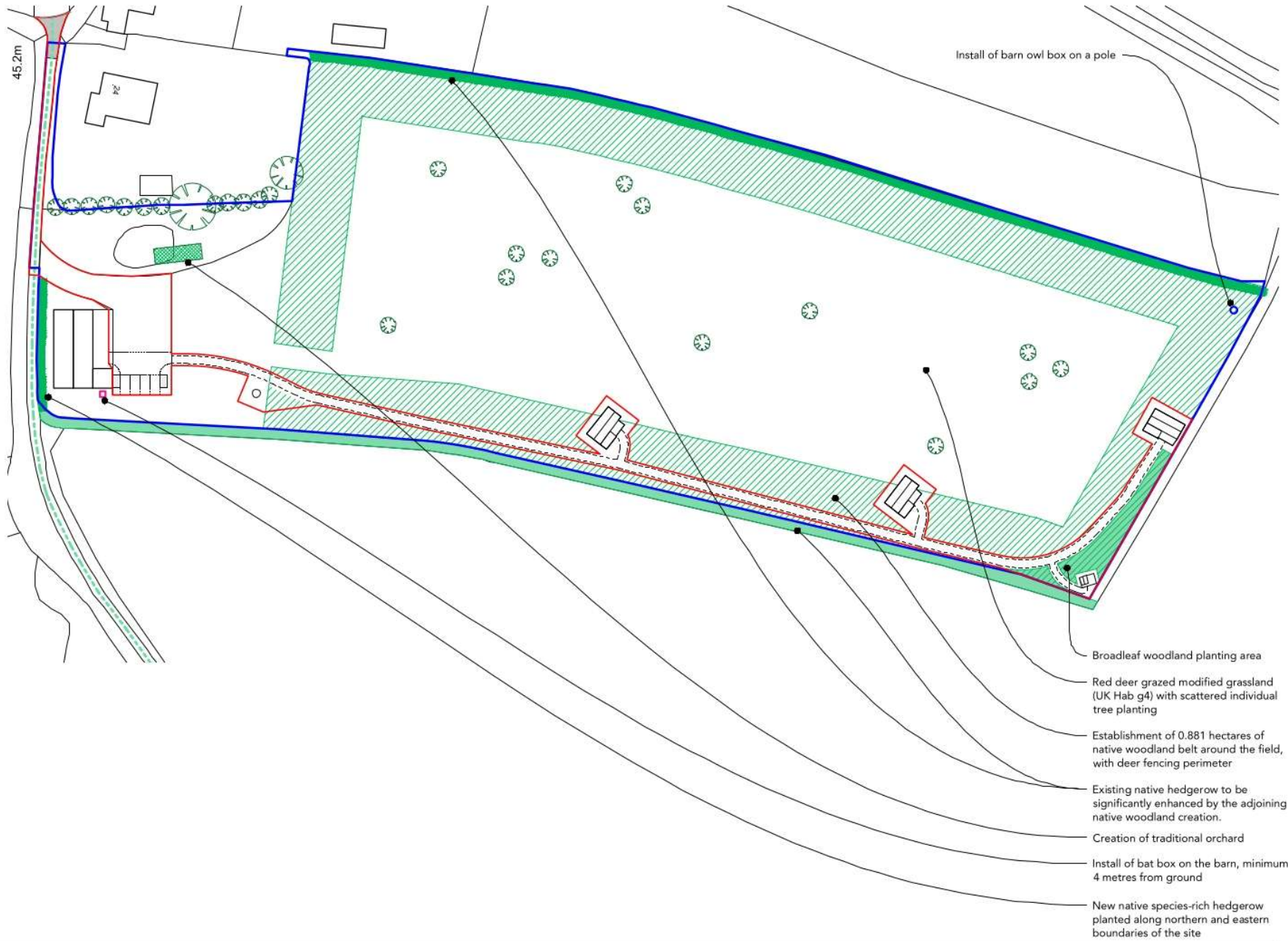
The proposed units are secured by temporary removable ground screw foundations, to minimise impacts on the grassland habitat.

The broad-leaved native woodland planting will consist of a diverse species mix, typical of the species found locally within the native hedgerows and ancient semi-natural woodland, appropriate to both the landscape and biodiversity. A range of species will extend the foraging season for pollinators and provide long-term climatic and disease resilience.

For the modified grassland creation, grazing is the ideal management for grasslands delivering biodiversity benefits in terms of structural diversity and composition, particularly for bird species locally present such as Song thrush, where research has shown their preference for open, grass habitats, compared to tall, dense swards.

Remained trees, hedgerow and woodland would be fenced and protected during construction in accordance with best practice guidance detailed in BS 5837:2012 'Trees in relation to design, demolition and construction' (British Standards, 2012) to reduce potential impacts and accidental damage.

There will be no artificial lighting beyond that associated with the new units. External lighting will be of a downward pointing design to avoid illumination of the nearby habitats, and on timers to further minimise any impact on bats or other nocturnal wildlife in the area.



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Development Management Committee – 20th July 2026

Application Number: 26/00227/OUT

Proposal: Hybrid planning application: Full planning permission for demolition of existing outbuildings, creation of a new vehicular and pedestrian access, creation of a new driveway and garaging to Victoria House, and conversion of existing annexe to a dwelling (including extensions, remodelling and re-landscaping). Outline planning permission (with all matters reserved except for access) for 5No. dwellings and associated works.

Location: Land At And Including Victoria House, Bluntisham Road, Needingworth

Applicant: Mr and Mrs Smith

Agent: Mr Tom Brown, Atelier Brown Ltd

Case Officer: Richard Fitzjohn

Parish: Holywell-cum-Needingworth

Reason for Referral: This application is referred to the Development Management Committee (DMC) as the Officer recommendation for approval is contrary to the recommendation of Holywell-cum-Needingworth Parish Council.

Committee Date: 20th July 2026

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS AND THE COMPLETION OF A UNILATERAL UNDERTAKING TO SECURE A WHEELED BINS CONTRIBUTION, WITH DELEGATED AUTHORITY TO THE HEAD OF PLANNING, INFRASTRUCTURE & PUBLIC PROTECTION TO APPROVE ANY AMENDMENTS TO CONDITIONS AS DEEMED NECESSARY.

Proposal

The application is a hybrid planning application (an application seeking full planning permission for part of the proposed development, and outline planning permission for part of the proposed development). The application seeks:

- Full planning permission for demolition of existing outbuildings, creation of a new vehicular and pedestrian access, creation of a new driveway and garaging to Victoria House, and conversion of existing annexe to a dwelling (including extensions, remodelling and re-landscaping); and
- Outline planning permission (with all matters reserved except for access) for 5No. dwellings and associated works.

Consultations

The following consultees have raised **objections** to the application:

- Holywell-cum-Needingworth Parish Council.

The following consultees have raised **no objections** to the application:

- Local Highway Authority, Urban Design Officer, Environmental Health Officer and Arboricultural Officer.

One letter of objection has been received from a local resident.

Conclusion

The application has been assessed against the relevant policies in the NPPF, the adopted Local Plan and other relevant guidance as listed in detail at Section 4 of the report.

The key issues arising from the application details are:

- Principle of development;
- Visual amenity;
- Flood risk and drainage;
- Residential amenity;
- Highway safety and parking provision;
- Arboriculture;
- Biodiversity;
- Waste storage;
- Accessible and adaptable dwellings;
- Water efficiency;
- Developer contributions (Community Infrastructure Levy); and
- Developer contributions (Wheeled bins).

The report looks into the key planning issues in detail, and Officers conclude that the proposal is acceptable subject to conditions.

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all

consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1 APPLICATION SITE AND LOCALITY

- 1.1 The site comprises an existing residential property comprising 1No. dwelling (Victoria House) with an associated annexe bungalow and outbuildings. There are also a large number of well-established trees within the site.
- 1.2 The site is located towards the northern edge of Needingworth and is served by an existing access on the north side of Bluntisham Road. The majority of the built-up area of the settlement is located to the south and south-west of the site, and there are also recently constructed residential dwellings located immediately adjacent to the north and east of the site on Wilmer Way and Egret Close. There is agricultural land located immediately adjacent to the west of the site. Due to being surrounded by residential built form on three sides (to the north, east and south), the site forms part of the built-up area of the settlement.
- 1.3 Environment Agency Flood Mapping data and the Huntingdonshire Strategic Flood Risk Assessment (2024) indicate that the proposed development is located within Flood Zone 1 (low probability of flooding from rivers and sea) and is not at any significant risk of flooding from other sources.
- 1.4 The application site is not allocated for development within the Local Plan.

2 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The application is a hybrid planning application, seeking:
 - Full planning permission for demolition of existing outbuildings, creation of a new vehicular and pedestrian access, creation of a new driveway and garaging to Victoria House, and conversion of existing annexe to a dwelling (including extensions, remodelling and re-landscaping); and
 - Outline planning permission (with all matters reserved except for access) for 5No. dwellings and associated works.
- 2.2 The proposal also includes the provision of off-site highway works, comprising the provision of a new section of footway within the existing grass verge on the northern side of Bluntisham Road, which would connect up to the existing footway on Egret Close and provide an additional uncontrolled crossing to the existing footway on the southern side of Bluntisham Road.
- 2.3 Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

3 RELEVANT PLANNING HISTORY

3.1 The following planning history is considered relevant to the current proposal:

- 18/02498/HHFUL - Following receipt of Planning Approval ref: 18/01601/HHFUL. Proposed Single Storey Extension with roof pitch to reflect the existing and amend the window/door arrangement to be sympathetic to the original - Granted 21.01.2019
- 18/01601/HHFUL - Demolish existing conservatory & wall. Construct new single storey side extension - Granted 27.09.2018
- 1300652S73 - Variation of Condition 1 of Planning Permission 0101221S73 to allow use of The Cottage for tourist/holiday accommodation when not in use for ancillary accommodation to Victoria House - Granted 04.07.2013
- 0102785FUL - Extension to dwelling - Granted 18.01.2002
- 0101221S73 - Variation of conditions 1 and 2 imposed on permission 75/1417 restricting the use of the extension - Granted 13.08.2001
- 0002076FUL - Extensions and alterations to dwelling and annexe - Granted 26.01.2001
- 7501417FUL - Extension - Granted 16.02.1976

4 RELEVANT PLANNING POLICY AND GUIDANCE

Statutory Duty

4.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. In Huntingdonshire, the Development Plan (as relevant to this application) consists of the Huntingdonshire Local Plan to 2036 (2019) and the Cambridgeshire & Peterborough Minerals and Waste Local Plan (2021).

National Policy and Guidance

4.2 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).'

4.3 The NPPF 2024 sets out the Government's planning policies for (amongst other things):

- achieving sustainable development;

- delivering a sufficient supply of homes;
 - building a strong, competitive economy;
 - promoting healthy and safe communities;
 - promoting sustainable transport;
 - making effective use of land;
 - achieving well-designed places;
 - meeting the challenge of climate change, flooding and coastal change;
 - conserving and enhancing the natural environment.
- 4.4 Planning Practice Guidance and the National Design Guide are also relevant and material considerations.
- 4.5 For full details visit the government website: <https://www.gov.uk>

Local Planning Policies

- 4.6 Huntingdonshire's Local Plan to 2036 (Adopted May 2019):
- LP1: Amount of Development
 - LP2: Strategy for Development
 - LP4: Contributing to Infrastructure Delivery
 - LP5: Flood Risk
 - LP6: Waste Water Management
 - LP9: Small Settlements
 - LP11: Design Context
 - LP12: Design Implementation
 - LP14: Amenity
 - LP15: Surface Water
 - LP16: Sustainable Travel
 - LP17: Parking Provision and Vehicle Movement
 - LP25: Housing Mix
 - LP30: Biodiversity and Geodiversity
 - LP31: Trees, Woodland, Hedges and Hedgerows

Supplementary Planning Documents (SPD) and Guidance

- 4.7 Huntingdonshire Design Guide SPD (2017)
 Cambridgeshire Flood and Water SPD (2017)
 Huntingdonshire Landscape and Townscape SPD (2022)
 Huntingdonshire Strategic Flood Risk Assessment (2024)
 Environmentally Sustainable Design and Construction SPD (2025)

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

5 RESPONSE TO CONSULTATION

- 5.1 Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website.

Consultee Name	Position	Comment
Holywell-cum-Needingworth Parish Council	Objection.	Noted it is a hybrid application which made the debate and resulting resolution more complicated. The plot is of a good size and in principle could accommodate 5 dwellings, but as this part of the application is "outline" it is not definite. The proposal seems to be sympathetic in design. Concerns: • Parking provision and HDC comment on the subject. Members felt that the provision could not be reduced for fear of roadside parking on a bend. • Access needs to be two lanes but with no comments from CCC Highways it is unclear what the requirements will be. • Lack of information with regards to neighbour privacy. • Sewage treatment - marked as unknown. The local sewage works are already under pressure and are pumped out on a regular basis. Comments from AWA would be welcomed. Resolved: That the application be objected to for the aforementioned reasons with members wanting a "full" application for consideration.
Local Highway Authority (LHA)	No objection.	The proposed development is not suitable in design for eventual adoption and would therefore remain private. The submitted drawings indicate: • Visibility splays in accordance with the posted speed of the road. • Access width suitable for serving multiple dwellings.

		• Radii of 6m • Connectivity to the existing pedestrian network. Construction of the proposed offsite works will require a short form 278 agreement with the LHA. The effect of the proposed development upon the Public Highway should be mitigated subject to conditions recommended to secure full details of the layout of the proposed development; appropriate surfacing of roads and footways; closure of the existing access following the bringing into use of the new access; a gates restriction across the new access; appropriate access width; appropriate access construction specification; provision of sufficient space within the site for parking and turning; provision of temporary facilities clear of the public highway for parking, turning, loading and unloading of vehicles during construction; provision of visibility splays in accordance with the submitted details; provision of appropriate kerb radii at the junction of the access with the highway carriageway; adequate drainage measures; and agreement of details for, and provision of, the off-site highway improvement work based on the submitted details.
Urban Offer	Design	Supports. <u>Full application</u> Access: • Retained trees and the proposed boundary wall are located outside of the visibility splays. Parking and garaging serving Victoria House: • Consolidation of parking to the rear of Victoria House is welcomed. Approximately 3 car

		parking spaces are provided (on the driveway), in addition to 2 car parking spaces (within the proposed garage). • The proposed garage materials are acceptable, subject to detailed approval by condition. • Details of surface treatments for the driveway and access should be secured by condition. • Supports the proposed boundary wall details. Conversion of annexe: • The principle is acceptable. • The scale and footprint of the extensions are generally well judged. • The proposed materials are appropriate. • Supportive of the fenestration. • Full details of materials and boundary treatments should be conditioned. <u>Outline application</u> The indicative layout draws inspiration from traditional barn and yard groupings historically associated with the site, and the indicative dwelling heights create a clear hierarchy across the site. Supports this approach in principle. Subject to further refinement at reserved matters stage, it has the potential to reinforce a legible and landscape-led form of development that responds appropriately to the site's edge-of-village context. Provides comments to guide any future Reserved Matters application. <u>Recommendations</u> The application is supported in
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		design terms, subject to conditions.
Environmental Health Officer	No objection.	No objection to the proposal.
Arboricultural Officer	Supports.	Several incursions into Root Protection Areas are required, but are to be managed with mitigation such as anti-compaction surfacing and hand digging. The impact once works are completed will be quite low if the Tree Protection Plan and Method Statements are followed closely. The trees and hedges to be removed are of low value and may be compensated for. The most important trees for public amenity are along the roadside and these are to be retained and protected with the formation of a Construction Exclusion Zone. Supports the application - The Tree Survey, Tree Protection Plan and Method Statement demonstrates how damage to the retained trees will be prevented and makes clear which trees need to be removed.
Ecology Officer	No comment at the time of DMC report publication.	N/A

6 RESPONSE TO PUBLICITY

- 6.1 Below is a summary of the neighbour response received at the time of writing this report.
- 6.2 One letter of objection has been received from a local resident, raising the following summarised comments:
- No.1 Egret Close would be directly and disproportionately impacted by this development compared to other neighbouring properties.
 - Unacceptable reduction in privacy and outlook to No.1 Egret Close.
 - The development is being built right along the boundary line of No.1 Egret Close, resulting in harmful overlooking and an overbearing relationship, contrary to Policy LP12 of the Huntingdonshire Local Plan.

- The proposed building would lead to a significant loss of light and overshadowing, materially harming the internal and external living conditions of No.1 Egret Close.
- A shared access drive directly along the rear boundary of the garden of No.1 Egret Close, which would serve up to and potentially over 25 vehicle movements, would cause ongoing disturbance through noise, headlights, fumes and general activity.
- While not opposed to development in principle, strongly believe that the positioning of Building 1 should be removed or fundamentally reconsidered to properly take into account the living conditions of those most directly affected.
- Raise concerns about the cumulative impact of development within the village (citing 70 dwellings already approved, a further 290 dwellings proposed, and 135 dwellings recently built. The village is experiencing a sewage capacity crisis, with approved developments currently on hold for these reasons. During the summer months, sewage odours are severe, and during periods of rainfall, overflow events occur. While the submitted plans refer to a preliminary drainage strategy, this alone is insufficient reassurance. Anglian Water must be fully engaged to demonstrate that the existing infrastructure can cope not only with this proposal, but with the approximately 360 additional dwellings proposed across the village, including these six houses.
- The local primary school, roads, and infrastructure are already operating at or beyond capacity, and continued development without adequate mitigation risks placing unsustainable strain on the village.

7 APPRAISAL

Principle of development

- 7.1 Paragraph 78 of the NPPF requires the Council to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against our housing requirement.
- 7.2 A substantially revised methodology for calculating local housing need and the reimposition of this as a mandatory approach for establishing housing requirements was introduced on 12th December 2024 in the revised NPPF and associated NPPG (the standard method).
- 7.3 As Huntingdonshire's Local Plan to 2036 (the Local Plan) is now over 5 years old it is necessary to demonstrate a five-year housing land supply (5YHLS) based on the housing requirement set using the standard method. Paragraph 78 of the NPPF also requires provision of a buffer to ensure choice and competition in the market for land.
- 7.4 As Huntingdonshire has successfully exceeded the requirements of the Housing Delivery Test a 5% buffer is required here. The 5-year housing land requirement including a 5% buffer is 5,907 homes. The current 5YHLS is 4,345 homes equivalent to 3.68 years' supply.

- 7.5 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 housing. This is generally referred to as 'the tilted balance'.
- 7.6 While no 5YHLS can be demonstrated, the 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 the Local Plan are considered to be out-of-date and can no longer be afforded full weight in the determination of planning applications.
- 7.7 Each planning application will be considered on its own merits and the degree of weight to be attached is a matter for the decision maker.
- 7.8 In assessing this site, whilst policy LP9 (Small Settlements) of the Local Plan is out of date (and so afforded less weight in the determination of this application), it is not to be entirely disregarded. In addition, the overarching principles of sustainable development as defined in paragraph 11 of the NPPF are afforded weight in the determination of this application.
- 7.9 The proposed development is located within the BUA of Needingworth, which is defined as a Small Settlement within the Local Plan. Policy LP9 of the Local Plan states that a proposal that is located within a BUA of a Small Settlement will be supported where the amount and location of development proposed is sustainable in relation to the:
- a. level of service and infrastructure provision within the settlement;
 - b. opportunities for users of the proposed development to access everyday services and facilities by sustainable modes of travel including walking, cycling and public transport;
 - c. effect on the character of the immediate locality and the settlement as a whole.
- 7.10 The proposal includes minor-scale residential development, providing an additional 6No. dwellings within Needingworth. Due to the modest amount of dwellings proposed, the proposal would have minimal impacts on service and infrastructure provision within the settlement. The proposed development is located within close proximity to other dwellings which surround the site on three sides. In addition, there is a footway connection to the centre of the settlement, and a bus stop approximately 90 metres away, on the opposite side of Bluntisham Road. Although it is acknowledged that infrastructure, services and facilities within the settlement are limited, this is generally the case with all small settlements in the District and the location of the proposed development is well connected to the settlement and those public transport links, services and facilities which are available. The amount and location of development proposed is therefore considered to be sustainable in relation to the level of service and infrastructure provision within the settlement, and opportunities for users of the proposed development to access everyday services and facilities by sustainable modes of travel including walking, cycling and public transport.

- 7.11 The proposed development would be viewed within the context of the existing built form within the BUA of the settlement, as it would be surrounded by existing residential development on three sides (Bluntisham Road, Wilmer Way and Egret Close). The density of the proposed development is in keeping with the density of the residential development present immediately adjacent to the north and east on Wilmer Way and Egret Close and is acceptable for its location. It is therefore considered that the amount and location of development proposed is sustainable in relation to its effect on the character of the immediate locality and the settlement as a whole.
- 7.12 For the reasons set out above, it is considered that the proposed development accords with policy LP9 of the Local Plan. In addition, for the reasons set out within the 'Planning Balance and Conclusion' section of this report, it is considered that the proposed development accords with paragraph 11 of the NPPF. The principle of development is therefore considered to be acceptable.

Visual amenity

- 7.13 Policies LP11 and LP12 of the Local Plan requires new development to respond positively to its context, draw inspiration from the key characteristics of its surroundings, and contribute positively to the character and identity of the area.
- 7.14 Due to the hybrid nature of the application, the visual amenity impacts relating to the elements of the proposal seeking full planning permission, and the elements of the proposal seeking outline planning permission, are considered separately below.

Full planning permission for demolition of existing outbuildings, creation of a new vehicular and pedestrian access, creation of a new driveway and garaging to Victoria House, and conversion of existing annexe to a dwelling (including extensions, remodelling and re-landscaping)

- 7.15 The existing outbuildings within the site are not of any significant visual merit or importance and therefore the demolition of them would preserve the character and appearance of the area.
- 7.16 The proposed new vehicular access would be located in approximately the same location as the existing vehicular access and, although it would become a more urban feature within the street scene due to it becoming wider, more formalised and introducing a public footway adjacent to Bluntisham Road, it would be in keeping with the formalised accesses to the recently constructed residential developments at Egret Close and Turnpike Close within close proximity to the site. The application demonstrates that the existing trees fronting the application site, along Bluntisham Road, would be adequately retained as part of the proposed access works with only a small section of low quality hedging to the east of the access to be removed.

- 7.17 The proposed driveway and garage to Victoria House would be located to the rear of the existing dwelling where views from any public aspects would be very limited due to surrounding screening, and they would be subservient in scale and character to the existing dwelling and the size of the retained curtilage for that dwelling. The Urban Design Officer is supportive of the proposed garage and driveway, subject to details of materials which are recommended to be secured by planning conditions.
- 7.18 The existing annexe is also located to the rear of Victoria House in a location which is well screened and not prominently visible from any public aspects. The character and appearance of the existing annexe is already very domestic. The proposed conversion of the annexe to a dwelling would retain its existing single-storey nature and would be sympathetic in scale and character with Victoria House. The Urban Design Officer has stated that the principle of the conversion of the annexe to a dwelling is acceptable, that the scale and footprint of the extensions to it are generally well judged, and that the proposed materials are appropriate. In addition, the Urban Design Officer is supportive of the fenestration on the proposed dwelling. Planning conditions are recommended requiring full details of materials and boundary treatments to be agreed with the Local Planning Authority.
- 7.19 For the reasons set out above, it is considered that the elements of the proposal seeking full planning permission respond positively to the context and key characteristics of the surroundings, and contribute positively to the character and identity of the area, in accordance with policies LP11 and LP12 of the Local Plan.

Outline planning permission (with all matters reserved except for access) for 5No. dwellings and associated works.

- 7.20 The visual amenity impacts of the proposed access have already been considered within this report and, as previously stated, are considered to be acceptable.
- 7.21 The proposed development would be surrounded by residential development to the north, east and south of the site (Wilmer Way, Egret Close and Bluntisham Road). The proposed development would be contained within the existing boundaries of land associated with Victoria House and would not encroach into the countryside. Due to its location, and physical relationship with the residential developments of Wilmer Way and Egret Close which have recently been constructed adjacent to the north and east of the site, the proposed new dwellings would be viewed within the visual context of those adjacent residential developments which define the character and identity of the immediate surrounding area on the north side of Bluntisham Road. The proposed development therefore responds positively to the context, character and identity of the area in terms of its location.
- 7.22 The application is accompanied by an indicative layout demonstrating that 5No. dwellings could be accommodated within the area of the application site relating

to the outline element of the application, with a density and layout which is in keeping with the adjacent residential properties on Wilmer Way and Egret Close and is acceptable for its location. The Urban Design Officer has stated that the indicative layout draws inspiration from traditional barn and yard groupings historically associated with the site, and the indicative dwelling heights create a clear hierarchy across the site. The Urban Design Officer supports this approach in principle, stating that it has the potential to reinforce a legible and landscaped form of development that responds appropriately to the site's edge-of-village context, subject to further refinement which could be addressed at Reserved Matters stage should planning permission be granted.

- 7.23 Although the application is accompanied by indicative details of the proposed development within the outline area of the application site, those details are purely indicative to demonstrate how 5No. dwellings could potentially be accommodated within the site. Matters relating to the appearance, landscaping, layout and scale of the proposed development are reserved at this stage. However, for the purposes of assessing the current application, the indicative details demonstrate that 5No. dwellings could be accommodated within the site, whilst responding positively to the context and key characteristics of the surroundings, and contributing positively to the character and identity of the area, in accordance with policies LP11 and LP12 of the Local Plan.

Flood risk and drainage

- 7.24 Policy LP5 of the Local Plan states that a proposal will only be supported where all forms of flood risk, including breaches of flood defences or other defence failures, have been addressed, as detailed in the National Planning Practice Guidance and with reference to the Cambridgeshire Flood and Water Supplementary Planning Document (SPD), such that:
- a. the sequential approach and sequential test are applied and passed, having regard to actual and residual flood risk and including consideration of the impact of climate change;
 - b. if necessary the exception test is applied and passed;
 - c. development has been sequentially located within the site to avoid flood risk;
 - d. all reasonable opportunities to reduce overall flood risk have been considered and where possible taken;
 - e. the integrity of existing flood defences is not adversely affected and any necessary flood mitigation and compensation measures have been agreed with relevant bodies and the Council; and
 - f. the requirements relating to flood risk set out in the Cambridgeshire Flood and Water SPD have been applied.
- 7.25 Policy LP6 of the Local Plan sets out the approach necessary to ensure that waste water capacity is maintained within the public sewer network throughout the Local Plan period.
- 7.26 Policy LP15 of the Local Plan supports proposals which incorporate sustainable drainage systems in accordance with the Cambridgeshire Flood and Water SPD unless demonstrated to be inappropriate.

- 7.27 Paragraph 174 of the NPPF states that the aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source.
- 7.28 Guidance contained within Section 4 of the Cambridgeshire Flood and Water SPD is consistent with policy LP5 of the Local Plan and the provisions of the NPPF.
- 7.29 Environment Agency Flood Mapping data and the Huntingdonshire Strategic Flood Risk Assessment (2024) indicate that the proposed development is located within Flood Zone 1 (low probability of flooding from rivers and sea) and is not at any significant risk of flooding from other sources. Therefore, the proposed development is sequentially located in an appropriate location for residential development in flood risk terms, in accordance with policy 5 of the Local Plan and paragraph 174 of the NPPF. The exception test is not required in this instance.
- 7.30 The proposal is for a minor development within an area which is not identified as being at any significant risk of fluvial or surface water flooding. The application form states that surface water from the proposed development will be disposed of via a sustainable drainage system / soakaway, which is the preferred method of surface water disposal within the drainage hierarchy specified within the Cambridgeshire Flood and Water SPD and is therefore acceptable in principle. A condition is recommended requiring a surface water drainage scheme to be agreed with the Local Planning Authority.
- 7.31 The proposed development states that the method of foul water disposal is unknown. Due to the proposal being for a minor residential development, it does not meet the threshold for consultation with Anglian Water and it is not necessary for a foul water drainage scheme to be agreed prior to determination of the application. Therefore, a condition is recommended requiring a foul water drainage scheme to be agreed with the Local Planning Authority.
- 7.32 It is therefore considered that the proposed development would have acceptable flood risk and drainage impacts, in accordance with policies LP5, LP6 and LP15 of the Local Plan, the provisions of the NPPF and NPPG, and guidance contained within Section 4 of the Cambridgeshire Flood and Water SPD.

Residential amenity

- 7.33 Policy LP14 of the Local Plan states a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings.
- 7.34 Due to the hybrid nature of the application, the residential amenity impacts relating to the elements of the proposal seeking full planning permission, and the elements of the proposal seeking outline planning permission, are considered separately below.

Full planning permission for demolition of existing outbuildings, creation of a new vehicular and pedestrian access, creation of a new driveway and garaging to Victoria House, and conversion of existing annexe to a dwelling (including extensions, remodelling and re-landscaping)

- 7.35 The closest residential dwellings to the proposed development are those located on Wilmer Way and Egret Close to the north and east of the site, in addition to those located on Bluntisham Road to the south of the site.
- 7.36 The proposed vehicular access would be located approximately 17.5 metres from the rear boundary of the garden to No.1 Egret Close. The indicative site layout indicates that the proposed vehicular access would lead to a shared surface road within the site which may be located approximately 8 metres from the boundaries of other properties of Egret Close further north within the site. With consideration given to its generous separation distance from the boundaries of the residential properties located on Egret Close, and as it would serve only 7No. dwellings, it is considered that the proposed access and shared surface road would not result in any significant noise or light, or any other significant forms of disturbance, to any neighbouring properties.
- 7.37 The proposed new driveway and garaging to Victoria house, and the proposed annexe conversion to a dwelling, would be located on the western side of the shared surface road, an even greater distance from the neighbouring dwellings. Due to their modest scale, and their generous separation distance from the boundaries of the residential properties located on Egret Close, it is considered that they would not result in any significant residential amenity impacts to any neighbouring properties.
- 7.38 The proposed dwelling has been designed with a high standard of amenity, including acceptable internal and external space standards and acceptable levels of privacy and light.
- 7.39 The Environmental Health Officer has not raised any concerns regarding residential amenity impacts to neighbouring properties and has no objection to the proposed development.
- 7.40 It is therefore considered that the elements of the proposed development seeking full planning permission would provide a high standard of amenity for occupiers of the proposed dwellings, and would maintain a high standard of amenity for occupiers of neighbouring properties, in accordance with policy LP14 of the Local Plan.

Outline planning permission (with all matters reserved except for access) for 5No. dwellings and associated works.

- 7.41 The indicative layout demonstrates that Plots 4, 5 and 6 could be sited in a linear form to the side of No.7 Egret Close, though set slightly further north than the rear elevation of this neighbouring dwelling. The indicative layout demonstrates

that three dwellings could be sited in this location without resulting in any significant residential amenity impacts (including loss of light, loss of privacy or loss of outlook) to these neighbouring dwellings or gardens. The indicative layout also indicates that the rear elevation of Plots 4, 5 and 6 would be located approximately 14 metres from the northern boundary of the site and would face north towards an area of open space and a front garden of No.15 Wilmer Way, not resulting in any significant residential amenity impacts to No.15 Wilmer Way or any other properties further to the north of the site.

- 7.42 The indicative layout demonstrates that Plot 3 could be sited with its front elevation facing towards the rear gardens of properties on Egret Close to the east of the site, and its rear elevation facing towards an agricultural field to the west of the site. The indicative siting of Plot 3 indicates a separation distance of approximately 17 metres between the front elevation of the dwelling and the nearest rear boundaries of gardens on Egret Close, demonstrating that a dwelling could be accommodated in this location with a generous separation distance preventing any significant detrimental impacts to the residential amenity of properties on Egret Close.
- 7.43 The indicative layout demonstrates that Plot 1 could be sited adjacent to the west of the rear garden boundaries of No's 1-3 Egret Close. Although the indicative plan indicates the dwelling of Plot 1 immediately adjacent to the rear boundaries of No's 1-2 Egret Close, this layout is indicative only and is not a matter for consideration under the current application. The indicative plan indicates that, within the general area of Plot 1, a dwelling could be acceptably designed at Reserved Matter stage which would have sufficient separation and residential amenity impacts in relation to the residential dwellings and gardens of neighbouring properties located on Egret Close.
- 7.44 Although the application is accompanied by indicative details of the proposed development within the outline area of the application site, those details are purely indicative to demonstrate how 5No. dwellings could potentially be accommodated within the site. Matters relating to the appearance, landscaping, layout and scale of the proposed development are reserved at this stage. However, for the purposes of assessing the current application, the indicative details demonstrate that 5No. dwellings could be accommodated within the site which provide a high standard of amenity for occupiers of the proposed dwellings, and maintain a high standard of amenity for occupiers of neighbouring properties, in accordance with policy LP14 of the Local Plan.

Highway safety, public rights of way and parking provision

- 7.45 Policy LP16 of the Local Plan supports proposals which demonstrate that opportunities for sustainable travel modes are maximised and safe access from the public highway (including the rights of way network) can be achieved. In addition, policy LP17 of the Local Plan supports proposals which incorporate appropriate space for vehicle movements, facilitates access for emergency vehicles and service vehicles and incorporates adequate parking for vehicles and cycles.

- 7.46 Due to the small scale of the proposed development, any impacts in relation to sustainable travel would be very limited. However, the location of the proposed development is sufficiently connected to the settlement and nearest bus stop in terms of distance and footway connections. The proposed development would provide a new section of footway within the existing grass verge on the northern side of Bluntisham Road, which would connect up to the existing footway on Egret Close and provide an additional uncontrolled crossing to the existing footway on the southern side of Bluntisham Road. In addition, details of cycle parking provision can be secured by planning conditions / approval of Reserved Matters, in any event of planning permission being approved. Therefore, with consideration given to paragraph 110 of the NPPF, which states that decision-making should take into account that ‘opportunities to maximise sustainable transport solutions will vary between urban and rural areas’, the proposed development demonstrates that opportunities for sustainable travel modes are appropriately and proportionately maximised in the context of the minor scale of the proposed development and its location within a small rural settlement.
- 7.47 The Local Highway Authority states that the submitted drawings indicate visibility splays in accordance with the posted speed of the road, an access width suitable for serving multiple dwellings, radii of 6 metres and connectivity to the existing pedestrian network. Furthermore, the Local Planning Authority states that the effect of the proposed development upon the public highway should be mitigated, subject to recommended conditions to secure the following:
- Full details of the layout of the proposed development;
 - Appropriate surfacing of roads and footways;
 - Closure of the existing access following the bringing into use of the new access;
 - A gates restriction across the new access;
 - Appropriate access width;
 - Appropriate access construction specification;
 - Provision of sufficient space within the site for parking and turning;
 - Provision of temporary facilities clear of the public highway for parking, turning, loading and unloading of vehicles during construction;
 - Provision of visibility splays in accordance with the submitted details;
 - Provision of appropriate kerb radii at the junction of the access with the highway carriageway;
 - Adequate drainage measures; and
 - Agreement of details for, and provision of, the off-site highway improvement work based on the submitted details.
- 7.48 Conditions are recommended to secure the requirements requested by the Local Highway Authority.
- 7.49 The Local Highway Authority also states that the proposed development is not suitable in design for eventual adoption and would therefore remain private. It is not a requirement for roads within the new development to be adopted by the Local Highway Authority. A condition is recommended requiring the details of

future management and maintenance of the roads/footways to be agreed with the Local Planning Authority.

- 7.50 The proposed development would provide driveway parking for approximately three cars, and a garage which would provide additional car parking space, for Victoria House. The proposed development would provide driveway parking for two cars for the dwelling subject to the annexe conversion. In addition, the indicative layout relating to the outline element of the application demonstrates that sufficient space could be accommodated within the site for a minimum of two car parking spaces per dwelling (which could be accommodated through a combination of driveway and garage parking, subject to details being agreed at Reserved Matters stage in any event of planning permission being granted). The Local Plan does not defined any specific parking standard requirements for residential developments, however the provision of a minimum of two car parking spaces per dwelling is considered to be adequate.
- 7.51 Therefore, with consideration given to the recommendations of the Local Highway Authority, it is considered that the proposed development would have acceptable impacts on sustainable travel, highway safety and parking provision, in accordance with policies LP16 and LP17 of the Local Plan.

Arboriculture

- 7.52 Policy LP31 of the Local Plan states 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 and, in such cases, the proposal will be expected to make reference to and follow the guidance contained in the Council's A Tree Strategy for Huntingdonshire (2015) or successor documents. In addition, policy LP31 states that loss, threat or damage to any tree, woodland, hedge or hedgerow of visual, heritage or nature conservation value will only be acceptable where it is addressed firstly by seeking to avoid the impact, then to minimise the impact and finally where appropriate to include mitigation measures; or there are sound arboricultural reasons to support the proposal.
- 7.53 The application site contains a significant number of trees. Although none of the trees within the site are subject to any formal protection, some of the trees (most notably those located along the site frontage adjacent to Bluntisham Road, and some along eastern boundary adjacent to the rear gardens of properties on Egret Close) provide a positive contribution to the visual amenity of the area. The Arboricultural Officer states that the most important trees for public amenity are along the roadside and these are to be retained and protected with the formation of a Construction Exclusion Zone.
- 7.54 The application is accompanied by an Arboricultural Report which demonstrates that the high specimen trees providing the most important contributions to the visual amenity of the area would be retained, and only Category C (low quality) trees and hedging would be removed. In respect of the trees and hedging which

are indicated to be removed, the Arboricultural Officer states that they are of low value and may be compensated for.

- 7.55 In respect of the trees which are indicated to be retained, the Arboricultural Officer has stated that incursions into Root Protections are to be managed with mitigation such as anti-compaction surfacing and hand digging, and that the impact once works are completed will be quite low if the Tree Protection Plan and Method Statements are followed closely. The Arboricultural Report demonstrates how damage could be prevented to the trees indicated to be retained. Conditions are recommended to ensure adequate protection of existing trees and the implementation of a high quality soft landscaping scheme.
- 7.56 It is therefore considered that the proposed development would adequately conserve and enhance trees and hedging of value, in accordance with policy LP31 of the Local Plan.

Biodiversity

- 7.57 Policy LP30 of the Local Plan states that a proposal will be required to demonstrate that all potential adverse impacts on biodiversity have been investigated, and that a proposal that is likely to have an impact on biodiversity will need to be accompanied by an appropriate appraisal identifying all individual and cumulative potential impacts on biodiversity, with any further research that is identified as necessary by the appraisal being carried out and submitted with the proposal. In addition, policy LP30 requires new development to ensure there is no net loss in biodiversity and provide a net gain where possible.
- 7.58 The application is accompanied by a Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment. The Preliminary Ecological Appraisal recommended that a bat emergence survey was undertaken for some of the buildings within the site. A bat emergency survey has subsequently been submitted during the course of the application. The survey indicates that no bat roosts were present within the buildings, and that there would be negligible impacts on local bird populations and foraging and commuting bats. The Preliminary Ecological Appraisal indicates that the proposed development would also not result in any other adverse ecological impacts or constraints (including to protected and priority species).
- 7.59 It is therefore considered that the proposed development would have acceptable biodiversity impacts, in accordance with policy LP30 of the Local Plan.
- 7.60 In accordance with Schedule 7A of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021 and amended by the Levelling Up and Regeneration Act 2023, this development is subject to the mandatory requirement to deliver at least a 10% Biodiversity Net Gain (BNG). The Biodiversity Net Gain Assessment indicates a 2.5% on-site gain in habitat units and a 90.96% on-site gain in hedgerow units. Although the Biodiversity Net Gain Assessment does not demonstrate a 10% BNG for habitat units, it does provide the baseline value of the application site and therefore BNG could be secured

by a planning condition in any event of planning permission being granted, in accordance with the requirements of Schedule 7A of the Town and Country Planning Act 1990. This would also ensure compliance with policy LP30 of the Local Plan.

Waste storage

- 7.61 Policy LP14 of the Local Plan states a proposal will be required to ensure adequate and accessible waste storage is provided, avoiding adverse impacts. In addition, the Huntingdonshire Design Guide SPD states that the location of bin collection points should be carefully considered to ensure ease of access and the amenity of nearby residents is not adversely affected; and that bin storage should be designed with sufficient capacity to accommodate the applicable containers, discreet when viewed from the public realm, protected from weather and animal interference, and designed to enable ease of access to bins on collection day.
- 7.62 The application does not provide details of waste storage. However, there is adequate space within the site to ensure that adequate waste storage can be achieved, in accordance with policy LP14 of the Local Plan and the Huntingdonshire Design Guide SPD. A condition is recommended to secure provision, and agree the details of the siting and design, of adequate and accessible waste storage facilities within the site.

Accessible and adaptable dwellings

- 7.63 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 this.

Water efficiency

- 7.64 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. A condition is recommended to this.

Developer contributions (Community Infrastructure Levy)

- 7.65 The development will be Community Infrastructure Levy (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.

Developer contributions (Wheeled bins)

- 7.66 In order to accord with the requirements of Policy LP4 of the Local Plan to 2036 and the Developer Contribution SPD, it will be necessary for the Applicant to complete a Unilateral Undertaking securing the provision of a financial

contribution for the provision of wheeled bins to serve the proposed dwellings. The application is recommended for approval subject to the completion of a Unilateral Agreement.

8 PLANNING BALANCE AND CONCLUSION

- 8.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 8.2 NPPF paragraph 78 requires the Council to identify and update annually a supply of specific deliverable sites, sufficient to provide a minimum of five years' worth of housing, against the Council's housing requirement. A substantially revised methodology for calculating local housing need and the reimposition of this as a mandatory approach for establishing housing requirements was introduced on 12th December 2024 in the revised NPPF and associated NPPG (the standard method).
- 8.3 As Huntingdonshire's Local Plan to 2036 (the Local Plan) is now over 5 years old it is necessary to demonstrate a five-year housing land supply (5YHLS) based on the housing requirement set using the standard method. Paragraph 78 of the NPPF also requires provision of a buffer to ensure choice and competition in the market for land. As Huntingdonshire has successfully exceeded the requirements of the Housing Delivery Test a 5% buffer is required here. The 5-year housing land requirement including a 5% buffer is 5,907 homes. The current 5YHLS is 4,345 homes equivalent to 3.68 years' supply.
- 8.4 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 housing. This is generally referred to as 'the tilted balance'.
- 8.5 The proposed development would provide 6No. additional dwellings towards the district's housing supply. As the Council cannot currently demonstrate an adequate 5YHLS, this benefit is afforded significant weight in favour of the application.
- 8.6 The proposed development 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. This benefit is afforded moderate weight in favour of the application.
- 8.7 The proposed development would also be required to provide a Biodiversity Net Gain, which would be secured by a planning condition. This benefit is afforded moderate weight in the planning balance.
- 8.8 For the reasons set out within the report, it is considered that the principle of development is acceptable and (subject to Reserved Matters, conditions and a

the Applicant agreeing a Unilateral Undertaking) the proposed development would not cause any significant harmful impacts in respect of visual amenity, flood risk and drainage, residential amenity, highway safety and parking provision, arboriculture, biodiversity, waste storage, accessible and adaptable dwellings, water efficiency, developer contributions.

- 8.9 On balance, it is considered that the adverse impacts of granting planning permission would not significantly and demonstrably outweigh the benefits of doing so when assessed against the policies in the NPPF taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land and securing well-designed places. Therefore, in accordance with the presumption in favour of sustainable development, as set out within paragraph 11 of the NPPF, it is recommended that planning permission is granted.

9 RECOMMENDATION/CONDITIONS AND REASONS

- 9.1 Grant permission subject to conditions as set out below and the completion of a Unilateral Undertaking to secure a wheeled bins contribution, with delegated authority to the Head of Planning, Infrastructure & Public Protection to approve any amendments to conditions as deemed necessary.

Conditions for the full element of the application (full wording)

Time limit

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Approved plans

2. The development hereby permitted shall be carried out in accordance with the approved plans listed in the table above.

Reason: For the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

Road surfacing

3. Prior to the first occupation of the dwelling (Plot 2) hereby approved, the shared surface road shall be constructed to at least binder course surfacing level from the driveway of the dwelling to the adjoining highway carriageway (Bluntisham Road), in accordance with drawing no. JG01 Revision A.

Reason: In the interests of highway safety and to ensure satisfactory access into the site, in accordance with policies LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036.

Closure of existing vehicular access

4. The existing access to Victoria House shall be permanently and effectively closed, and the highway verge shall be reinstated with grass on the west side of the new access in accordance with drawing no. JG01 Revision A, within 28 days of the bringing into use of the new access.

Reason: In the interests of highway safety and to ensure satisfactory access into the site, in accordance with policies LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036.

Gates restriction

5. Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking, amending or re-enacting that order) no gates shall be erected across the approved access unless details have first been submitted to, and approved in writing by, the Local Planning Authority.

Reason: In the interests of highway safety and to ensure satisfactory access into the site, in accordance with policies LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036.

Access width

6. The access shall be a minimum width of 6m, for a minimum distance of 10m measured from the near edge of the highway carriageway (Bluntisham Road).

Reason: In the interests of highway safety and to ensure satisfactory access into the site, in accordance with policies LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036.

Highway construction specification

7. Prior to first occupation of the dwelling (Plot 2) hereby approved, the vehicular access, where it crosses the public highway, shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.

Reason: In the interests of highway safety and to ensure satisfactory access into the site, in accordance with policies LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036.

Parking and turning provision

8. Prior to the first occupation of the dwelling (Plot 2) hereby approved, the car parking and turning areas serving Victoria House and Plot 2 shall be laid out in accordance with drawing no. 150 Revision P02. The area shall be levelled, surfaced and drained and thereafter retained for that specific use in perpetuity.

Reason: In the interests of highway safety, in accordance with policies LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036.

Temporary facilities for construction vehicles

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

Reason: In the interests of highway safety, in accordance with policies LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036.

Visibility splays

10. Prior to the first occupation of the dwelling (Plot 2) hereby approved, visibility splays shall be provided each side of the vehicular access in full accordance with the details indicated on drawing no. JG02 Revision B. The visibility splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway in perpetuity.

Reason: In the interests of highway safety, in accordance with policies LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036.

Access radii

11. Prior to the first occupation of the dwelling (Plot 2) hereby approved, the junction of the access with the highway carriageway (Bluntisham Road) shall be laid out with 6m radius kerbs.

Reason: In the interests of highway safety and to ensure satisfactory access into the site, in accordance with policies LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036.

Access drainage measures

12. Prior to first occupation of the dwelling (Plot 2) hereby approved, the access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway, in accordance with a scheme to be submitted to, and approved in writing by, the Local Planning Authority.

Reason: To prevent surface water discharging onto the public highway, in the interests of highway safety, in accordance with policies LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036.

Access road surfacing

13. A metalled surface shall be provided for a minimum distance of 10m along the access road from its junction with the public highway (Bluntisham Road).

Reason: To prevent mud and extraneous material being deposited on the highway, in the interests of highway safety, in accordance with policies LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036.

Off-site highway improvement works

14. Prior to first occupation of the dwelling (Plot 2) hereby approved, a detailed scheme for the provision of the off-site highway improvement works, based on the details specified on drawing no. JG02 rev B, shall be submitted to, and agreed in writing by, the Local Planning Authority. The off-site highway improvement works shall be completed in full accordance with the approved scheme prior to first occupation of the dwelling (Plot 2) hereby approved.

Reason: To ensure that the highway network is adequate to cater for the development proposed, and to ensure safe and suitable pedestrian access for future residents, in accordance with policies LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036.

Hard and soft landscape details

15. No development above slab level shall take place, other than demolition, until details of both hard and soft landscape works have been submitted to, and approved in writing by, the Local Planning Authority. These details shall include:
 - a) indications of all existing trees and hedgerows on the land and details of any to be retained; planting plans (which show the relationship to all underground services); written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
 - (b) boundary treatments indicating the positions, design, materials and type of boundary treatments to be erected; and
 - (c) a hard landscaping plan, indicating location, manufacturer, type, colour and size.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity, in accordance with Policies LP11, LP12 and LP31 of the Huntingdonshire Local Plan to 2036.

Landscape implementation

16. All hard and soft landscape works shall be carried out and maintained in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place during the current or next planting season.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies LP11, LP12 and LP31 of the Huntingdonshire Local Plan to 2036.

External Material Details

17. No development shall take place above slab level, other than demolition, until details of the external materials to be used in the construction of the development have been submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area, in accordance with policy LP12 of the Huntingdonshire Local Plan to 2036.

External Lighting Scheme

18. No external lighting shall be provided or installed other than in accordance with a scheme which has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be carried out in accordance with the approved scheme and shall be retained as such.

Reason: To minimise the effects of light pollution on the surrounding area and to protect biodiversity interests, in accordance with Policies LP14 and LP30 of the Huntingdonshire Local Plan to 2036.

Foul water drainage scheme

19. No development above ground level shall commence on the dwelling (Plot 2) hereby approved until a scheme for the provision and implementation of foul water drainage for the dwelling has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details prior to first occupation of the dwelling, or in accordance with an implementation programme agreed in writing with the Local Planning Authority.

Reason: To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage, in accordance with policies LP6 and LP37 of the Huntingdonshire Local Plan to 2036.

Surface water drainage scheme

20. No development above ground level shall commence on the dwelling (Plot 2) hereby approved until a scheme for the provision and implementation of surface water drainage has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to first occupation of the dwelling, or in accordance with an implementation programme agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding, in accordance with policies LP5, LP12 and LP15 of the Huntingdonshire Local Plan to 2036.

Tree protection

21. The development hereby permitted shall be carried out in accordance with the Arboricultural Method Statement and tree protection measures specified within the Tree Survey, arboricultural impact assessment and arboricultural method statement, received by the Local Planning Authority on 15th June 2026, unless otherwise agreed in writing by the Local Planning Authority. The approved tree protection measures shall be implemented prior to the commencement of any development and shall be retained intact for the duration of the construction, demolition and service installation works. The approved arboricultural methods shall be adhered to throughout the duration of the construction, demolition and service installation works. Any trees or hedges covered by the protection measures which die or become severely damaged within five years from the completion of the construction works shall be replaced with trees or hedge plants of similar size and species.

Reason: To safeguard the retained trees and hedges on and adjacent to the site and in the interests of visual amenity, and to enhance the character and appearance of the site, in accordance with Policies LP12 and LP31 of the Huntingdonshire Local Plan to 2036.

Cycle storage

22. Prior to first occupation of the dwelling (Plot 2) hereby approved, details of the facilities for the provision of secure cycle parking for use in connection with the dwelling shall be submitted to, and approved in writing by, the Local Planning Authority. The details shall include the siting, means of enclosure and cycle rack system (where relevant), appearance and materials. The facilities shall be provided in accordance with the approved details prior to first occupation of the dwelling and shall be retained as such.

Reason: To ensure appropriate provision for the secure storage of bicycles to encourage sustainable travel, in accordance with policies LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide SPD 2017.

Bin storage

23. Prior to first occupation of the dwelling (Plot 2) hereby approved, details of the provision of a bin store for use in connection with the development shall be submitted to, and approved in writing by, the Local Planning Authority. The details shall include, siting, means of enclosure, appearance and materials where appropriate. The facilities shall be provided in accordance with the approved details prior to first occupation of the dwelling and shall be retained and only used as such.

Reason: To ensure appropriate provision for the secure storage of bins, in accordance with policy LP12 the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide SPD 2017.

M4(2) standards

24. The dwelling (Plot 2) hereby permitted, shall be constructed and fitted out to comply with the Building Regulations 2010 (as amended) optional requirement M4(2) 'accessible and adaptable' (or replacement standard), prior to occupation. Such provision shall be maintained for the lifetime of the development.

Reason: To ensure the dwelling is accessible and adaptable, in accordance with policy LP25 of the Huntingdonshire Local Plan to 2036.

Water efficiency

25. The dwelling (Plot 2) hereby permitted, shall be constructed and fitted out to comply with the Building Regulations 2010 (as amended) optional requirement for water efficiency, as set out in Approved Document G (or replacement standards) prior to first occupation. Such provision shall be maintained for the lifetime of the development.

Reason: To ensure adequate water efficiency, in accordance with policy LP12j of the Huntingdonshire Local Plan to 2036.

Construction and demolition hours

26. No construction work or demolition work shall be carried out and no plant or power operated machinery operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the adjoining properties, in accordance with policy LP14 of the Huntingdonshire Local Plan to 2036.

Piling

27. In the event of piling, no development shall commence until a method statement detailing the type of piling, mitigation measures and monitoring to protect local residents from noise and/or vibration has been submitted to, and approved in writing by, the Local Planning Authority. Potential noise and vibration levels at the nearest noise sensitive locations shall be assessed in accordance with the provisions of BS 5228-1&2:2009 Code of Practice for noise and vibration control on construction and open sites. Development shall be carried out in accordance with the approved method statement.

Reason: This is a pre-commencement condition to ensure, before any development commences, that the amenity of nearby properties is protected, in accordance with policy LP14 of the Huntingdonshire Local Plan to 2036.

Biodiversity mitigation measures

28. The development hereby approved shall be carried out in accordance with the mitigation measures (with the exception of the bat emergence survey which has already been carried out) specified on pages 56-59 of the Preliminary Ecological Appraisal Report & Biodiversity Net Gain Assessment, received by the Local Planning Authority on 4th February 2026.

Reason: To mitigate biodiversity impacts, in accordance with policy LP30 of the Huntingdonshire Local Plan to 2036.

Biodiversity Net Gain

29. The development (including site clearance and ground works) shall not commence until:
- a) A biodiversity net gain plan to achieve 10% biodiversity net gain (BNG) has been submitted to the planning authority; and
 - b) The planning authority has approved the plan.

The biodiversity net gain plan shall include, but shall not be limited to, the following:

- i) The completed metric calculation tool showing the calculations of the predevelopment and post intervention biodiversity values.
- ii) Pre and post development habitat plans
- iii) Legal agreement(s) where on site biodiversity net gain is proposed
- iv) Biodiversity Gain Site Register reference numbers (if using off-site units).

The biodiversity net gain plan must be completed using the DEFRA Biodiversity Gain Plan Template (or any subsequent update published on GOV.UK) and shall be implemented in accordance with the approved details.

Reason: This is a pre-commencement condition to ensure, before any development commences, that the development delivers a biodiversity net gain and secures the protection and effective management of the remaining habitat on site, in accordance with Schedule 7A of the Town and Country Planning Act 1990, the National Planning Policy Framework 2024 and Policy LP30 of the Huntingdonshire Local Plan to 2036.

Conditions for the outline element of the application (full wording)

Submission of Reserved Matters

30. No development shall commence until details of the appearance, landscaping, layout and scale, (hereinafter called the 'reserved matters') have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.

Reason: This is an outline permission only and these matters have been reserved for the subsequent approval of the Local Planning Authority.

Reserved Matters time limit

31. Application(s) for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990, as amended.

Commencement time limit

32. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

Approved plans

33. The development hereby permitted shall be carried out in accordance with the approved plans listed in the table above.

Reason: For the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

Road surfacing

34. Prior to the first occupation of the dwellings hereby approved, the shared surface road shall be constructed to at least binder course surfacing level from the driveways of the dwellings to the adjoining highway carriageway (Bluntisham Road), in accordance with drawing no. JG01 Revision A.

Reason: In the interests of highway safety and to ensure satisfactory access into the site, in accordance with policies LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036.

Closure of existing vehicular access

35. The existing access to Victoria House shall be permanently and effectively closed, and the highway verge shall be reinstated with grass on the west side of the new access in accordance with drawing no. JG01 Revision A, within 28 days of the bringing into use of the new access.

Reason: In the interests of highway safety and to ensure satisfactory access into the site, in accordance with policies LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036.

Gates restriction

36. Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking, amending or re-enacting that order) no gates shall be erected across the approved access unless details have first been submitted to, and approved in writing by, the Local Planning Authority.

Reason: In the interests of highway safety and to ensure satisfactory access into the site, in accordance with policies LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036.

Access width

37. The access shall be a minimum width of 6m, for a minimum distance of 10m measured from the near edge of the highway carriageway (Bluntisham Road).

Reason: In the interests of highway safety and to ensure satisfactory access into the site, in accordance with policies LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036.

Highway construction specification

38. Prior to first occupation of the dwellings hereby approved, the vehicular access, where it crosses the public highway, shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.

Reason: In the interests of highway safety and to ensure satisfactory access into the site, in accordance with policies LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036.

Temporary facilities for construction vehicles

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

Reason: In the interests of highway safety, in accordance with policies LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036.

Visibility splays

40. Prior to the first occupation of the dwellings hereby approved, visibility splays shall be provided each side of the vehicular access in full accordance with the details indicated on drawing no. JG02 Revision B. The visibility splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway in perpetuity.

Reason: In the interests of highway safety, in accordance with policies LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036.

Access radii

41. Prior to the first occupation of the dwellings hereby approved, the junction of the access with the highway carriageway (Bluntisham Road) shall be laid out with 6m radius kerbs.

Reason: In the interests of highway safety and to ensure satisfactory access into the site, in accordance with policies LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036.

Access drainage measures

42. Prior to first occupation of the dwellings hereby approved, the access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway, in accordance with a scheme to be submitted to, and approved in writing by, the Local Planning Authority.

Reason: To prevent surface water discharging onto the public highway, in the interests of highway safety, in accordance with policies LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036.

Access road surfacing

43. A metalled surface shall be provided for a minimum distance of 10m along the access road from its junction with the public highway (Bluntisham Road).

Reason: To prevent mud and extraneous material being deposited on the highway, in the interests of highway safety, in accordance with policies LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036.

Off-site highway improvement works

44. Prior to first occupation of the dwellings hereby approved, a detailed scheme for the provision of the off-site highway improvement works, based on the details specified on drawing no. JG02 rev B, shall be submitted to, and agreed in writing by, the Local Planning Authority. The off-site highway improvement works shall be completed in full accordance with the approved scheme prior to first occupation of the dwellings hereby approved.

Reason: To ensure that the highway network is adequate to cater for the development proposed, and to ensure safe and suitable pedestrian access for future residents, in accordance with policies LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036.

Levels

45. The 'scale' and 'landscaping' reserved matters application/s submitted in accordance with Condition 30 shall include details of finished ground floor levels of all buildings in relation to the existing and proposed site levels, the adjacent highway, and adjacent properties, together with details of levels of all accesses to include pathways, driveway, steps and ramps to above Ordnance Datum. The development shall be carried out in accordance with the approved details.

Reason: In order to achieve a satisfactory form of development in the interests of visual and residential amenity, in accordance with policies LP11, LP12 and LP14 of the Huntingdonshire Local Plan to 2036.

Foul water drainage scheme

46. No development above ground level shall commence until a scheme for the provision and implementation of foul water drainage has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details prior to first occupation of the dwellings hereby approved, or in accordance with

an implementation programme agreed in writing with the Local Planning Authority.

Reason: To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage, in accordance with policies LP6 and LP37 of the Huntingdonshire Local Plan to 2036.

Surface water drainage scheme

47. No development above ground level shall commence until a scheme for the provision and implementation of surface water drainage has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to first occupation of the dwellings hereby approved, or in accordance with an implementation programme agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding, in accordance with policies LP5, LP12 and LP15 of the Huntingdonshire Local Plan to 2036.

Tree protection

48. The 'layout' and 'landscaping' reserved matters application/s submitted in accordance with Condition 30 shall include an Arboricultural Method Statement and Tree Protection Plan. The approved tree protection measures shall be implemented prior to the commencement of any development and shall be retained intact for the duration of the construction, demolition and service installation works. The approved arboricultural methods shall be adhered to throughout the duration of the construction, demolition and service installation works. Any trees or hedges covered by the protection measures which die or become severely damaged within five years from the completion of the construction works shall be replaced with trees or hedge plants of similar size and species.

Reason: To safeguard the retained trees and hedges on and adjacent to the site and in the interests of visual amenity, and to enhance the character and appearance of the site, in accordance with Policies LP12 and LP31 of the Huntingdonshire Local Plan to 2036.

Cycle storage

49. The 'layout' reserved matter application submitted in accordance with Condition 30 shall include details of the facilities for the provision of secure cycle parking for use in connection with the dwellings hereby approved. The details shall include the siting, means of enclosure and cycle rack system (where relevant), appearance and materials. The facilities shall be provided in accordance with the approved details prior to first occupation of the dwellings and shall be retained as such.

Reason: To ensure appropriate provision for the secure storage of bicycles to encourage sustainable travel, in accordance with policies LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide SPD 2017.

Bin storage

50. The 'layout' reserved matter application submitted in accordance with Condition 30 shall include details of the provision of bin stores for use in connection with the development. The details shall include, siting, means of enclosure, appearance and materials where appropriate. The facilities shall be provided in accordance with the approved details prior to first occupation of the dwellings hereby approved and shall be retained and only used as such.

Reason: To ensure appropriate provision for the secure storage of bins, in accordance with policy LP12 the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide SPD 2017.

M4(2) standards

51. The dwellings hereby permitted shall be constructed and fitted out to comply with the Building Regulations 2010 (as amended) optional requirement M4(2) 'accessible and adaptable' (or replacement standard), prior to occupation. Such provision shall be maintained for the lifetime of the development.

Reason: To ensure the dwelling is accessible and adaptable, in accordance with policy LP25 of the Huntingdonshire Local Plan to 2036.

Water efficiency

52. The dwellings hereby permitted shall be constructed and fitted out to comply with the Building Regulations 2010 (as amended) optional requirement for water efficiency, as set out in Approved Document G (or replacement standards) prior to first occupation. Such provision shall be maintained for the lifetime of the development.

Reason: To ensure adequate water efficiency, in accordance with policy LP12j of the Huntingdonshire Local Plan to 2036.

Construction and demolition hours

53. No construction work or demolition work shall be carried out and no plant or power operated machinery operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and

1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the adjoining properties, in accordance with policy LP14 of the Huntingdonshire Local Plan to 2036.

Piling

54. In the event of piling, no development shall commence until a method statement detailing the type of piling, mitigation measures and monitoring to protect local residents from noise and/or vibration has been submitted to, and approved in writing by, the Local Planning Authority. Potential noise and vibration levels at the nearest noise sensitive locations shall be assessed in accordance with the provisions of BS 5228-1&2:2009 Code of Practice for noise and vibration control on construction and open sites. Development shall be carried out in accordance with the approved method statement.

Reason: To protect the amenity of the adjoining properties in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

Biodiversity mitigation measures

55. The development hereby approved shall be carried out in accordance with the mitigation measures (with the exception of the bat emergence survey which has already been carried out) specified on pages 56-59 of the Preliminary Ecological Appraisal Report & Biodiversity Net Gain Assessment, received by the Local Planning Authority on 4th February 2026.

Reason: To mitigate biodiversity impacts, in accordance with policy LP30 of the Huntingdonshire Local Plan to 2036.

Biodiversity Net Gain

56. The development (including site clearance and ground works) shall not commence until:
- a) A biodiversity net gain plan to achieve 10% biodiversity net gain (BNG) has been submitted to the planning authority; and
 - b) The planning authority has approved the plan.

The biodiversity net gain plan shall include, but shall not be limited to, the following:

- i) The completed metric calculation tool showing the calculations of the predevelopment and post intervention biodiversity values.
- ii) Pre and post development habitat plans
- iii) Legal agreement(s) where on site biodiversity net gain is proposed
- iv) Biodiversity Gain Site Register reference numbers (if using off-site units).

The biodiversity net gain plan must be completed using the DEFRA Biodiversity Gain Plan Template (or any subsequent update published on GOV.UK) and shall be implemented in accordance with the approved details.

Reason: To ensure the development delivers a biodiversity net gain and secures the protection and effective management of the remaining habitat on site, in accordance with Schedule 7A of the Town and Country Planning Act 1990, the National Planning Policy Framework 2024 and Policy LP30 of the Huntingdonshire Local Plan to 2036.

From: DevelopmentControl <developmentcontrol@huntingdonshire.gov.uk>
Sent: 18 March 2026 12:31:50 UTC+00:00
To: "DevelopmentControl" <DevelopmentControl@huntingdonshire.gov.uk>
Subject: Comments for Planning Application 26/00227/OUT

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 18/03/2026 12:31 PM from Miss Jane Bowd - Needingworth PC.

Application Summary

Address:	Land At And Including Victoria House Bluntisham Road Needingworth
Proposal:	Hybrid planning application: Full planning permission for demolition of existing outbuildings, creation of a new vehicular and pedestrian access, creation of a new driveway and garaging to Victoria House, and conversion of existing annexe to a dwelling (including extensions, remodelling and re-landscaping). Outline planning permission (with all matters reserved except for access) for 5No. dwellings and associated works.
Case Officer:	Richard Fitzjohn

[Click for further information](#)

Customer Details

Name:	[REDACTED] Needingworth PC
Email:	clerk@holywell-cum-needingworth-pc.gov.uk
Address:	Village Hall Overcote Lane Needingworth St Ives

Comments Details

Commenter Type:	Town or Parish Council
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Council noted this is a hybrid application which made the debate and resulting resolution more complicated.

It was noted that the plot was of a good size and in principle could accommodate 5 dwellings but as this part of the application is "outline" it is not definite.

The proposal seems to be sympathetic in design.

Concerns:

- Parking provision and HDC comment on the subject. Members felt that the provision could not be reduced for fear of roadside parking on a bend.

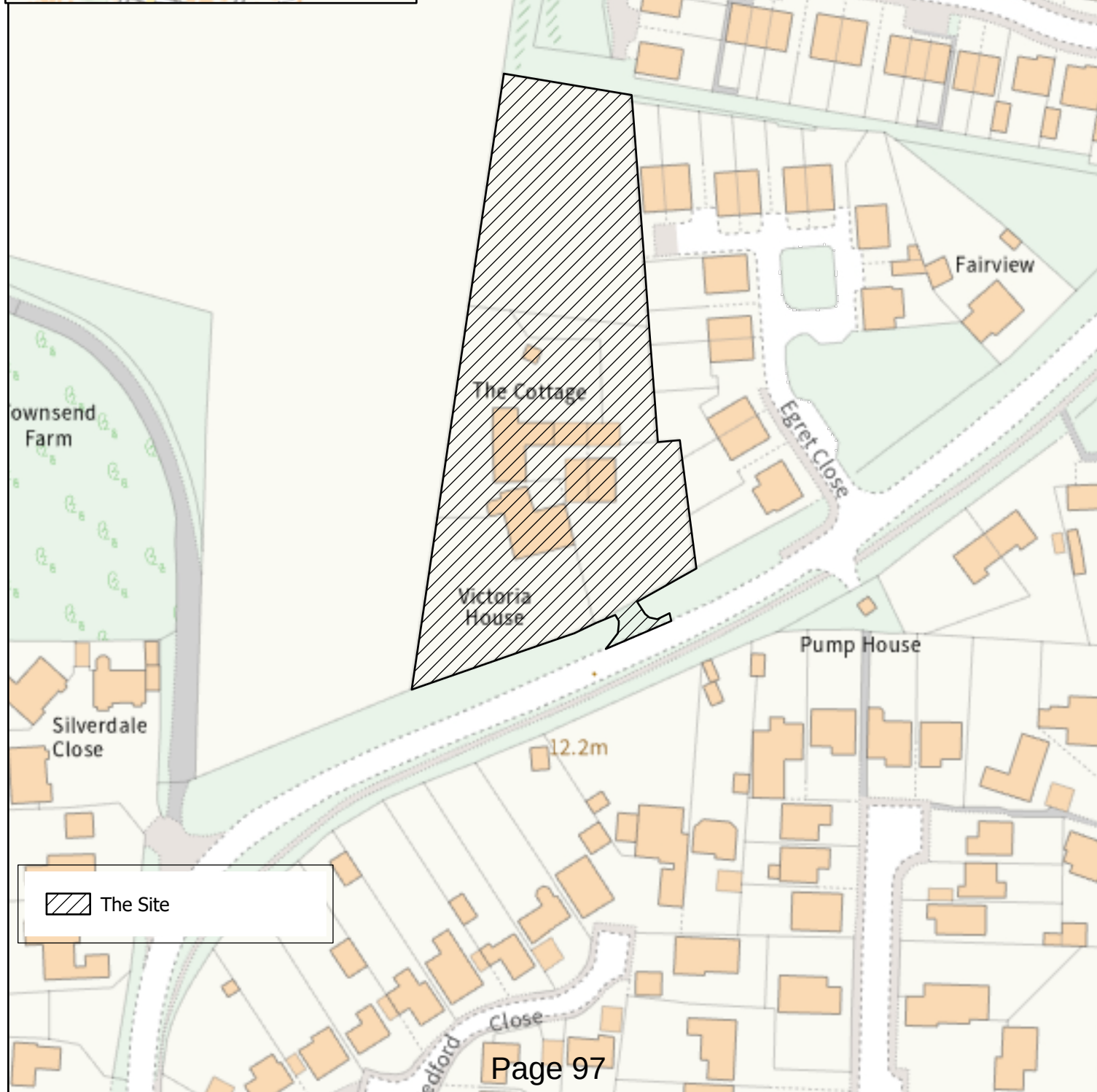
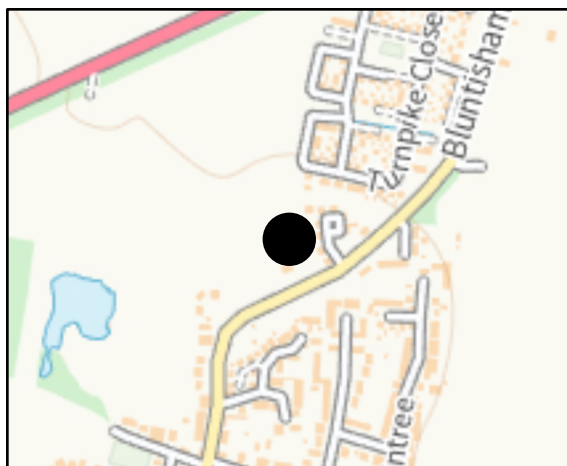
- Access needs to be two lanes but with no comments from CCC Highways it is unclear what the requirements will be.

- Lack of information with regards to neighbour privacy.

- .Sewage treatment - marked as unknown. The local sewage works are already under pressure and are pumped out on a regular basis. Comments from AWA would be welcomed.

Resolved: That the application be objected to for the aforementioned reasons with members wanting a "full" application for consideration.

Kind regards





SCALE BAR 100mm @ 1:1
0 10mm 50mm 100mm

REVISION		
P01	Issued for PLANNING	06.03.26
P02	Issued for PLANNING	26.05.26

PROJECT NORTH



STATUS
RIBA S2
HYBRID PLANNING

CLIENT
Mr & Mrs Smith
Victoria House
Bluntisham Road
Needlingworth
St Ives

PROJECT
Multi-dwelling Development:
Land adjacent to Victoria House
Bluntisham Road
Needlingworth
St Ives

DRAWING TITLE
Location Plan
(FUL - Detailed Proposals)

REVISION	P02
DRAWN BY	TB
APPROVED BY	TB
DATE	03.2026
JOB REFERENCE	BLU
SCALE + SIZE	1:1250 @ A3



REVISION		
P01	Issued for PLANNING	06.03.26
P02	Issued for PLANNING	25.05.26

PROJECT NORTH



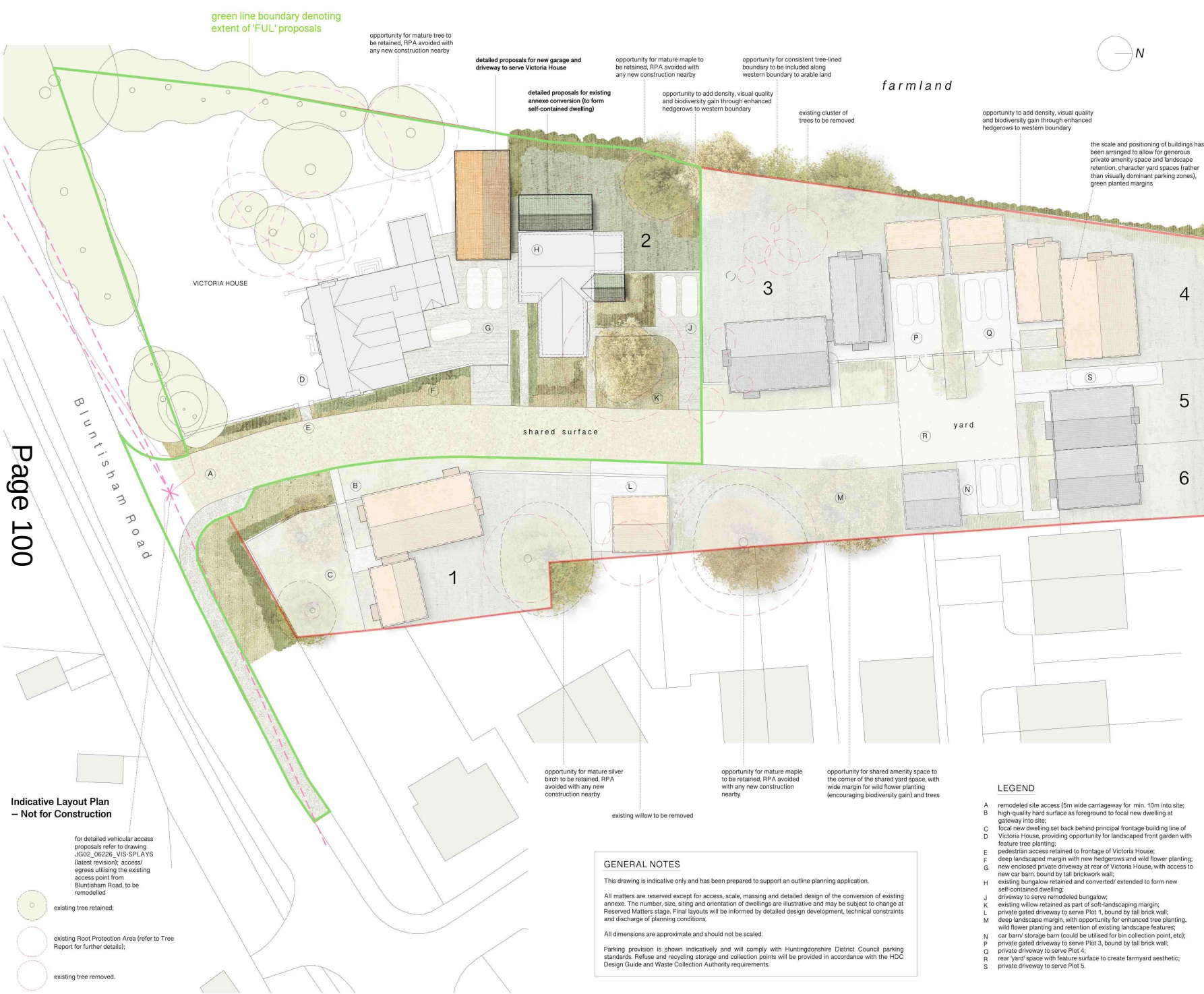
STATUS
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HYBRID PLANNING

CLIENT
Mr & Mrs Smith
Victoria House
Bluntisham Road
Needlingworth
St Ives

PROJECT
Multi-dwelling Development:
Land adjacent to Victoria House
Bluntisham Road
Needlingworth
St Ives

DRAWING TITLE
Location Plan
(OUT - Outline Proposals)

REVISION	P02
DRAWN BY	TB
APPROVED BY	TB
DATE	03.2026
JOB REFERENCE	BLU
SCALE + SIZE	1:1250 @ A3



Indicative Layout Plan
– Not for Construction

- for detailed vehicular access proposals refer to drawing JG02_06226_VIS-PLAYS (latest revision); access/egrees utilising the existing access point from Bluntisham Road, to be remodelled
- existing tree retained;
 - existing Root Protection Area (refer to Tree Report for further details);
 - existing tree removed.

GENERAL NOTES

This drawing is indicative only and has been prepared to support an outline planning application.

All matters are reserved except for access, scale, massing and detailed design of the conversion of existing annexe. The number, size, siting and orientation of dwellings are illustrative and may be subject to change at Reserved Matters stage. Final layouts will be informed by detailed design development, technical constraints and discharge of planning conditions.

All dimensions are approximate and should not be scaled.

Parking provision is shown indicatively and will comply with Huntingdonshire District Council parking standards. Refuse and recycling storage and collection points will be provided in accordance with the HDC Design Guide and Waste Collection Authority requirements.

- LEGEND**
- A remodeled site access (5m wide carriageway for min. 10m into site);
 - B high-quality hard surface as foreground to focal new dwelling at gateway into site;
 - C focal new dwelling set back behind principal frontage building line of Victoria House, providing opportunity for landscaped front garden with feature tree planting;
 - D pedestrian access retained to frontage of Victoria House;
 - E deep landscaped margin with new hedgerows and wild flower planting;
 - F new enclosed private driveway at rear of Victoria House, with access to new car barn, bound by tall brickwork wall;
 - G existing bungalow retained and converted extended to form new self-contained dwelling;
 - H driveway to serve remodeled bungalow;
 - K existing willow retained as part of soft-landscaping margin;
 - L private gated driveway to serve Plot 1, bound by tall brick wall;
 - M deep landscape margin, with opportunity for enhanced tree planting, wild flower planting and retention of existing landscape features;
 - N car barn/ storage barn (could be utilised for bin collection point, etc);
 - P private gated driveway to serve Plot 3, bound by tall brick wall;
 - Q private driveway to serve Plot 4;
 - R rear 'yard' space with feature surface to create farmyard aesthetic;
 - S private driveway to serve Plot 5.

01933 350912
www.theatelierbrown.co.uk
architecture@theatelierbrown.co.uk

Atelier Brown

SCALE BAR 100mm @ 1:1

0 10mm 50mm 100mm

REVISION		
P01	Issued for PLANNING	30.01.26
P02	Issued for PLANNING	22.02.26
P03	Issued for PLANNING	06.03.26
P04	Issued for PLANNING	28.05.26

area of outline development shown indicatively only - masked out for clarity

opportunity for consistent tree-lined boundary to be included along northern boundary to neighbouring residential site

**RIBA S2
OUTLINE PLANNING**

CLIENT

Mr & Mrs Smith
Victoria House
Bluntisham Road
Needingworth
St Ives

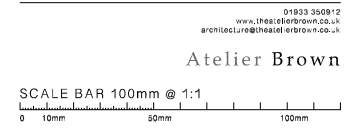
PROJECT

Multi-dwelling Development:
Land adjacent to Victoria House
Bluntisham Road
Needingworth
St Ives

DRAWING TITLE

Illustrative Site Layout
(Proposed)

REVISION	P04
DRAWN BY	TB
APPROVED BY	TB
DATE	01.20.26
JOB REFERENCE	BLU
SCALE + SIZE	1:200 @ A1



REVISION	
P01	Issued for PLANNING
30.01.25	

RIBA S2 OUTLINE PLANNING

CLIENT
Mr & Mrs Smith
Victoria House
Bluntisham Road
Needlingworth
St Ives

PROJECT
Multi-dwelling Development:
Land adjacent to Victoria House
Bluntisham Road
Needlingworth
St Ives

DRAWING TITLE
Illustrative Landscape Layout
(Proposed)

REVISION	P01
DRAWN BY	TB
APPROVED BY	TB
DATE	01.2026
JOB REFERENCE	BLU
SCALE + SIZE	1:200 @ A1

LEGEND

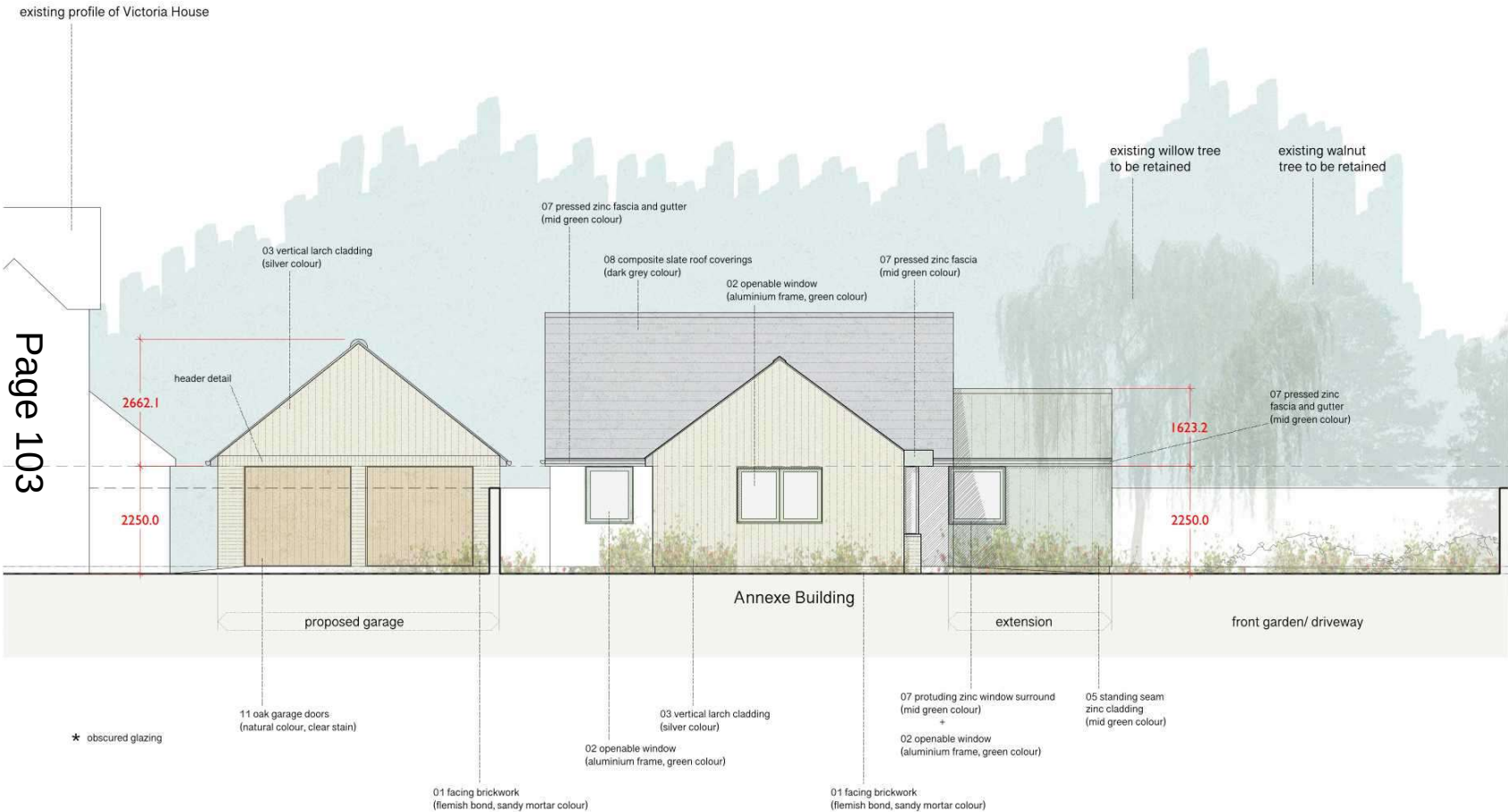
- private amenity - rear gardens, laid to lawn, hard surface patio areas, planting beds, shrubs to borders;
- green margin to frontages (combined private amenity front gardens and shared amenity landscape bands) - maintained areas of longer wild grasses, wild flowers;
- existing trees retained;
- proposed trees;
- existing hedgerow retained and enhanced;
- proposed hedgerows;
- proposed brickwork boundaries;
- proposed slatted timber fence boundaries.







REVISION		
P01	Issued for PLANNING	30.01.26
P03	Issued for PLANNING	28.05.26



PROJECT NORTH



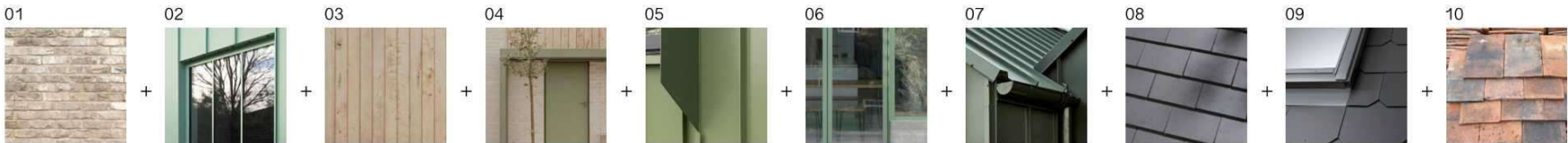
STATUS
RIBA S2
OUTLINE PLANNING

CLIENT
Mr & Mrs Smith
Victoria House
Bluntisham Road
Needlingworth
St Ives

PROJECT
Multi-dwelling Development:
Land adjacent to Victoria House
Bluntisham Road
Needlingworth
St Ives

DRAWING TITLE
Annexe Extension + Conversion
Front Elevation (01)
(Proposed)

REVISION	P03
DRAWN BY	TB
APPROVED BY	TB
DATE	01.2026
JOB REFERENCE	BLU
SCALE + SIZE	1:100 @ A3



Materiality



REVISION		
P01	Issued for PLANNING	30.01.26
P02	Issued for PLANNING	22.02.26



PROJECT NORTH



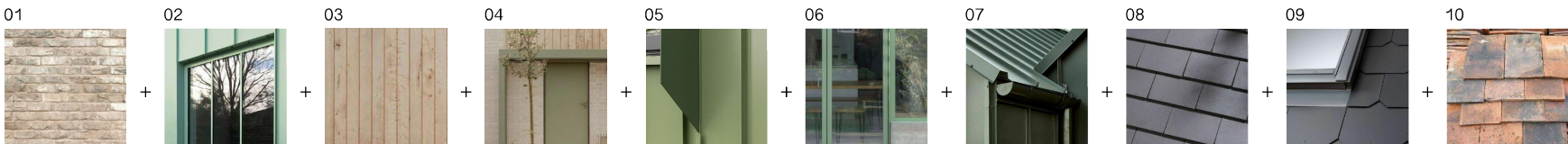
STATUS RIBA S2
OUTLINE PLANNING

CLIENT Mr & Mrs Smith
Victoria House
Bluntisham Road
Needlingworth
St Ives

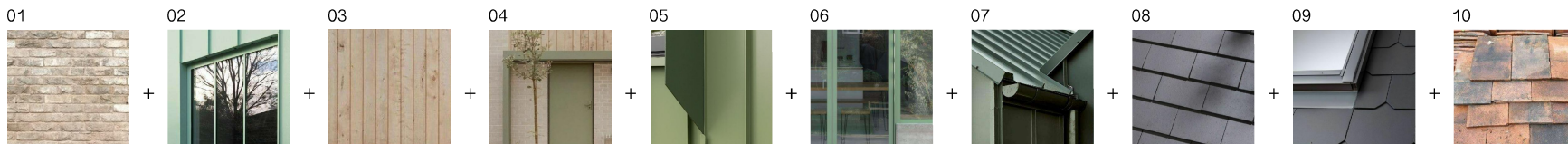
PROJECT Multi-dwelling Development:
Land adjacent to Victoria House
Bluntisham Road
Needlingworth
St Ives

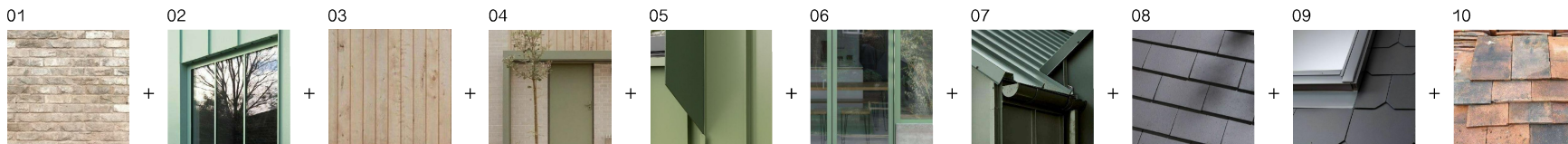
DRAWING TITLE Annexe Extension + Conversion
Rear Elevation (04)
(Proposed)

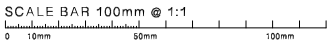
REVISION	P02
DRAWN BY	TB
APPROVED BY	TB
DATE	01.2026
JOB REFERENCE	BLU
SCALE + SIZE	1:100 @ A3



Materiality







REVISION		
P01	Issued for PLANNING	30.01.26
P02	Issued for PLANNING	22.02.26

PROJECT NORTH



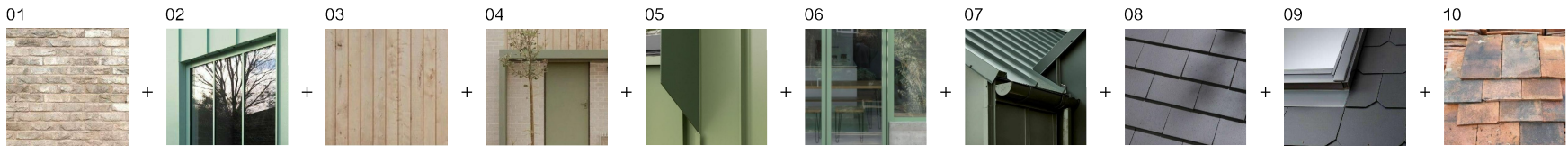
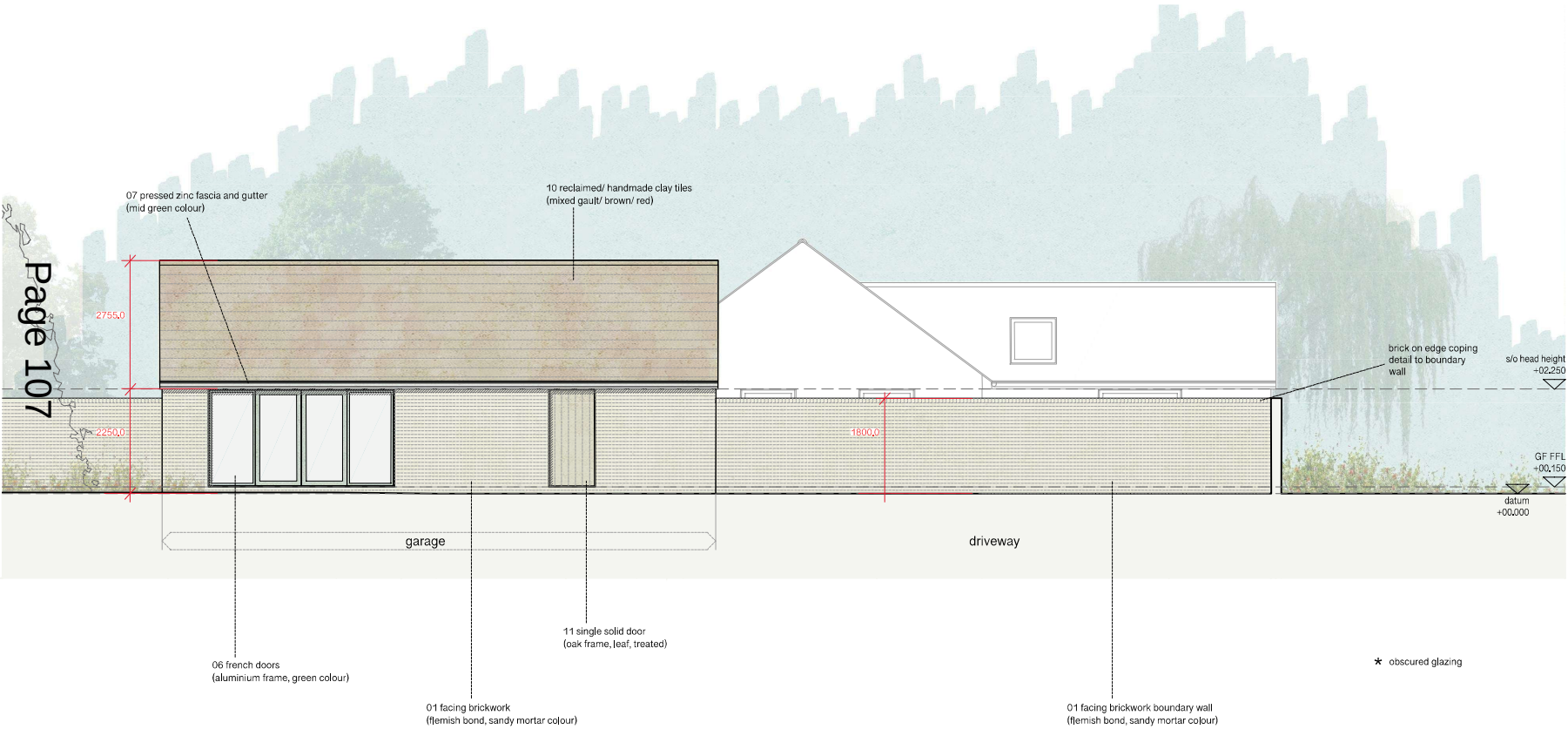
STATUS RIBA S2
OUTLINE PLANNING

CLIENT Mr & Mrs Smith
Victoria House
Bluntisham Road
Needlingworth
St Ives

PROJECT Multi-dwelling Development:
Land adjacent to Victoria House
Bluntisham Road
Needlingworth
St Ives

DRAWING TITLE Annexe Extension + Conversion
Side Elevation (03)
(Proposed)

REVISION	P02
DRAWN BY	TB
APPROVED BY	TB
DATE	01.2026
JOB REFERENCE	BLU
SCALE + SIZE	1:100 @ A3



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Development Management Committee – 20th July 2026

Application Number: 25/01775/FUL

Proposal: Change of use of site to coach depot and workshop and erection of security fencing.

Location: Wansford Railway Station, Old Great North Road, Stibbington, Peterborough, PE8 6LR

Applicant: Mr Saj Mahmood

Agent: Tim Slater

Case Officer: Lewis Tomlinson

Parish: Sibson-cum-Stibbington

Reason for Referral: This application is referred to the Development Management Committee (DMC) as the Officer's recommendation is contrary to that of the Parish Council.

Committee Date: 20th July 2026

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: THAT THE HEAD OF PLANNING, INFRASTRUCTURE & PUBLIC PROTECTION BE GIVEN DELEGATED POWERS TO GRANT PERMISSION FOR THE DEVELOPMENT SUBJECT TO CONDITIONS

Proposal

Change of use of site to coach depot and workshop and erection of security fencing.

Consultations

The following consultees have raised **objections** to the application:

- Parish Council, Cllr Simon Bywater, Environmental Health, Conservation

The following consultees have raised **no objections** to the application:

- Highway Authority

3 letters of objection have been received, and 1 letter of support have been received.

Conclusion

The application has been assessed against the relevant policies in the NPPF, the adopted Local Plan and other relevant guidance as listed in detail at Section 8 of the report.

The key issues arising from the application details are:

- Principle of Development
- Design, Visual Amenity and Impact on Countryside and Heritage Assets
- Highway Safety
- Residential Amenity (Noise, Dust, Lighting etc)
- Contamination
- Ecology

The report looks into the key planning issues in detail, and Officers conclude that the proposal is acceptable subject to conditions.

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1 APPLICATION SITE AND LOCALITY

- 1.1 The site is located south of the village of Stibbington and immediately north of the Wansford Station. It therefore lies within the countryside. The site is the former station forecourt and railway buildings associated with a railway station building which is a Grade II Listed Building. The site is located west of the highway of Old Great North Road, to the rear of Railway Cottages (Nos 6, 10, 12, 18 and 20) which are Grade II Listed Buildings. To the south is the Former Station Building referred to above which is a Grade II Listed Building. Further south on Old Great North Road is a Signal Box and Viaduct which are both Grade II Listed Buildings. The wider area consists of the Nene Valley Railway (NVR) and Wansford Station. To the east of the site is the River Nene with the administrative boundary of Peterborough City Council. The site is within Flood Zone 1. There is some surface water flooding directing to the rear of the residential terrace, but no development is proposed in this area. The site fall within the Nen Valley Green Infrastructure Priority Area. There are no other site constraints.
- 1.2 The site consists of a brick-built building measuring 19.5m by 13.5m and an attached modern, portal framed, fibre cement clad building, measuring approx. 44m by 25m. Both buildings are attached and have an interconnecting doorway.
- 1.3 The site has historically been used as part of the Railway. The lawful use of the site is as confirmed by certificate 0503403CLED lawful development certificate

for 'Retention of use as haulage contractors storage and distribution yard, repair and reconditioning of commercial vehicles (workshop and paint store). Ancillary office accommodation.' The lawful use is therefore Haulage which is a Sui Generis use. This is a fall-back position and therefore a material planning consideration.

- 1.4 The site has been vacant following the departure of the previous site operator.

2 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The application seeks planning permission for the Change of use of site to coach depot and workshop and erection of security fencing.

- 2.2 The Planning Statement sets out the following:

Nationwide Coaches is a local company which is currently based in Bretton, Peterborough. The company is looking to move away from rented premises and has purchased the site with a view to operate from it as a permanent base for the operation of its coach fleet.

The company runs a fleet of coaches and mini busses. Current fleet of coaches and minibuses consist of:

- 2 x 16-seater
- 4 x 34-seater
- 5 x 49-seater
- 5 x 53-seater
- 4 x 70-seater

The vast majority of the company's work is in relation to school bus services to Cambridgeshire County Council and Peterborough City Council and these services are run through the established local authority contract agreements. And to this extent the operating times for 'normal' coach companies are not directly applicable as the typical operation cycle for the business is;

- Morning school run-leave at 07.30 return to base by 10.00 and leave at 14.00 and return to base by 16.30.
- Typically, on a school day there will be 15 coaches on the school run all doing a morning and afternoon route.
- The yard will only rarely operate at weekend on an ad hoc booking. The workshops are not proposed to operate at weekends.

The site will also accommodate the workshop and offices associated with the use with the buses being maintained on site in the exiting workshop. It is proposed that the site will also undertake repairs of the coaches operating from site such that the works shop is incidental to and integral to the overall coach depot use. Workshop hours are between 0800 and 1800.

The operation employs 20 people in total with 10 being full time and 10 part time. Of these employees-they are divided as set out below;

- 3 x Office management and admin
- 2 x Workshop
- 15 x Coach drivers

2.3 This application has been accompanied by the following:

- Planning, Design and Access Statement
- Preliminary Ecological Appraisal
- Heritage Impact Assessment
- Environmental Noise Impact Assessment
- Bat Emergence Survey

2.3 It came to light during the course of the application that the address/UPRN (Wansford Station) that the application was submitted under was incorrect. It should be Workshop north of Wansford Station with a different UPRN. Correct Unique Property Reference Numbers (UPRNs) ensure planning applications apply to the exact parcel of land and key in ensuring planning permissions are attached to the correct piece of land. This was corrected and a full 21 day re-consultation (parish and neighbour letters, site notice and press advert) was carried out on the correct site address.

3 RELEVANT PLANNING HISTORY

3.1 The following planning history is considered relevant to the current proposal:

- 24/01825/FUL - Re-construction of wall following accidental damage by vehicle – APPROVED
- 24/01826/LBC - Re-construction of wall following accidental damage by vehicle – APPROVED
- 23/01484/CLPD - Lawful Use Certificate to establish that industrial (B2) uses of the buildings shown on drawing number CP/AF/CLU/02 and identified as Building A and B is lawful - REFUSED.
- 23/01338/CLED - Lawful Use Certificate to establish that industrial (B2) uses of the buildings shown on drawing number CP/AF/CLU/02 and identified as Building A and B is lawful. REFUSED.
- 22/02246/FUL - Erection of first floor infill extension (Retrospective) - Approved.
- 20/00786/FUL - Change of use of buildings to accommodate a biofuel production unit (B2 use) and retention of existing haulage and distribution use within surrounding yard -Appeal against non-determination dismissed.
- 0503403CLED - Retention of use as haulage contractors storage and distribution yard, repair and reconditioning of commercial vehicles (workshop and paint store). Ancillary office accommodation - Approved.

4 RELEVANT PLANNING POLICY AND GUIDANCE

Statutory Duty

- 4.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 4.2 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development that affects the setting of a listed building or its setting to 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.

National Policy and Guidance

- 4.3 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).'
- 4.4 The NPPF 2024 sets out the Government's planning policies for (amongst other things):
- achieving sustainable development;
 - delivering a sufficient supply of homes;
 - building a strong, competitive economy;
 - promoting healthy and safe communities;
 - promoting sustainable transport;
 - making effective use of land;
 - achieving well-designed places;
 - meeting the challenge of climate change, flooding and coastal change;
 - conserving and enhancing the natural environment.
- 4.5 Planning Practice Guidance and the National Design Guide are also relevant and material considerations.
- 4.6 For full details visit the government website: <https://www.gov.uk>

Local Planning Policies

- 4.7 Huntingdonshire's Local Plan to 2036 (Adopted 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
 - LP9: Small Settlements

- LP11: Design Context
- LP12: Design Implementation
- LP14: Amenity
- LP15: Surface Water
- LP16: Sustainable Travel
- LP17: Parking Provision and Vehicle Movement
- LP19: Rural Economy
- LP30: Biodiversity and Geodiversity
- LP31: Trees, Woodland, Hedges and Hedgerows
- LP33: Rural Buildings
- LP34: Heritage Assets

Supplementary Planning Documents (SPD) and Guidance

- 4.8 Huntingdonshire Design Guide SPD (2017)
 Cambridgeshire Flood and Water SPD (2017)
 Huntingdonshire Landscape and Townscape SPD (2022)
 Huntingdonshire Strategic Flood Risk Assessment (2024)
 Environmentally Sustainable Design and Construction SPD (2025)

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

RESPONSE TO CONSULTATION

- 4.3 Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website.

Consultee Name	Position	Comment
Sibson-cum-Stibbington Parish Council	Object	This site is inappropriate for the use being applied for, together with the fact that there is not enough information regarding this application including the noise pollution that will be caused, together with pollution from 18 buses, and 15 cars on a daily basis, operating for some 15 hours daily. The movement of some 18 buses and other vehicles between the hours of 6am and 9pm will cause considerable noise, together with air pollution directly behind residential properties. The erection of a metal security fence, plus the bulk of coaches, workshops and other machinery is not in keeping with these listed Grade II cottages or the surrounding area. The contamination to land, together with the waste disposal, contamination of soil or

		watercourse could be highly damaging if not properly managed. Security lighting is also a major concern, and would cause considerable inconvenience directly behind residential houses. This area is also subject to flooding, which has not been addressed in the application. (Original comments) The residents adjacent to the site have endured years of upheaval due to the installation without permission of a Bio Fuel plant, which was removed after years of complaints both with the Environment Agency and HDC. Now they will have to endure Busses coming and going every day, from early in the morning until late evening. The surrounding roads were not built for heavy traffic such as busses and on Nene Valley active days it will be chaos for everyone concerned. I would also point out that access to the A1 is currently a one way system as the entry to the A1 turning right is currently closed, and again the only access will be past residents homes and an already busy Cafe. (Additional comments)
Cllr Simon Bywater	Object	1. Traffic, Access & Highway Safety • The proposed change of use to a coach depot implies significantly increased vehicle movements, including large vehicles entering and exiting. The local road network particularly the Old Great North Road near residential properties is not suited to the volume or size of such traffic, which would increase risk to other road users, pedestrians, especially children or vulnerable people and those visiting the Nene Vally Railway. • The access points proposed may not offer adequate visibility or turning space for large vehicles safely; increased manoeuvres could cause congestion or danger to traffic. • If parking and loading/unloading are insufficiently addressed, spillover onto neighbouring roads or footpaths may occur and further compromise safety. 2. Noise, Disturbance & Amenity Impacts • Workshops and coach maintenance are likely to cause noise, vibration, odours, and possibly emissions especially during

		early mornings, late evenings or weekends. This can adversely affect the amenity of nearby residents. • Security fencing might reduce natural surveillance but may increase light pollution from any security lighting and exacerbate the perception of industrial activity and its associated disruption. 3. Visual Impact / Character of the Area • The erection of metal security fencing, plus the visual bulk of coaches, workshops, and associated paraphernalia, may be visually intrusive. • The character of the surroundings homes is peaceful, semi-rural; a coach depot and workshop is a commercial/industrial use which may be materially discordant with neighbouring land uses. 4. Environmental & Pollution Concerns • Potential for air pollution from diesel vehicles and emissions from workshop operations (e.g. paints, solvents) which could harm local air quality and health. • Noise pollution, as noted, from engines, machinery, movement of coaches. • Runoff, waste disposal, contamination of soil or watercourses if not properly managed. 5. Security & Lighting • Security fencing often comes with lighting/security equipment. Inappropriate or excessive lighting may lead to light spill, glare, and intrusion into neighbouring properties, affecting night-time amenity. • No details appear to be provided (or adequate) about how lighting will be controlled (hours, direction, intensity). 6. Planning Policy Conflict • The proposal may conflict with Local Plan policies about land use, especially if the site is designated for other purposes (e.g. residential, greenbelt, amenity, mixed use) or in a sensitive area. It would be helpful to see where coach depots/workshops are allowed in the Local Plan.
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		- The development should be judged against the NPPF, especially sections on thriving places, improving amenity, ensuring safe access, protecting the local environment. 7. Lack of Sufficient Information - The application appears to omit or inadequately address measures for mitigating adverse impacts (e.g. noise attenuation, hours of operation, lighting specification). - Also lacking clarity on waste management, drainage, landscaping or screening to reduce the visual impact or noise exposure. Conclusion Given the potentially harmful impacts on residential amenity, highway safety, environment, and the character of the area and given that many of these impacts could likely be mitigated only with conditions that are not currently adequately specified I consider the application to be unacceptable.
Cambridgeshire County Council Highway Authority	No objection.	Recommends condition to limit number of coaches on the site.
Conservation Team	Object	Setting of the Listed Buildings would be harmed through the parking of multiple vehicles, the harm caused by the palisade fence can not be assessed due to insufficient and inaccurate drawings and the use of the site in this way would prevent the reconstruction of the listed gate piers and walls. Therefore amounting to a high level of less than substantial harm.
Environmental Health Team	Object	Do not support any night time operations (6am-7am).

5 RESPONSE TO PUBLICITY

Below is a summary of the third party and neighbour responses received at the time of writing this report.

5.1 There have 3 number of objections/letters of support raising the following comments:

- Incorrect address on application

- Incorrect numbering of cottages on site plans/associated documents.
- Proposed sound barrier would conflict with access to rear of the residential terrace
- Noise assessment is insufficient
- No noise mitigation for side of No.6
- Access to No.6 front door would result in conflict
- No.6 parking has been allowed to occur
- Inconsiderate behaviour of owners/contractors
- Previous damage to property and the wall
- Environmental impact of vehicles and contamination
- Surface level consideration of concerns
- General noise and disturbance from the proposed use
- Traffic and access is unsafe
- Heritage impact upon the setting of the Listed Buildings
- Impact of floodlighting on the residential terrace

5.2 1 letter of support has been received for the application outlining that the site has a long standing use of HGV and this proposed use will have less of an impact than existing uses.

6 APPRAISAL

Principle of Development

- 6.1 The application seeks planning permission for the change of use of the site to coach depot and workshop and erection of security fencing.
- 6.2 In order to understand whether the proposed change of use is acceptable, the existing use must be considered.
- 6.3 Most recently, the site was used by Pure Fuels Ltd. Following an enforcement investigation, it was considered that the proposed uses of the site by Pure Fuels Ltd would require planning permission to alter from the specific uses that were quoted in the 0503403CLED lawful development certificate for 'Retention of use as haulage contractors storage and distribution yard, repair and reconditioning of commercial vehicles (workshop and paint store). Ancillary office accommodation.)'.
- 6.4 An application was invited (on a non-prejudicial basis) so that the creation of a new specific sui-generis use of the site could be assessed.
- 6.5 Application 20/00786/FUL was subsequently received, which sought planning permission for a change of use of buildings to accommodate a biofuel production unit (B2 use) and retention of existing haulage and distribution use within surrounding yard. This was appealed against non-determination and was dismissed by a Planning Inspector.
- 6.6 That use associated with Pure Fuels Ltd has since ceased on the site.

The existing lawful use of the site is as confirmed by certificate 0503403CLED lawful development certificate for 'Retention of use as haulage contractors storage and distribution yard, repair and reconditioning of commercial vehicles (workshop and paint store). Ancillary office accommodation.' The lawful use is therefore Haulage which is a Sui Generis use. This is a fall-back position and therefore a material planning consideration.

- 6.7 This means that the lawful use of the site is a form of commercial use.
- 6.8 It is important to note that the lawful use of the site was confirmed through a lawful development certificate, not a planning application. A lawful development certificate is a legal test of evidence, a matter of fact and degree when considering the lawful use of land. It does not assess the impact of a development, nor can it control the development through the use of planning conditions. Certificate 0503403CLED therefore does not have any control or restrictions on it. This includes no restrictions on operational hours or number of vehicles. This certificate (0503403CLED) is a material consideration and forms a baseline for assessing the proposed change of use.
- 6.9 The Council did serve a Noise Abatement Notice on the previous landowners/operators requiring them to restrict vehicle movements, maintenance, loading/unloading and refuelling of HGV's to between the hours 07:00 to 23:00 daily. This is discussed in further detail in the Residential Amenity – Noise section below.
- 6.10 The proposed use of the site as a coach depot and workshop is considered to be comparable in principle to the lawful use of the site.
- 6.11 Policy LP2 (Strategy for Development) of the Huntingdonshire Local Plan to 2036 (the Local Plan) sets out the overarching development strategy for Huntingdonshire through the plan period. The main objectives are:
- Concentrate development in locations which provide, or have the potential to provide, the most comprehensive range of services and facilities;
 - Direct substantial new development to two strategic expansion locations of sufficient scale to form successful, functioning new communities;
 - Provide opportunities for communities to achieve local development aspirations for housing, employment, commercial or community related schemes;
 - Support a thriving rural economy;
 - Protect the character of existing settlements and recognise the intrinsic character and beauty of the surrounding countryside;
 - Conserve and enhance the historic environment; and
 - Provide complementary green infrastructure enhancement and provision to balance recreational and biodiversity needs and to support climate change adaptation.
- 6.12 The site is situated within the Green Infrastructure Priority Area – Nene Valley Landscape Character Area – as defined by Huntingdonshire's Local Plan to 2036 policy LP3 and the Local Plan Policies Map.

6.13 Policy LP3 (Green Infrastructure) states:

A proposal within the Ouse Valley Landscape Character Area, defined in the Huntingdonshire Landscape and Townscape Assessment Supplementary Planning Document will be supported where it contributes to the landscape, wildlife, cultural and historical value of the area.

6.14 Given that the site benefits from a lawful haulage use, and the proposal is for a change of use to a coach depot, and the fence/gate is replacing an existing fence/gate, the proposal is not considered to be contrary to Policy LP3.

6.15 The site is located in the countryside which means that Policy LP10 is relevant.

6.16 Policy LP10 (The Countryside) places significant restrictions on developments in such locations, referring to only “limited and specific opportunities as provided for in other policies of this plan” as being acceptable in principle. Policy LP10 requires all development in the countryside to:

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

6.17 In terms of Policy LP10 (a), the proposal would not result in the loss of any agricultural land given that the site is covered in hardstanding and existing built form. The site also benefits from a lawful haulage use. In terms of Policy LP10 (b) & (c), this is discussed in detail in the relevant sections below. To summarise, the proposed use must be assessed against the lawful haulage use. Overall, it is considered to have either less or comparable impact. The proposal would therefore comply with the aims of Policy LP10 (b) & (c).

6.18 As the site is located within the countryside, local plan policy LP19 (Rural Economy) is relevant here. The aim of Policy LP19 is to promote a vibrant rural economy within the district's extensive countryside to support businesses with a genuine need to be located in the countryside. Policy LP19 states a proposal for new business development will be supported where it involves the reuse or replacement of existing buildings as set out in policy LP 33 'Rural Buildings'.

6.19 As outlined above, the lawful use of the site is haulage which is considered to be a form of commercial use. This application also seeks to reuse brownfield

land and derelict buildings as part of the proposed use and is therefore considered consistent with the aims of Policy LP19.

- 6.20 Taking all the above into account, especially the fact that the site benefits from a lawful existing haulage (Sui Generis) use, the proposed coach depot use is considered acceptable in principle subject to the other material planning considerations discussed below.

Design, Visual Amenity and Impact on Countryside and Heritage Assets

- 6.21 As outlined above, the site is located within the countryside. The site is the former station forecourt and railway buildings associated with a railway station building which is a Grade II Listed Building. The buildings in question are located west of the highway of Old Great North Road, to the rear of Railway Cottages (Nos 6, 10, 12, 18 and 20) which are Grade II Listed Buildings. The Conservation Team have also advised that the buildings on the application site could be considered to be curtilage listed also. However, on review of the planning history for the site including the recent appeal decision, this is not a stance that the LPA or the Planning Inspectorate has taken before.
- 6.22 The application seeks planning permission for the change of use of the site to a coach depot and workshop, including the erection of security fencing. No works to the buildings are proposed within this application.
- 6.23 Policy LP10 (The Countryside) places significant restrictions on developments in such locations, referring to only “limited and specific opportunities as provided for in other policies of this plan” as being acceptable in principle. Policy LP10 requires all development in the countryside to:
- (b) recognise the intrinsic character and beauty of the countryside;
- 6.24 Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036 state that developments should respond positively to their context, draw inspiration from the key characteristics of its surroundings and contribute positively to the area's character and identity.
- 6.25 The site is the former station forecourt and railway buildings associated with a railway station building which is a Grade II Listed Building. The site is located west of the highway of Old Great North Road, to the rear of Railway Cottages (Nos 6, 10, 12, 18 and 20) which are Grade II Listed Buildings. To the south is the Former Station Building referred to above which is a Grade II Listed Building. Further south on Old Great North Road is a Signal Box and Viaduct which are both Grade II Listed Buildings.
- 6.26 Section 66 of the Planning (LBCA) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the

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

- 6.27 Paragraph 212 of the NPPF advises that when considering the impact of a proposed development on the significance of designated heritage assets, great Weight should be given to their conservation. Paragraph 213 goes on to advise that significance can be harmed or lost through development within its setting and that this should have clear and convincing justification.
- 6.28 Policy LP34 of the Huntingdonshire Local Plan to 2036 aligns with the above.
- 6.29 The Conservation Team have objected to the application on the basis that the setting of the Listed Buildings would be harmed through the parking of multiple vehicles, the harm caused by the palisade fence cannot be assessed due to insufficient and inaccurate drawings and the use of the site in this way would prevent the reconstruction of the listed gate piers and walls. Therefore, amounting to a high level of less than substantial harm.
- 6.30 Cllr Simon Bywater and the Parish Council have also objected to the visual impact of the erection of metal security fencing, plus the visual bulk of coaches, workshops, and associated paraphernalia.
- 6.31 As outlined above, the existing lawful use of the site is as confirmed by certificate 0503403CLED lawful development certificate for 'Retention of use as haulage contractors storage and distribution yard, repair and reconditioning of commercial vehicles (workshop and paint store). Ancillary office accommodation.' The lawful use is therefore Haulage which is a Sui Generis use.
- 6.32 There are no restrictions on the lawful development certificate in terms of the number of vehicles.
- 6.33 The site can therefore be lawfully used for the parking of large vehicles such as HGV's. The buildings on the site can also lawfully be used as a workshop, paint store and office. This certificate (0503403CLED) is a material consideration and forms a baseline for assessing the proposed change of use.
- 6.34 Given the lawful use of the site, Officers therefore do not consider the parking of coaches on the site nor the use of the building as a workshop could be considered harmful to the setting of the Listed Buildings or the character of the area.
- 6.35 In terms of the proposed security fencing, historically there has been security fencing and a gate on the site. The application proposes to upgrade this with a

larger version. Whilst such fencing is expected with a commercial use especially where vehicles are to be parked for security reasons, the increased size and nature of the fencing and gate would have a negative impact upon the setting of the Listed Buildings and the character of the area. Officers therefore agree with the Conservation Team that this element of the proposal would result in a level of less than substantial harm to the setting of the Grade II Listed Buildings - Railway Cottages (Nos 6, 10, 12, 18 and 20) and the Former Station Building.

- 6.36 Paragraph 215 outlines Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 6.37 In accordance with Local Plan Policy LP34 and paragraph 206 of the NPPF 2023, where there would be less than substantial harm to heritage assets, there is a requirement for this to be balanced against the public benefits of the scheme. The balancing exercise has been carried out at the end of this report.
- 6.38 The submitted Environmental Noise Impact Assessment outlines that a noise barrier of at least 2m is required on the eastern boundary of the site. Given the lawful use of the site and the potential negative impact of such a structure upon the setting of the Listed Buildings, as well as potential conflict with access to the rear gardens for the residential terrace, Officers do not consider this appropriate and therefore no noise barrier is sought in this instance. This is discussed in further detail below in the Residential Amenity – Noise section.
- 6.39 The proposed site plan and documents also show that the proposal includes the reinstatement of the gate pillars. No information has been provided with this application in relation to that. Officers are mindful that Planning permission and Listed Building Consent was granted under references 24/01825/FUL and 24/01826/LBC for those works. Conditions were imposed on those consents setting out that the development permitted shall be begun before the expiration of 18 months from the date of those permissions. The permissions were issued on 14th March 2025, and the works therefore should be begun before the 14th September 2026.
- 6.40 Overall, the proposal is considered to be acceptable in regard to the impact on the character of the area and the countryside in accordance with policies LP10, LP11 and LP12 of the Local Plan.

Highway Safety

- 6.41 Local Plan Policy LP16 sets out that a proposal will be supported where it's likely transport impacts have been assessed and safe physical access from the

public highway can be achieved. Local Plan LP17 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.

- 6.42 The Highway Authority has been consulted as part of the application process.
- 6.43 As the Highway Authority has correctly laid out, the NPPF paragraph 116 states 'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios'.
- 6.44 As outlined above, the site benefits from a lawful haulage use. This is a fall-back position and therefore a material planning consideration.
- 6.45 The Highway Authority had advised the access is acceptable for coaches exiting/entering the access in a tidal scenario. However, other uses of the site within the Sui Generis class may not be acceptable due to vehicles sizes and/or the nature of the movements. Therefore, the Highway Authority recommends the conditioning of a management plan for the vehicle use to ensure that the site can only be used as detailed in the Planning, Design and Access Statement and that further permission would be required for any increase in the numbers of coaches on the site which may affect the turning within the site.
- 6.46 Officers agree that such a condition would be necessary and therefore this is recommended.
- 6.47 The existing Traffic Regulation Order (TRO) provides adequate space for vehicles to manoeuvre into and out of the access although it is accepted that it is a time limited restriction and vehicles are able to park on it until 8am. However, should a large vehicle be parked on it, a competent coach driver should still be able to exit the site. The Highway Authority has advised that the tracking on Drawing F011-DR-A04 Proposed Site Plan appears to be acceptable. It indicates that the body of a coach entering the site from the north west would partially over-sail a small area of grass verge which we do not consider is a safety concern in this location. Although the radii and width of the access are not adequate for a coach and a car to pass in in it, if a car is approaching to turn into the access whilst a coach is exiting or vice versa, there is adequate visibility onto the access such that the vehicle would not start to turn into the access and then have to reverse back onto the carriageway. In addition, it is not considered to be un-safe for a vehicle to wait in the carriageway in this location as there is adequate forward visibility and relatively low vehicle volumes. It is acknowledged that the area is busy at the Nene Valley Railway (NVR) peak visitor times and that visitors to the NVR contravene the TRO and park on the grass verge. However, this is generally at weekends and school holidays and the Planning, Design & Access Statement indicates that the coaches would be predominantly used on week days in term time. Huntingdonshire District Council, who undertake on-street parking enforcement, are able to deal with any drivers contravening the TRO.

- 6.48 The concerns raised by interested parties regarding the access arrangements are noted. However, it is an existing access and the site benefits from a lawful haulage use.
- 6.49 Therefore, with consideration given to the recommendations of the Local Highway Authority, it is considered the proposed developments impacts on highway safety and parking provision would be acceptable, and in accordance with policies LP16 and LP17 of the Local Plan.

Residential Amenity

- 6.50 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.
- 6.51 Given that the proposal seeks permission for a change of use, the main considerations in respect of impact on residential amenity relates to noise, odour and light.

Noise

- 6.52 The nearest residential properties are the Railway Cottages (Nos 6, 10, 12, 18 and 20) located immediately to the east of the yard and immediately to the south of the site access onto Great North Road.
- 6.53 The application is supported by an Environmental Noise Impact Assessment.
- 6.54 The Environmental Health Team have been consulted as part of the assessment and have reviewed the submitted document.
- 6.55 The noise impact assessment has considered three potential noise sources, namely; vehicles arriving and departing from the site, vehicles idling in the south-west section of the site and noise from within the workshop building, and has then considered how these noise sources would affect the local residents adjoining the eastern site boundary. The assessment includes the measurement of background sound levels during the daytime period when the depot would be operational between 07:00 – 21:00, and during the night time period when the coaches would arrive/depart/idle between 06:00 – 07:00. The site noise was modelled based on one hour of typical activity: 14 coaches arriving/departing, 8 coaches idling in the south-western section and servicing/repair tasks being undertaken within the workshop. The model for the nighttime period of operation between 6-7am was similar but with just 8 coaches arriving/departing, 8 idling vehicles and with no workshop activity. The sound level of the specific activities was predicted to be about the same as the existing background sound level so was deemed to be acceptable.
- 6.56 The Environmental Health Team have raised concern that the Noise Assessment has only considered the western façade of the residential terrace not the northern façade where the coaches would arrive/depart within a metre or so of the bedroom windows 8 times between 6-7am during the night time

period when it is expected residents to be sleeping. Furthermore, the arrival of cars passing the northern residential façade have not been considered. Even without the benefit of an assessment, sleep disturbance would be inevitable. The Environmental Health Team cannot therefore support the proposal to operate during nighttime hours (6-7am).

- 6.57 Further comments have been received from the Environmental Health Team outlining that the Council served a Noise Abatement Notice on the previous landowners/operators requiring them to restrict vehicle movements, maintenance, loading/unloading and refuelling of HGV's to between the hours 07:00 to 23:00 daily.
- 6.58 Whilst the site is no longer in the same ownership and the application seeks a change of use to a coach depot, the Noise Abatement Notice is a material planning consideration.
- 6.59 For these reasons, night-time operations on the site are not considered to be acceptable. Officers therefore recommend an operation time restriction condition of 7am-9pm to protect the residential amenity of the neighbouring properties.
- 6.60 Regarding daytime operations, the noise impact assessment has considered the sound of 8 coaches idling in the south-western section of the site. The noise model shows a level of between 65 and 99dB(A) in this area and is clearly the main noise source. If these coaches were to be located anywhere else on the site, this would significantly affect the noise impact on the residents. It is therefore important to restrict the idling to the area to the south-west of the workshop (coach depot) and to 8 coaches maximum. The assessment has not considered any idling coaches along the southern edge of the workshop, so this area should not be used to idle coaches. Officers therefore recommend a condition to secure this.
- 6.61 The proposed workshop hours are between 08:00 and 18:00 between Monday and Friday while not operating during the weekend or bank holidays which is considered acceptable and could be conditioned. For the purpose of the noise impact assessment, it was assumed that the workshop roller shutter doors were open. However, it would be good practice to require these to be closed as much as possible to limit potential noise, only opening them to allow for vehicle access. A condition is also recommended to secure this.
- 6.62 As discussed above, the proposed 2m acoustic fence bordering the neighbour's gardens would introduce conflict for access to the rear gardens of the residential terrace as well as potential visual impact upon the heritage assets. Taking this into consideration, as well as the lawful use of the site, and being mindful of the above conditions which seek to limit noise through other careful management of the site, the acoustic fence is not sought in this instance.
- 6.63 Noting the lawful use of the site and subject to the above recommended conditions and restrictions, the proposal is considered to be acceptable in terms of noise in accordance with policy LP14 of the Local Plan.

Odour

- 6.64 The Environmental Health Team have raised no concern in relation to odour subject to a condition ensuring no paint spraying and no fires on the site.

Light

- 6.65 No information regarding proposed lighting has been submitted with the application. However, from a site visit, Officers did note there was lighting already on the buildings. A condition requiring details of lighting to be submitted for approval prior to installation or the use of any existing lights is therefore recommended to ensure the amenity of neighbouring properties is protected.

Dust

- 6.66 The Environmental Health Team have advised the south-west section of the site is laid to crushed hardcore/gravel which could produce hazardous dust entrainment during the dry weather. It would be best practice to have a smooth, sealed surface like asphalt, concrete or well-compact tarmac. This would also help to control accidental spillages by means of a drainage system with interceptor, to reduce contamination of the ground or pollution of groundwater. However, given the lawful fall-back use of the site, this condition is not considered to be reasonable.

Contamination

- 6.67 Considering the previous use of the site as a rail and vehicle depot, with no barrier to prevent contaminants from entering the ground or groundwater, it could be possible that this site has or is currently contaminating the land. A land contamination risk assessment (and if necessary a remediation strategy) is required prior to the change of use. Where it has been necessary to conduct land contamination remediation work, a remediation and verification report should be submitted to and agreed by the LPA prior to the undertaking of the new use. A condition is therefore recommended on this basis.

Biodiversity

- 6.68 Paragraph 187 of the NPPF (2024) states planning policies and decisions should contribute to and enhance the natural and local environment in a number of ways. Policy LP30 of the Local Plan to 2036 requires proposals to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated and ensure no net loss in biodiversity and provide a net gain where possible, through the planned retention, enhancement and creation of habitats and wildlife features, appropriate to the scale, type, and location of development.
- 6.69 The application is supported by a Preliminary Ecological Appraisal submitted originally and an Emergence and Activity Bat Survey submitted in May 2026.
- 6.70 The proposed development involves no new buildings and no changes to ground levels or drainage infrastructure. All access roads, parking areas, and

buildings are already in place, and no external alterations are proposed. The application is therefore not required to demonstrate Biodiversity Net Gain pursuant to the Environment Act 2021.

- 6.71 No bats were identified within the Emergence and Activity Bat Survey.
- 6.72 Given the information submitted with the application, it is considered the proposal would not result in an adverse impact upon local wildlife or protected species. It is also noted that no lighting is proposed as part of the application but a condition ensuring no additional lighting is installed or existing lighting is used without prior consent is recommended. Overall, the proposal accords with Local Plan Policy LP30 and Section 15 of the NPPF (2024).

Other matters

- 6.73 Neighbours have raised concerns that No.6 and other properties have been allowed to park adjacent to their properties in the past by previous site operators. This is a not planning matter, but something that the neighbours and site operator would need to discuss separately outside of the planning process.

Additional Duties

Public Sector Equalities Duties

- 6.74 The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers.
- 6.75 The Committee must be mindful of this duty inter alia when determining all planning applications. In particular, the Committee must pay due regard to the need to:
- (1) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
 - (2) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
 - (3) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 6.76 Due consideration has been made to The Equality Act 2010 during the assessment of the planning application, no conflicts are raised.

Human Rights

- 6.77 Due consideration has been made to The Equality Act 2010 during the assessment of the planning application, no conflicts are raised. There may be implications under Article 1 (protection of property) and Article 8 (right to respect for private and family life) of the First Protocol regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of

possessions; however, these issues have been taken into account in the determination of this application.

7 FINANCIAL CONSIDERATIONS

Community Infrastructure Levy (CIL)

- 7.1 The development may 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.

8 PLANNING BALANCE AND CONCLUSION

- 8.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, all planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.
- 8.2 The site benefits from a lawful haulage and workshop use, and the proposal seeks to reuse existing buildings. The principle of development is therefore supported.
- 8.3 Subject to the recommended conditions, the proposal is considered to be acceptable in terms of residential amenity, highway safety, ecology and other matters.
- 8.4 In terms of the proposed security fencing, historically there has been security fencing and a gate on the site. The application proposes to upgrade this. Whilst such fencing is expected with a commercial use especially where vehicles are to be parked for security reasons, the increased size and nature of the fencing and gate would have a negative impact upon the setting of the Listed Buildings and the character of the area. Officers therefore agree with the Conservation Team that this element of the proposal would result in a level of less than substantial harm to the setting of the nearby Listed Buildings.
- 8.5 In accordance with Local Plan Policy LP34 and paragraph 215 of the NPPF, where there would be less than substantial harm to heritage assets, there is a requirement for this to be balanced against the public benefits of the scheme.
- 8.6 The proposal would reuse brownfield (previously developed) land and existing buildings to provide a commercial use. Weight should be afforded to this.
- 8.7 The proposal is for a coach depot for Nationwide Coaches that employs 20 people (10 part time, 10 full time). The company runs a fleet of coaches and mini buses that provide school bus services. The economic benefits associated with this use should be afforded weight.

- 8.8 It should be noted that not all proposed developments are entirely without harm or entirely without benefit. Therefore, in reaching a recommendation on the application, the potential harm of the development has been considered against the benefits of the proposed development. As set out above, the site benefits from a lawful haulage use. Different weight has been given to each material consideration to form the overall planning balance. Accordingly, the cumulative benefits of the proposed development would be of sufficient magnitude to outweigh the level of less than substantial harm found to designated heritage assets. Having regard to all relevant material considerations, it is therefore recommended that planning permission be granted.

9 RECOMMENDATION/CONDITIONS AND REASONS

- 9.1 Grant permission subject to conditions as set out below with delegated authority to the Head of Planning, Infrastructure & Public Protection to approve any amendments to conditions as deemed necessary.

Conditions (full wording)

Time Limit

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Approved Plans

2. The development hereby permitted shall be carried out in accordance with the approved plans listed in the table above.

Reason: For the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

Maximum no. coaches/PCV's

3. There shall be no more than 20 coaches/Passenger Carrying Vehicles (PCV) on the site at any one time.

Reason: In the interests of highway safety and to ensure there is adequate space within the site for turning in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

Operational hours

4. The depot shall not operate outside the hours of 07:00-21:00 Monday to Sunday, with the workshop only operating between the hours of 08:00-18:00 Monday to Friday (and not on Saturday, Sunday or bank holidays). The workshop doors (including the roller shutter door) shall be closed during workshop operational hours apart from when vehicles are exiting the workshop.

Reason: For the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

No idling vehicles in front yard section of the site

5. There shall be no vehicles idling with the front yard 25m Vehicle Turning Circle area of the site as shown on approved drawing no: F011-DR-A04 (Proposed Site Plan) at any time.

Reason: To protect the amenity of the adjoining properties in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

Vehicle reversing alarms

6. For any vehicles on the site the reversing alarms should be broadband only.

Reason: To protect the amenity of the adjoining properties in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

Paint spraying

7. There should be no paint spraying outside of the workshop building.

Reason: To protect the amenity of the adjoining properties in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

No fires

8. There should be no fires on the site.

Reason: To protect the amenity of the adjoining properties in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

Lighting

9. Prior to the installation of any new lighting or the use of any existing lights on the site, a lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include mounting height and location, luminaire product name/manufacturer, tilt angle and operational details. The development shall be carried out in accordance with the approved scheme and retained as such thereafter.

Reason: To protect the amenity of the adjoining properties in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

Contamination

10.A. Site Investigation Information

The consented change of use shall not take place until an assessment of the nature and extent of contamination has been submitted to and approved by the local planning authority. This assessment must be undertaken by a competent person and shall assess any contamination on the site, whether or not it originates from the site. Moreover, it must include;

- (i) details of previous land uses;
- (ii) a site investigation survey of the extent, scale and nature of contamination;
- (iii) an assessment of the potential risks to;
 - a) human health,
 - b) property*,
 - c) adjoining land,
 - d) groundwaters and surface waters,
 - e) ecological systems and
 - f) archaeological sites and ancient monuments.

* Property (existing or proposed) includes buildings, crops, livestock, pets, woodland and service lines and pipes

B. Submission of Remediation Scheme

Where contaminated is found which poses unacceptable risks, as determined by the local planning authority in its response to (A), the consented change of use shall not take place until a detailed remediation scheme has been submitted to and approved by the local planning authority. The scheme shall include;

- (i) an options appraisal and remediation strategy;
- (ii) remediation objectives and remediation criteria;
- (iii) remediation works to be undertaken and the order in which the works will be progressed;
- (iv) a verification scheme providing details of the data that will be collected in order to demonstrate that the works set out in (iii) have been completed and identifying any requirements for longer-term monitoring of contaminant linkages, maintenance and arrangements for contingency action.

The scheme should be designed to ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use.

C. Implementation of Approved Remediation Scheme

Where a detailed remediation scheme has been required and approved under (B), the consented change of use shall not take place in the area that has been identified in the scheme as being subject to contamination until the approved scheme has been implemented and the verification report, including the results of sampling and monitoring carried out in accordance with the approved verification scheme to demonstrate that the site remediation criteria have been met, has been submitted to and approved by the local planning authority. The report shall, if required by the local planning

authority, also include a reassessment of the long-term monitoring of contaminant linkages, maintenance and arrangements for contingency action. The long-term monitoring and maintenance proposals shall be implemented as finally approved.

D. Reporting of Unexpected Contamination

If, during development, contamination not previously identified is found to be present at the site;

- (i) it shall be reported in writing to the local planning authority within 1 working day;
- (ii) no further development (unless otherwise agreed in writing by the local planning authority) shall be carried out until site investigations have been undertaken and a remediation strategy has been submitted to and approved in writing by the local planning authority detailing how this unsuspected contamination will be dealt with;
- (iii) the remediation strategy shall be implemented as approved;
- (iv) no occupation of any part of the permitted development identified in the remediation strategy as being affected by the previously unidentified contamination shall take place until;
 - a) the approved scheme has been implemented in full and any verification report required by the scheme has been submitted to and approved in writing by the local planning authority;
 - b) if required by the local planning authority, any proposals for long-term monitoring of contaminant linkages, maintenance and arrangements for contingency action have been submitted to and approved in writing by the local planning authority.
- (v) the long-term monitoring and maintenance plan shall be implemented as approved.

Reason: To ensure that before development commences, risks from land contamination to the future users of the land and neighbouring land are identified and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors as well as to controlled waters, property and ecological systems in accordance with Policies LP14 and LP37 of the Huntingdonshire Local Plan to 2036.

From: [Clerk](#)
To: [DMAdmin](#)
Subject: Re: Planning Permission Consultation - Wansford Railway Station Old Great North Road Stibbington (ref 25/01775/FUL)
Date: 01 October 2025 11:35:13

Sibson-cum-Stibbington Parish Council OBJECT to this proposal, for the following reasons.

This site is [REDACTED] inappropriate for the use being applied for, together with the fact that there is not enough information regarding this application including the noise pollution that will be caused, together with pollution from 18 buses, and 15 cars on a daily basis, operating for some 15 hours daily.

The movement of some 18 buses and other vehicles between the hours of 6am and 9pm will cause considerable noise, together with air pollution directly behind residential properties.

The erection of a metal security fence, plus the bulk of coaches, workshops and other machinery is [REDACTED] not in keeping with these listed Grade II cottages or the surrounding area.

The contamination to land, together with the waste disposal, contamination of soil or watercourse could be highly damaging if not properly managed. Security lighting is also a major concern, and would cause considerable inconvenience directly behind residential houses.

This area is also subject to flooding, which has not been addressed in the application.

[REDACTED]
Chairman- Sibson-cum-Stibbington Parish Council
For

Clerk
Sibson-cum-Stibbington Parish Council.

From: Dmadmin@huntingdonshire.gov.uk <Dmadmin@huntingdonshire.gov.uk>
Sent: Thursday, September 18, 2025 4:07 pm
To: Clerk@stibbington.org.uk <Clerk@stibbington.org.uk>
Subject: RE: Planning Permission Consultation - Wansford Railway Station Old Great North Road Stibbington (ref 25/01775/FUL)

Dear Parish Clerk,

Please find correspondence from Development Management at Huntingdonshire District

Council

attached to this email in relation to the following application for planning permission.

Proposal: Change of use of site to coach depot and workshop, and erection of security fencing

Site Address: Wansford Railway Station Old Great North Road Stibbington

Reference: 25/01775/FUL

Opting out of email correspondence

We are continually striving to improve the service we deliver to our customers. As part of this we are now contacting our customers by email where possible in an effort to provide a faster, more efficient service.

If you would prefer not to receive correspondence from us via email you have the right to opt out. If you wish to opt out please contact us at the address provided below so that we can remove your email details from our records.

Keeping safe on the internet

You should never open a file attached to an email when you do not trust the sender's authenticity.

We will only contact you via email when you have already contacted us in relation to this specific application (or one directly related to it) and provided your email address as a contact - we will not transfer your contact details between unrelated applications.

If you have any doubts or concerns relating to this email please contact us directly, our contact details are provided below.

Development Management
Huntingdonshire District Council

T: 01480 388388

E: dmadmin@huntingdonshire.gov.uk

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

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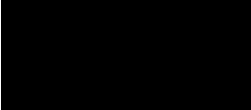

To: [DevelopmentControl](#)
Subject: Planning Application 25/01775/FUL
Date: 26 June 2026 09:23:30

Sibson-cum-Stibbington Parish Council wish to object to the above Application and the proposal for a “Bus Depot” on this site.

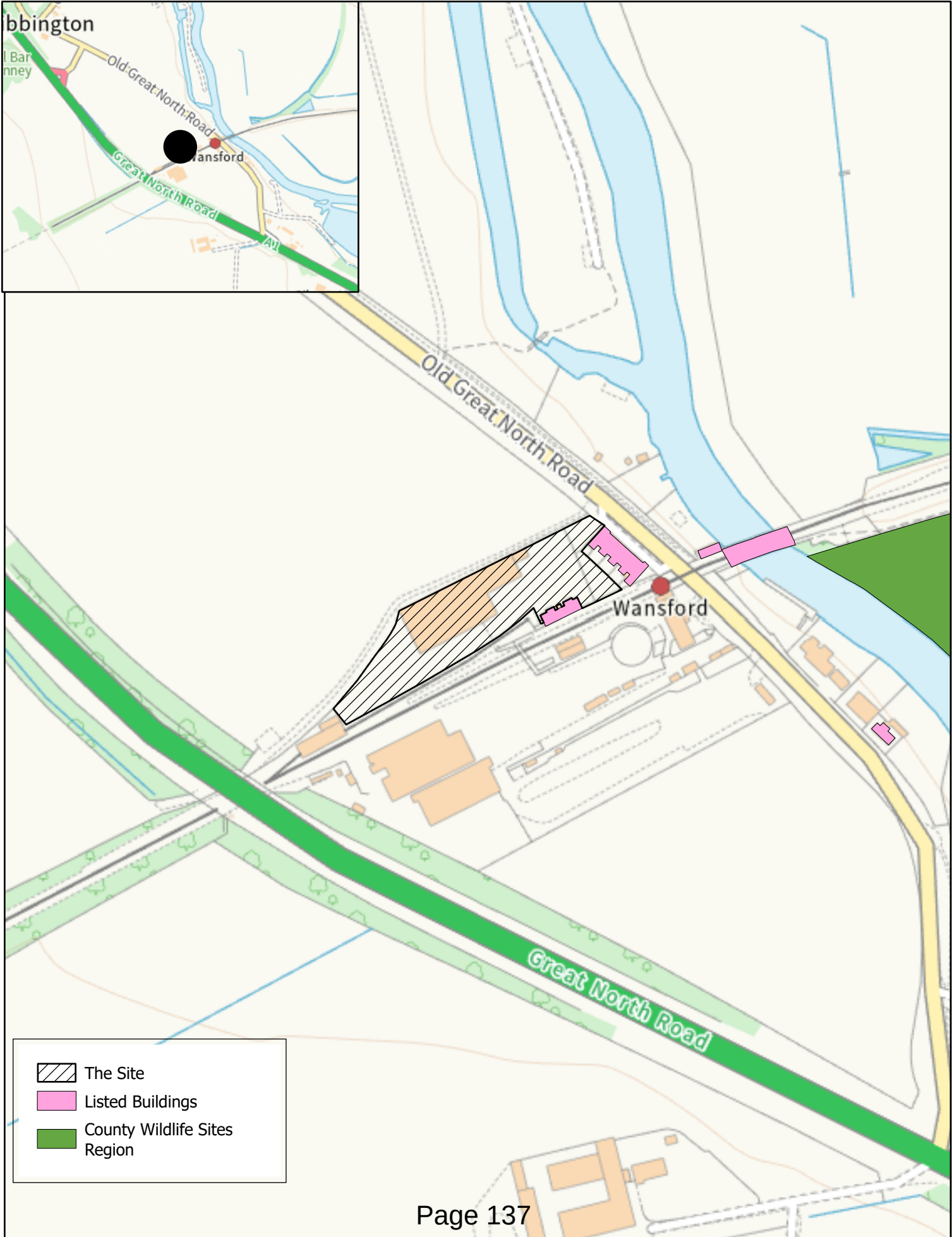
The residents adjacent to the site have endured years of upheaval due to the installation without permission of a Bio Fuel plant, which was removed after years of complaints both with the Environment Agency and HDC.

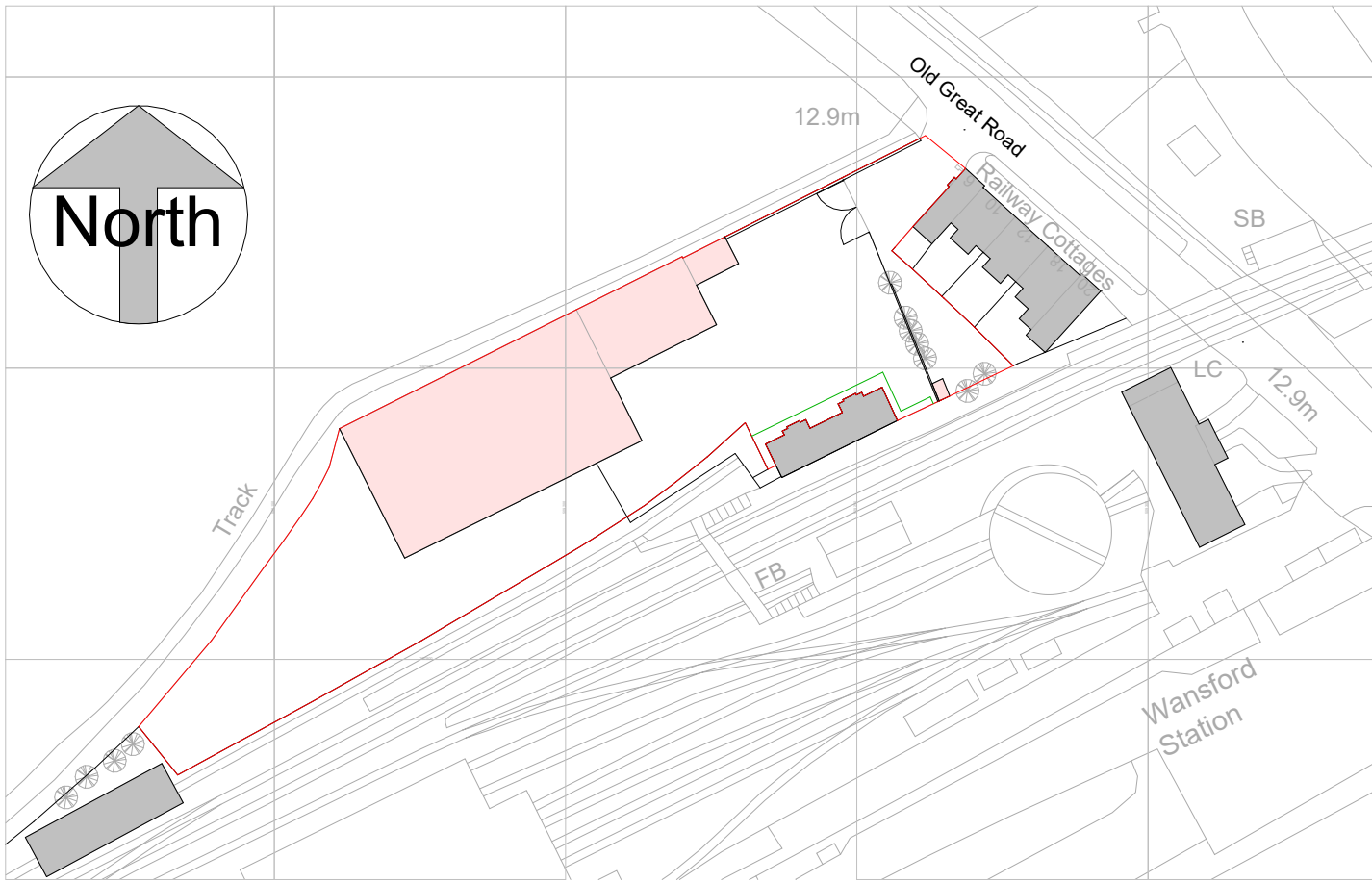
Now they will have to endure Busses coming and going every day, from early in the morning until late evening. The surrounding roads were not built for heavy traffic such as busses and on Nene Valley active days it will be chaos for everyone concerned.

I would also point out that access to the A1 is currently a one way system as the entry to the A1 turning right is currently closed, and again the only access will be past residents homes and an already busy Cafe.

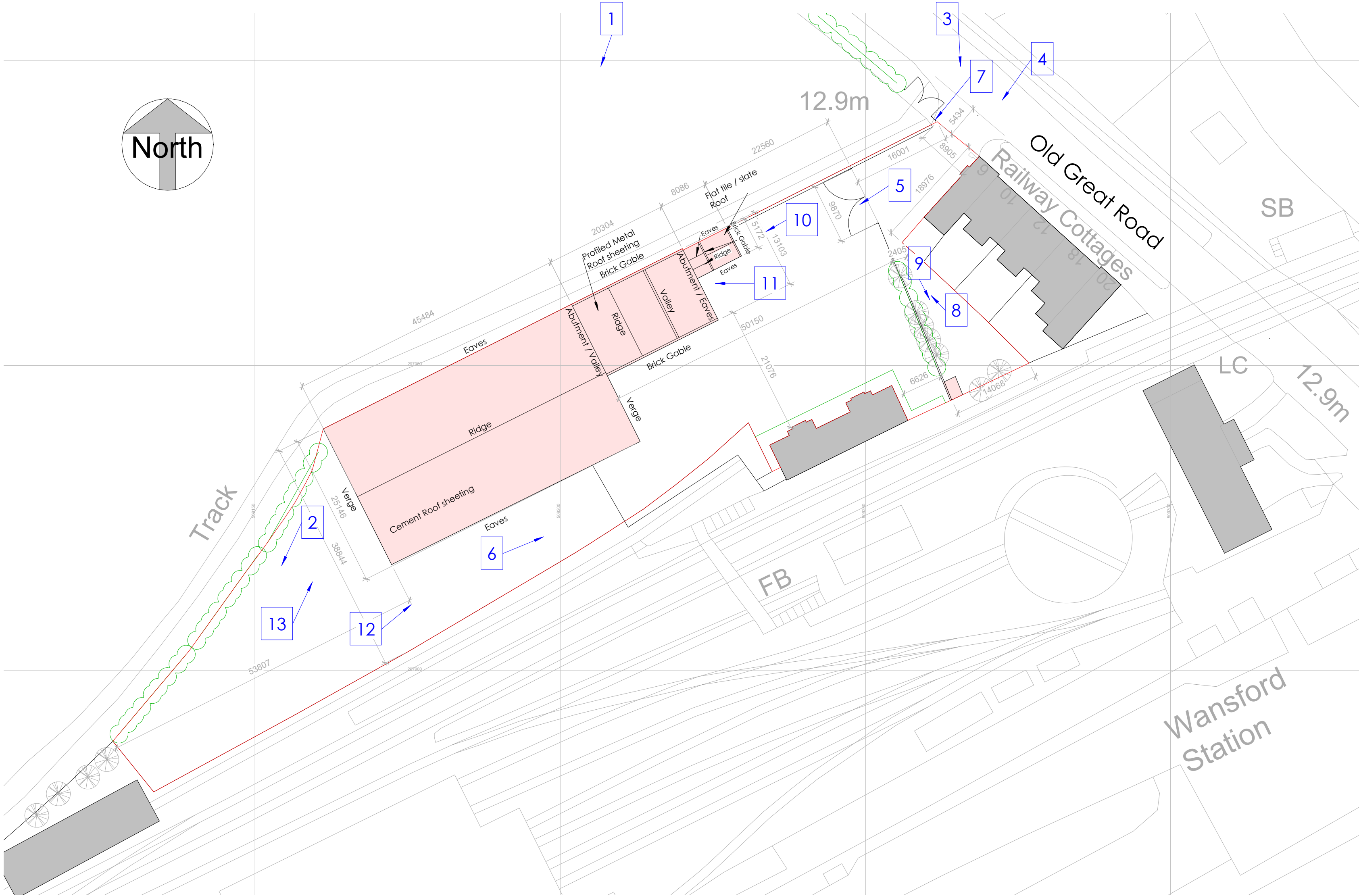

Chairman
Sibson-cum-Stibbington Parish Council.

Sent from my iPad





Location Plan
1 : 1250



Existing Block Plan
1 : 500

All work to be undertaken in accordance with any Planning Approvals, Building Regulations Approvals and Party Wall Awards, if applicable. Any work undertaken before approval is granted, before conditions are discharged or Party Wall agreements issued, is at your own risk.

All materials to be used in accordance with the manufacturer's instructions and the appropriate British Standards.

Workmanship shall comply with the appropriate British Standard and Building Regulation 7. Work that does not comply shall be removed and completed again at the contractor's cost.

Planning application drawings must NOT be used for construction purposes. This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other than for which it is issued without written permission from the Copyright holder.

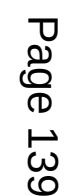
The Contractor shall undertake all works in accordance with the CDM Regulations, produce a Construction Phase Plan, and notify the HSE where appropriate. This applies to all projects including domestic extensions.

2 Numbers relate to existing site photographs.
See Drawing F011-ASD-DR-A03

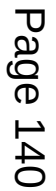
No.	Description	Date

30

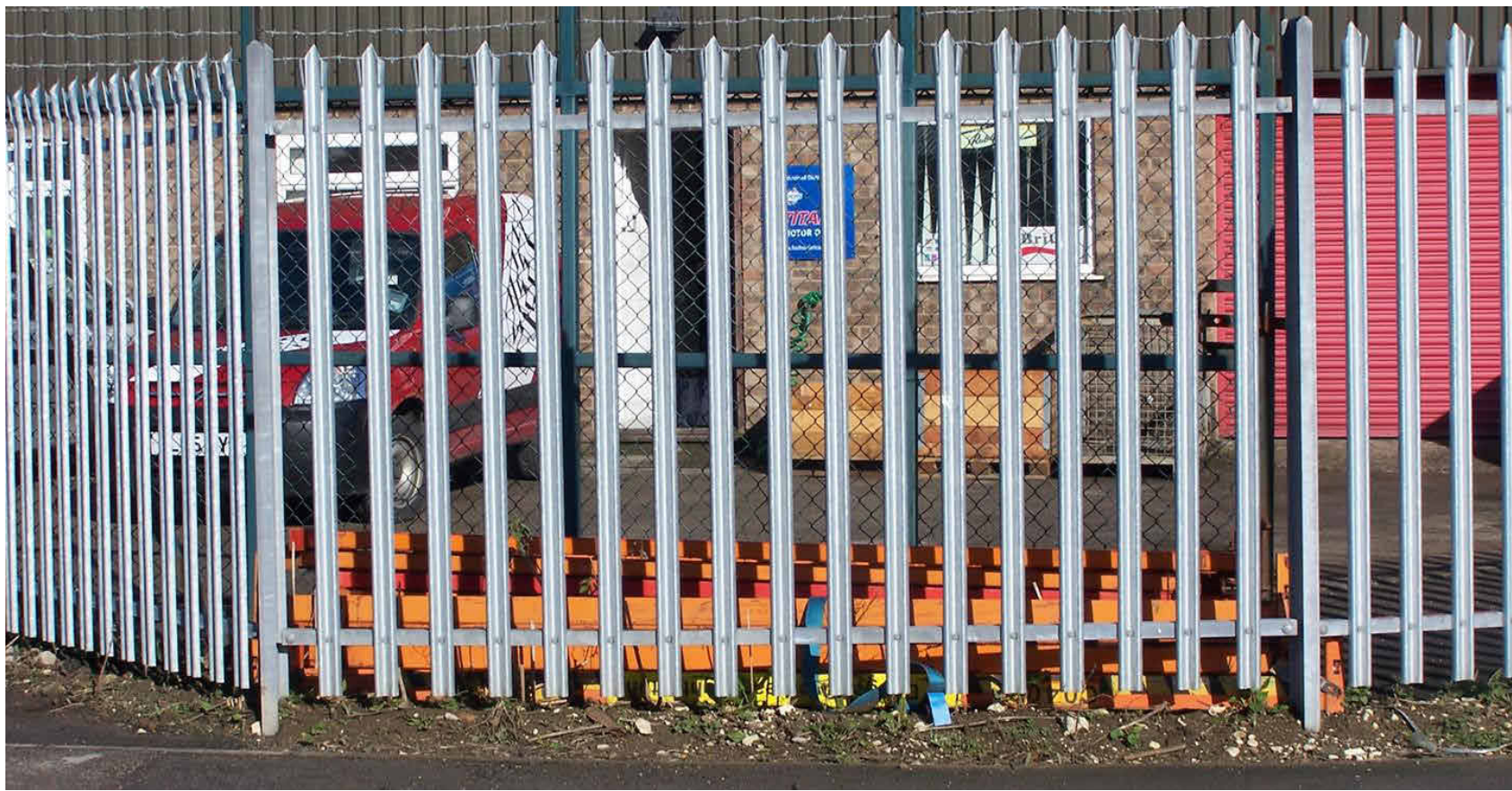
0.1



Date drawn	27/08/2025	Haulage Yard, Wansford Station, Stibbington, Peterborough, PE8 6LR
Date revised		Planning Change of Use from Haulage Yard to Coach Depot
Drawn by	PM	Existing Site Plan
Paper size	A1	F011- DR-A02
Scale	1 : 250	



Date drawn	27/08/2025	Haulage Yard, Wansford Station, Stibbington, Peterborough, PE8 6LR
Date revised		Planning Change of Use from Haulage Yard to Coach Depot
Drawn by	PM	Proposed Site Plan
Paper size	A1	F011- DR-A04
Scale	1 : 250	



Security Fencing Specification Notes.

Minimum 102 x 44mm Rolled steel joist posts at maximum 2.75m centres.

Height of pales 2.1m with maximum gap 200mm from external ground / concrete plinths. Total height 2.6m.

All fence components to be galvanised steel .

All fixings to be non-corroding steel. No aluminium fixings to be used under any circumstances.

W section pales bolted to Rolled steel Angles with 8mm T bolts incorporating anti-vandal shear nuts. Pales to be thick enough so it cannot be levered off its fixings.

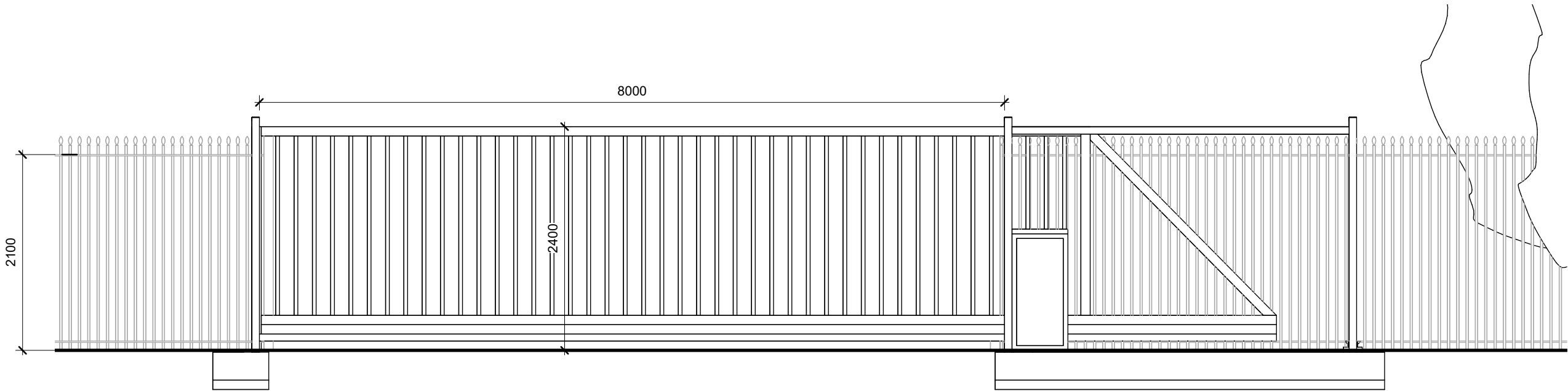
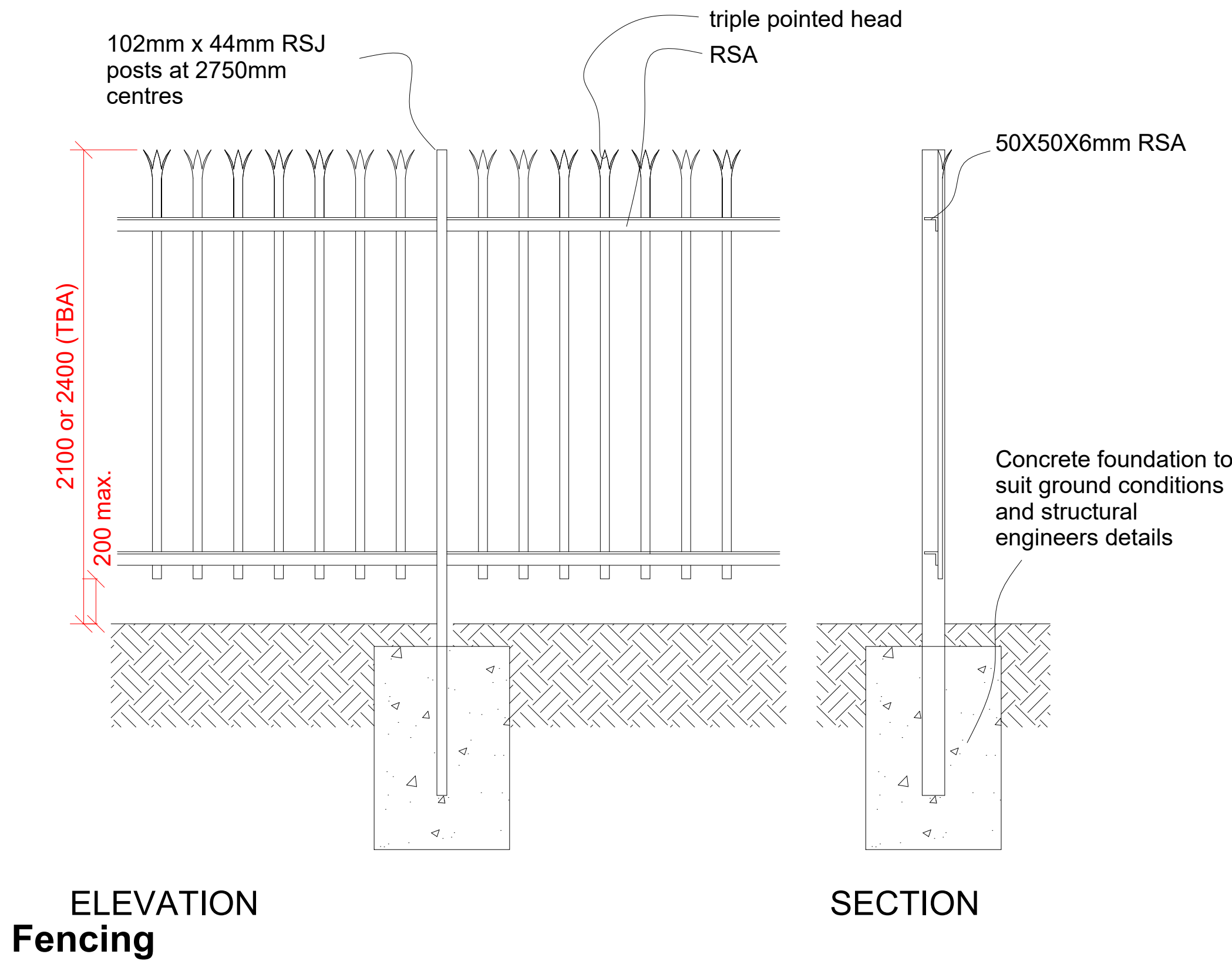
Triple pointed anti-climb heads to pales.

Concrete pad foundations by others. Where ground conditions are not level step fencing as requiredby raising one panel between posts relative to adjacent panel.



Proposed Pallisade Perimeter Fencing

Proposed Yard sliding gate design. Approx 8m wide x 2.4m high (2.6m total height) to match proposed fencing.



Cantilevered Gate
1 : 50

Cantilevered Gate Specification

The gate shall be manufactured from rolled hollow section mild steel tube, The gate leaf is to be torsion free, fully welded unit, with a single diagonal brace. Vertical infill bars are to be pales to match palisade fencing. The gate will be fully supported and guided by a special rolled section lower support beam running on two sets of adjustable double, maintenance free, nylon rollers mounted on sealed bearings.

The weatherproof drive housing is to be manufactured from sheet steel and mounted on the gate base plate. The housing will enclose the integral electrical drive system, control panel and one set of gate support rollers. The control panel will interface with all types of access control systems. Access into the housing will be through a lockable access door. Attached to the top of the drive housing there will be two nylon guide rollers providing lateral support to the gate leaf. These rollers shall bear on an aluminium strip fixed to the gate leaf to protect the surface finish.

The closing post will provide locating devices to support the gate when in the closed position.

The drive system will be through a 3 phase 240/400V 50Hz 100% ED rated motor fitted with an adjustable clutch which will propel the gate at 200mm/second by means of a spracket and gall chain. Both spracket and chain shall be shrouded to comply with European safety guidelines. Gate drive and locking is to be achieved through a warm drive running in a synthetic oil filled gearbox. In the event of a power failure the gate shall be operated manually by releasing the clutch. A key switch for open and closed operations plus an emergency stop button are to be mounted on the drive post.

Open and closed positions will be sensed through non-contact inductive limit switches. These are to be triggered by adjustable location plates fitted to the lower support beam.

The standard safety buffer system shall be 'fail safe' and conform to the latest European standards. It shall consist of 5 rubber buffers with a signal transmission system. The buffers are to be drive located on the leading edge of the gate and on both sides of the drive post.

No.	Description	Date

Date drawn	27/08/2025
Date revised	
Drawn by	PM
Paper size	A1
Scale	1 : 50

Haulage Yard, Wansford Station, Stibington, Peterborough, PE8 6LR
Planning Change of Use from Haulage Yard to Coach Depot

Proposed New Gate and Fencing
F011- DR-A05

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Development Management Committee – 20th July 2026

Application Number: 26/00797/FUL

Proposal: Proposed construction of two dwellings

Location: Land East Of The Hawthorns, Pidley Road, Somersham

Applicant: Mr R Ellingham

Agent: Mr Oliver Brookes

Case Officer: Charlotte Dew

Parish: Somersham

Reason for Referral: Parish Objection

Committee Date: 20th July 2026

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS WITH DELEGATED AUTHORITY TO THE HEAD OF PLANNING, INFRASTRUCTURE & PUBLIC PROTECTION TO APPROVE ANY AMENDMENTS TO CONDITIONS AS DEEMED NECESSARY.

Proposal

This application seeks full planning permission for the erection of two detached 1.5-storey, four-bedroom dwellings, each served by a detached garage, on-plot vehicle turning space, and individual accesses onto Pidley Road, Somersham.

The application site extends approximately 0.40 hectares and benefits from Permission in Principle (PIP) for the erection of up to two dwellings, granted in December 2025 under application reference 25/02004/PIP.

In addition to the main development site, a separate, smaller parcel of land accessed off the B1086, St Ives Road and presently used as a paddock is proposed to deliver biodiversity net gain (BNG) off-setting.

Consultations

The following consultees have raised an **objection** to the application:

- Somersham Parish Council

The following consultees have raised **no objections** to the application:

- Highways Officers and Environmental Health Officers.

There has been no letters of support and one letter of objection received.

Conclusion

The application has been assessed against the relevant policies in the NPPF, the adopted Local Plan and other relevant guidance as listed in detail at Section 8 of the report.

The key issues arising from the application details are:

- The principle of development
- Impact on Character of the Area
- Residential amenity
- Highway Safety and Parking Provision
- Flood Risk and Drainage
- Biodiversity
- Other Matters

The report looks into the key planning issues in detail, and Officers conclude that the proposal is acceptable subject to conditions.

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1 APPLICATION SITE AND LOCALITY

- 1.1 This application relates to a 0.40-hectare, broadly rectangular parcel of land situated to the west of Somersham, currently used as paddock land for horse grazing. The site is enclosed by mature hedgerows along its northern, eastern, and western boundaries, while the southern boundary remains open, providing views across the wider paddock land that will be retained. The site lies to the southside of Pidley Hill, with its current existing access taken from the rear of the site via the B1086, St Ives Road.
- 1.2 The application also includes an 0.05ha parcel of land on the southern end of the paddock and accessed off B1086 and southwest of the stable block. This piece of land is proposed to be used for the Biodiversity Net Gain offsetting.
- 1.3 According to the Council's 2024 Strategic Flood Risk Assessment (SFRA) and the Environment Agency's Flood Map for Planning, the site is located within

Flood Zone 1 and therefore at lowest risk from Fluvial Flooding. The site is not susceptible to groundwater or surface water flooding. There are no statutory ecological designations within or in proximity to the application site. There is however a designated scheduled ancient monument known as "Obelisk at White Post" approximately 88m to the east of the application site.

- 1.4 The 0.40-hectare site obtained permission in principle for the construction of up to two dwellings in December 2025, under application ref 25/02004/PIP.

2 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 This application seeks to erect two detached four-bedroom properties, each with their own detached garage, vehicle turning space, and own new vehicle access onto Pidley Road. The other smaller site accessed off an established junction onto the B1086 is proposed to be used for BNG offsetting.
- 2.2 Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

3 RELEVANT PLANNING HISTORY

- 3.1 The following planning history is considered relevant to the current proposal:
- 25/02004/PIP-Permission in principle for construction of up to two dwellings-Permitted 08.12.2025
 - 1400837FUL-Change of use from agricultural to equestrian to include the creation of a parking /turning hard core area with post and rail fencing-Permitted 14.10.2014
 - 0202264OUT-Erection of a dwelling -Refused 04.10.2002

4 RELEVANT PLANNING POLICY AND GUIDANCE

Statutory Duty

- 4.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 4.2 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
- LP1: Amount of Development
 - LP2: Strategy for Development
 - LP4: Contributing to Infrastructure Delivery
 - LP5: Flood Risk
 - LP6: Wastewater Management
 - LP8: Key Service Centres
 - LP11: Design Context
 - LP12: Design Implementation
 - LP14: Amenity
 - LP15: Surface Water
 - LP16: Sustainable Travel
 - LP17: Parking Provision and vehicle movement
 - LP22: Local Services and Community Facilities

LP30: Biodiversity and Geodiversity
LP31: Trees, Woodland, Hedges and Hedgerows

- 4.3 Supplementary Planning Documents (SPD) and Guidance:
- oHuntingdonshire's Design Guide SPD 2017 - Compatibility Statement (2021)
 - oDeveloper Contributions SPD (2011)
 - oDeveloper Contributions: Updates Costs 2019/2020
 - oHuntingdonshire Landscape and Townscape Assessment (2022)
 - oCambridgeshire Flood and Water SPD 2017
 - oStrategic Flood Risk Assessment 2024
 - oAnnual Monitoring Review regarding housing land supply 2024

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

- 4.4 There is no made neighbourhood plan in Somersham however, Somersham Parish Councils application for the designation of a neighbourhood plan area relating to the whole of the parish was approved on 25 September 2024.

RESPONSE TO CONSULTATION

- 4.5 Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website.

Consultee Name	Position	Comment
Parish Council	No objection.	Further to the meeting held on 18th May 2026, Somersham Parish Council agreed to object to this application due to overdevelopment of the site.
Cambridgeshire County Council Highways	No objection.	It is noted that two new highway accesses are proposed onto the B1089, Pidley Hill. The applicant will need to obtain consent from the Lead Local Flood Authority for the ditch crossings and then apply for a Section 184 licence. A section 184 licence sits outside of the planning process. The Local Highways Authority (LHA) raises no objection.
Environmental Health Officer	No objection.	No further comments.

5 RESPONSE TO PUBLICITY

Below is a summary of the third party and neighbour responses received at the time of writing this report.

- 5.1 No letters of support have been received, however one letter of objection has been received raising the following concerns regarding the proposal:
- Flood risk and drainage- The site lies within a flood risk area and, given its current role as permeable grazing land, the proposed development, including built form, hardstanding, and watercourse crossings, raises concerns that

insufficient evidence has been provided to demonstrate it would not increase surface water runoff and exacerbate flooding elsewhere.

- **Harm to Rural Character and Countryside-** The proposal would urbanise this open countryside setting and create harmful encroachment into the countryside.
- **Biodiversity and Wildlife Impacts-** Development of the land would result in loss of grassland habitat, increased lighting, noise, traffic and domestic disturbance, which are likely to negatively affect wildlife and ecological corridors in the area.
- **Highway Safety Concerns-** The Highway Authority's requirements for visibility splays, ditch crossings and legal agreements indicate that the access is complex and may pose increased risks to motorists, cyclists, pedestrians and horse riders.

6 APPRAISAL

Principle of Development

Housing Land Supply

- 6.1 This report should be read with the knowledge that the NPPF paragraph 78 requires the Council to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against our housing requirement. A substantially revised methodology for calculating local housing need and the reimposition of this as a mandatory approach for establishing housing requirements was introduced on 12th December 2024 in the revised NPPF and associated NPPG (the standard method).
- 6.2 As Huntingdonshire's Local Plan to 2036 is now over 5 years old it is necessary to demonstrate a five-year housing land supply (5YHLS) based on the housing requirement set using the standard method. NPPF paragraph 78 also requires provision of a buffer to ensure choice and competition in the market for land. As Huntingdonshire has successfully exceeded the requirements of the Housing Delivery Test a 5% buffer is required here. The 5-year housing land requirement including a 5% buffer is 5,907 homes. The current 5YHLS is 4,345 homes equivalent to 3.68 years' supply.
- 6.3 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 housing. This is generally referred to as 'the tilted balance'. While no 5YHLS can be demonstrated the 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.

Permission in Principle

- 6.4 As set out above, the 0.40-hectare site secured Permission in Principle (PIP) for the erection of up to two dwellings in December 2025 under application reference 25/02004/PIP.
- 6.5 The site lies within the countryside, where new residential development is typically resisted. However, the grant of PIP established that development of up to two dwellings on the site would be acceptable in principle, having regard to the amount, use and location of development. This conclusion was reached in the context the Council's current inability to demonstrate a five-year housing land supply, taking account of the site's proximity to the Key Service Centre of Somersham and so being considered relatively sustainable. Also taking into account the benefits of 2 additional houses and weighing this against the limited visual landscape/countryside harm. In this instance the visual/landscape impact/harm did not significantly and demonstrably outweigh the benefits when considering all the positives and negatives of the proposal.
- 6.6 It is acknowledged that third-party representations raise concerns regarding encroachment into the countryside. However as detailed above, as the Council cannot current demonstrate its 5-year housing land supply, the principle of erecting up to two dwellings cannot be resisted on the site and has already been considered and granted through the extant PIP consent. This permission in principle (PIP) for 2 dwellings on the site is therefore the fallback planning position of the site. Therefore, in the absence of any new material planning considerations since granting of the PIP permission in December 2025, which would affect the determination of 2 dwellings on site, matters relating to the suitability of the site in terms of location, land use and quantum of development are considered established and so are not revisited under this application.
- 6.7 Therefore, the principle of 2 residential dwellings on the site been established by the approved PIP, and the assessment of this proposal therefore lies in consideration of the detailed proposals of site layout, design, parking, landscaping etc.
- 6.8 The application also proposes to use an 0.05ha parcel of existing paddock land to facilitate Biodiversity Net Gain (BNG) offsetting. The site currently forms part of an established rural holding in equestrian use, and the proposal would utilise land within this lawful use to deliver ecological enhancements.
- 6.9 The principle, of enhancing a piece of nearby paddock land to the site to provide the BNG enhancements required by this housing development is acceptable, in line with BNG legislation, and compatible with the paddock land and its surrounding context.
- 6.10 Accordingly, the principle of using the site for BNG offsetting is considered acceptable and in compliance with Policies LP10 (The Countryside), LP19 (Rural Economy) and LP30 (Biodiversity and Geodiversity) of the Huntingdonshire Local Plan to 2036.

Impact on Character of the Area

- 6.11 Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036 states that developments should respond positively to their context, draw inspiration from the key characteristics of its surroundings and contribute positively to the area's character and identity.
- 6.12 In addition to the above, it is also noted the site is located in the Countryside whereby Local Plan Policy LP10 part c sets out all development in the countryside must recognise the intrinsic character and beauty of the countryside.
- 6.13 Pidley Hill is characterised by linear development along the road, comprising detached dwellings set within spacious plots and positioned back from the road frontage. The vernacular along this part of Pidley Hill is varied, comprising both single-storey and two-storey dwellings. Building forms range from traditional rectangular footprints to properties incorporating front projecting gables. Gable roof types are prevalent within the streetscene, while hipped roof forms appear less frequently.
- 6.14 The application site lies to the south of the public highway, between the residential property known as "The Hawthornes" and the customer car park of The Windmill public house. The proposed development would represent an infill between The Windmill site and the residential curtilage of "The Hawthornes."
- 6.15 This application seeks to erect two detached four-bedroom properties, each with their own detached garage, vehicle turning space, and individual accesses to be established onto Pidley Road, in a linear arrangement facing onto Pidley Road. The other smaller site accessed off an established junction onto the B1086 is proposed to be used for BNG offsetting only.
- 6.16 The Parish Council objection about the proposal overdeveloping the site has been considered.
- 6.17 Whilst the proposed dwellings are relatively large in size, they are set comfortably within their plots, with generous separation distances to their side, rear and front boundaries. In addition, there is a significant degree of separation between the plots, with approximately 21 metres between the garage of Plot 1 (the western plot) and Plot 2 (the eastern plot). This helps to ensure they would not appear visually cramped or oversized for their plots. This also allows for the provision of generously sized side and rear garden spaces for the properties, giving good levels of residential amenity for future residents. The properties proposed layout pattern and character therefore appears to be, and appropriate for this rural loose grain ribbon development character predominant on the opposite side of the road.
- 6.18 The properties proposed layout pattern and character, results in an acceptable density of development for the site, and one that is characteristic of the loose grain ribbon development on the opposite side of the road, and in some instances more generous than the separation distances and plots sizes of these. As such, the proposal would reflect the established layout character of housing in the surrounding area in terms of plot spacing and layout.

- 6.19 Taking these factors into account, Officers are satisfied that the proposal would represent an acceptable form of development on the site and would not constitute overdevelopment of it. The scheme is therefore considered acceptable in respect of density in this countryside location.
- 6.20 The proposed dwellings are designed as 1.5-storey properties with the proposed first floor accommodation in the roof space, featuring a traditional wide frontage and a shallow plan form. The design incorporates a catslide roof, which lowers the eaves at the rear elevation to approximately 2.4 metres, with an overall ridge height of approximately 7.2 metres. Both front and rear projecting gables are proposed, together with a single dormer window on the front elevation and two dormer windows on the rear elevation.
- 6.21 Officers consider the use of a catslide roof to be a positive design feature, as it reduces the overall visual impact of the development by lowering the apparent height and massing of the dwellings. This is particularly beneficial in relation to the open paddock to the south, where a reduced ridge height helps to minimise the impact on the wider countryside setting. The proposed scale and form of the dwellings are considered to be appropriate and in keeping with the varied character of surrounding properties. Furthermore, the siting of the dwellings, set back from the road frontage, helps to maintain the prevailing linear character of development along the southern side of Pidley Road, whilst reflecting the established pattern of development on the northern side.
- 6.22 In terms of materials, Pidley Road displays a mix of white uPVC windows and rainwater goods, red and buff brickwork, brown pantiles and grey slate roof tiles, with limited use of render. The proposal seeks to utilise a palette comprising buff brick, slate roof tiles, grey windows and doors, and a limited amount of timber cladding to the front projecting gables and dormers. Whilst grey fenestration is not widely prevalent within the immediate locality, it is supported by the Huntingdonshire Design Guide as an appropriate feature within contemporary development, and is considered acceptable in this context as it introduces a modest degree of variety to the streetscene (Huntingdonshire Design Guide, p.167).
- 6.23 Similarly, although timber cladding is not a dominant material within the surrounding area, its use is considered appropriate given the site's rural context. The inclusion of natural materials such as timber is viewed as being sympathetic to the countryside setting and contributes positively to the overall design approach.
- 6.24 Each dwelling would be served by a detached double garage measuring approximately 8 metres in width by 6.5 metres in depth. These structures are considered to be of an appropriate size to accommodate two vehicles, as well as the secure storage of four cycles (one per bedroom), in accordance with the requirements of Local Plan Policy LP17. The garages would have a ridge height of approximately 5.6 metres and are therefore appropriately scaled to remain subservient to the host dwellings.

- 6.25 Notwithstanding the submitted site plan, which indicates the presence of a hedgerow along the southern boundary to provide screening from the adjoining paddock, Officers consider it necessary to secure full details of landscaping. Accordingly, should Members be minded to grant planning permission, it is recommended that a condition be imposed requiring the submission and approval of a comprehensive hard and soft landscaping scheme.
- 6.26 In light of the above assessment, Officers are satisfied that the proposed dwellings respond positively to their context, drawing upon the key characteristics of the surrounding area. The development is considered to respect and reinforce the established character and identity of this countryside location, while introducing a high-quality design. Accordingly, the proposal is considered to accord with the requirements of Local Plan policies LP10 (part c), LP11 and LP12.

Residential amenity

- 6.27 Policy LP14 of the Local Plan to 2036 states a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings.

Neighbouring properties

- 6.28 The closest existing residential properties are located to the north, on the opposite side of Pidley Hill road and are known as, 'The Bungalow', 'Windy Ridge Farm' and 'Willow House'. Approximately 30m to the west of the site is the dwelling known as 'The Hawthorns'.
- 6.29 It is also noted that PIP has been granted on the land to the west, between the site and The Hawthorns (application ref: 26/00212/PIP). Whilst this permission establishes the principle of residential development, details relating to the design and appearance of those dwellings have not yet been submitted to or approved by the Local Planning Authority (LPA).
- 6.30 Notwithstanding this, the proposed dwellings would not include any first-floor side-facing windows within the western elevation, and therefore direct overlooking would not arise. In addition, Plot 1 (the eastern property) would achieve a side separation distance of approximately 12 metres from the shared boundary with the adjacent site benefitting from planning permission. This degree of separation is considered sufficient to minimise the potential for future overshadowing or overbearing impacts.
- 6.31 In respect of potential impacts on neighbouring residential amenity, including overlooking, overshadowing and overbearing effects on the occupants of The Bungalow, Windy Ridge Farm and Willow House, the proposed dwellings would be set back from the road frontage by approximately 20 metres. These neighbouring properties are, at a minimum, a further 40 metres away, with intervening landscaping. Given these separation distances and screening, any impacts arising from the proposed development would be limited to negligible.

- 6.32 Approximately 30 metres to the west lies the dwelling known as The Hawthorns. As noted above, no first-floor side-facing windows are proposed on the west elevation. Furthermore, given the degree of separation between the proposal and the eastern elevation of The Hawthorns, it is considered that there would be no material harm in terms of overlooking, overshadowing or overbearing impact to this adjacent neighbour. Overall, the proposal is considered to afford an acceptable level of residential amenity for surrounding occupiers.

Amenity for future occupiers

- 6.33 The proposed development has been designed to provide a high standard of residential amenity for future occupiers. Each dwelling benefits from an appropriate level of private external amenity space, relative to its size and type. The layout has been carefully arranged to ensure adequate separation distances between dwellings, preventing undue overlooking and safeguarding privacy.
- 6.34 The dwellings have been designed to meet the nationally described space standard for a 4-bedroom 5-person 2-storey dwelling. All proposed habitable rooms of the properties would be served with windows which offer acceptable levels of daylight and sunlight
- 6.35 Taking the above factors into consideration, Officers consider the proposed development 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

- 6.36 Policy LP16 of Huntingdonshire's Local Plan to 2036 encourages sustainable transport modes and Policy LP17 supports proposals where they incorporate appropriate space for vehicle movements, safe access onto the highway and adequate parking for vehicles and cycles.
- 6.37 The proposal seeks to create two new accesses onto Pidley Hill, one to serve each new dwelling. Each proposed access would be 3.8m in width.
- 6.38 It is acknowledged that third parties have raised concerns regarding the proposals impact on highways safety. However, the Local Highways Authority (LHA) consulted on the application have raised no objection to the proposal in terms of highways safety and recommended the imposition of several conditions.
- 6.39 The LHA did however note that the applicant would need to obtain consent from the Lead Local Flood Authority (LLFA) for the ditch crossings and then apply for a Section 184 licence (Footway/Verge Crossing). A Section 184 licence falls outside the planning process.

- 6.40 The key consideration in this instance is whether the proposed access arrangements would give rise to any highway safety concerns. In this regard, the LHA has confirmed that the proposed accesses would not be detrimental to highway safety.
- 6.41 Each dwelling would be served with an on-site turning area to allow vehicles to enter and leave the site in a forward gear.
- 6.42 As detailed above, the proposed garages would be of a sufficient size to accommodate the parking of two vehicles, as well as the secure storage of four cycles. The proposal therefore accords with Policy LP17 of the Local Plan, which requires the provision of one cycle space per bedroom.

Flood Risk and Drainage

- 6.43 Policy LP5 of the Local Plan sets out that a proposal will only be supported where all forms of flood risk have been addressed.
- 6.44 Whilst third party concerns in respect of drainage and flooding are acknowledged, information available to the LPA indicate the application site is entirely located within Flood Zone 1, as defined by the Environment Agency's Flood Map for Planning and the Strategic Flood Risk Assessment (SFRA 2024), and is therefore at a low risk of fluvial flooding. As detailed above, the site is also not susceptible to groundwater or surface water flooding according to SFRA and EA data.
- 6.45 The submission of a flood risk assessment and the application of the sequential test are therefore considered unnecessary, as the site is at low risk from all sources of flooding.
- 6.46 The submitted application form indicates that surface water would be disposed of via a soakaway, although the proposed arrangement for foul water drainage has not been specified at this stage. Therefore, a condition is recommended requiring a foul water drainage scheme to be agreed with the Local Planning Authority.
- 6.47 The development would introduce an increased area of hardstanding, which has the potential to affect surface water runoff. However, it is considered that the scale of the proposed development is unlikely to result in a significant increase in surface water runoff so as to warrant refusal of the application, particularly given that the site is located within Flood Zone 1 and is not identified as being at risk from any form of flooding.
- 6.48 Due to the modest scale of the proposed development, the site's location within an area of low flood risk, and subject to the imposition of a condition requiring the submission and approval of a foul water drainage strategy, the proposal is considered to have acceptable flood risk and drainage impacts. Accordingly, the development is considered to accord with Policies LP5, LP6 and LP15 of the Huntingdonshire Local Plan to 2036, the provisions of the NPPF and NPPG,

and the guidance contained within Section 4 of the Cambridgeshire Flood and Water SPD.

Biodiversity

- 6.49 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.
- 6.50 The application is supported by a Preliminary Ecological Appraisal (PEA) and a Biodiversity Net Gain Assessment dated 7th April 2026.
- 6.51 The PEA identifies that there are no trees, buildings or structures within the Site with potential to support roosting bats. However, it recommends the implementation of a sensitive lighting scheme to minimise any potential impacts on foraging or commuting bats. This shall be secured by condition should members be minded to permit the development.
- 6.52 With regard to other protected species, no evidence of hedgehogs or other notable mammal species was recorded on site. Nevertheless, the surrounding habitats are considered suitable to support hedgehogs, and as such the PEA recommends precautionary working measures, including the provision of permeable boundaries where fencing is proposed.
- 6.53 The proposal involves the partial removal of the northern hedgerow to facilitate access, and the PEA therefore recommends that vegetation clearance is undertaken outside of the bird nesting season.
- 6.54 In respect of Great Crested Newts, the PEA concludes that the habitats within the site are of low value and unlikely to support significant populations or function as core habitat for amphibians. Similarly, the site is considered to be of limited value to invertebrates due to the absence of key habitat features such as diverse vegetation structure, nectar-rich planting, deadwood, bare ground, or waterbodies.
- 6.55 It is acknowledged that third parties have raised concerns that development of the site would result in the loss of grassland habitat, alongside increased lighting, noise, traffic and general domestic disturbance, which could have adverse impacts on local wildlife and ecological corridors.
- 6.56 The submitted PEA concludes that no further ecological surveys are required. The site is identified as being of low ecological value, with good connectivity to the wider landscape; however, no protected species were recorded during the assessment. Whilst the site has some ecological value, this does not in itself preclude development. The PEA confirms the absence of protected species within the site and sets out a series of recommendations to mitigate impacts and enhance biodiversity.

- 6.57 Furthermore, as detailed below, the proposal includes measures to deliver BNG, with a minimum 10% uplift in accordance with current policy requirements.
- 6.58 Subject to the imposition of a condition securing compliance with the recommendations set out within the submitted PEA, together with a condition requiring the submission and approval of a bat-sensitive lighting strategy, Officers are satisfied that the application has appropriately assessed potential impacts on biodiversity and geodiversity.
- 6.59 In addition to the above requirements to assess the development impact on protected species, in accordance with Schedule 7A of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021 and amended by the Levelling Up and Regeneration Act 2023, this development is subject to the mandatory requirement to deliver at least a 10% Biodiversity Net Gain (BNG).
- 6.60 The application is accompanied by a BNG Metric and supporting Biodiversity Net Gain Report. The report identifies the site's baseline habitats as predominantly modified grassland, with smaller elements comprising orchard (0.015 acres), sparsely vegetated land, and developed/sealed surfaces. Native hedgerows and a hedgerow ditch, totalling approximately 130 metres in length, are assessed as having a baseline value of 1.32 hedgerow units. Officers consider the submitted baseline to be reasonable and robust.
- 6.61 The submitted BNG assessment concludes that, post-development, the site would predominantly comprise built development, including sealed surfaces and residential gardens.
- 6.62 The report proposes the planting of approximately 0.0326 acres of rural trees within the separate land parcel on St Ives Road to facilitate biodiversity net gain. Overall, the proposals are anticipated to deliver a total of 1.12 habitat units' post-development, equating to a 14.71% increase in habitat units.
- 6.63 In respect of hedgerows, the scheme proposes the planting of 30 metres of species-rich native hedgerow, resulting in an increase to 1.46 hedgerow units, equivalent to a 10.51% net gain.
- 6.64 The overall biodiversity net gain targets would be exceeded for both habitat and hedgerow units. A planning condition is recommended to secure the submission and approval of a Biodiversity Gain Plan, setting out how the on-site net gain will be delivered, managed, and maintained for a minimum period of 30 years.

7 PLANNING BALANCE AND CONCLUSION

- 7.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 7.2 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.

7.3 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 housing. This is generally referred to as 'the tilted balance'.

7.4 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.'*

7.5 As outlined in the report, there are no strong reasons for refusal in relation to any habitats 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 to not move forward to test d (ii) as per above and thus the 'tilted balance' is engaged.

7.6 The principle of development for the erection of two dwellings on this site was considered acceptable in December 2025 under application ref 25/02004/PIP,

there are no new material planning considerations since this approval which would change this position. This position and fall-back approval is afforded significant weight in the determination of this planning application.

- 7.7 In terms of the benefits of the scheme, the proposed development would deliver two new homes, contributing to the district's housing supply at a time when the Council cannot demonstrate a five-year housing land supply. This is given moderate weight in the planning balance.
- 7.8 In terms of the economic dimension of sustainable development, the proposed development 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.
- 7.9 In terms of the environmental and social dimensions of sustainable development, the proposal would achieve biodiversity net gain (subject to agreement of the baseline) and well as support to local services and facilities
- 7.10 As set out within this report, as the Council is in tilted balance, the proposal does not give rise to conflict with the provisions of the Local Plan, and any limited visual/countryside/ecology harm would be outweighed by the benefits and could be adverse impacts appropriately mitigated through the use of planning conditions or planning obligations (including Biodiversity Net Gain).
- 7.11 On balance, when assessed against the policies in the NPPF taken as a whole, the identified harms are not considered to significantly and demonstrably outweigh the benefits of the proposal. Therefore, in accordance with paragraph 11(d) of the NPPF, the presumption in favour of sustainable development applies, and the application is recommended for approval subject to conditions.

8 RECOMMENDATION/CONDITIONS AND REASONS

- 8.1 Grant permission subject to conditions as set out below with delegated authority to the Head of Planning, Infrastructure & Public Protection to approve any amendments to conditions as deemed necessary.

Conditions (full wording)

Time Limit

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Approved Plans

2. The development hereby permitted shall be carried out in accordance with the approved plans listed in the table above.
Reason: For the avoidance of doubt and to facilitate any future application to

the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

Materials

3. Notwithstanding the submitted details, no development shall take place above slab level, other than demolition, until full details of the materials to be used in the construction of the development including but not limited to, bricks, render, cladding, roofing material, doors, windows, rainwater goods, flues and vents have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036.

New Access – Construction

4. Prior to the occupation of each dwelling and being brought into first use their associated vehicular access where it crosses the public highway shall have been laid out and constructed in accordance with the approved plans and to the Cambridgeshire County Council specification and shall thereafter be retained as such.

Reason: In the interests of highway safety in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

Ditch / Watercourse Crossing

5. Prior to the occupation of each dwelling and being brought into first use details, including the proposed timetable, of the proposed vehicular crossing of the ditch/watercourse along the frontage of the site have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: In the interests of highway safety and an effective drainage system in accordance with Policies LP12, LP15 and LP17 of the Huntingdonshire Local Plan to 2036.

Provision of Visibility Splays

6. Prior to the occupation of each dwelling, and being site being brought into first use the associated visibility splays shall be provided on each side of the vehicular access in full accordance with the details indicated on the submitted plan no. 25217-1000. The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.

Reason: In the interests of highway safety in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

Drainage

7. All access/driveways hereby approved shall be constructed so that they falls and levels are such that no private water from the site drains across or onto the public highway and uses a bound material for the first 5 metres to prevent debris spreading onto the public highway. Once constructed the driveway shall be retained as such.

Reason: In the interests of highway safety in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

Landscaping

8. No development above slab level for each dwelling shall take place until details of both hard and soft landscape works for that plot have been submitted to and approved in writing by the Local Planning Authority. These details shall include:
 - (a) indications of all existing trees and hedgerows on the land and details of any to be retained; planting plans (which show the relationship to all underground services); written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
 - (b) boundary treatments indicating the positions, design, materials and type of boundary treatments to be erected;
 - (c) a hard landscaping plan, indicating location, manufacturer, type, colour and size;

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies LP11, LP12 and LP31 of the Huntingdonshire Local Plan to 2036.

External Lighting

9. No external lighting shall be provided or installed for each dwelling other than in accordance with a scheme which has been submitted to and approved in writing by the local planning authority. The scheme shall be carried as approved and shall be retained as such.

Reason: To minimise the effects of light pollution on the surrounding area and to protect biodiversity interests in accordance with Policies LP14 and LP30 of the Huntingdonshire Local Plan to 2036.

Compliance with the Preliminary Ecological Appraisal

10. The development hereby approved shall be carried out in accordance with the mitigation and enhancement measures detailed in section 5 and 5.4 of the Preliminary Ecological Appraisal (by Denny Ecology) received by the Local Planning Authority on 30/04/2026.

Reason: To complement or enhance features of biodiversity value in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

Biodiversity Net Gain

11. The development shall not commence (including site clearance, demolition, or ground works) until:
- a) A biodiversity net gain plan to achieve 10% biodiversity net gain (BNG) has been submitted to the planning authority; and
 - b) The planning authority has approved the plan.

Key requirements:

The biodiversity net gain plan should include but not be limited to the following:

- a) The completed metric calculation tool showing the calculations of the predevelopment and post intervention biodiversity values.
- b) Pre and post development habitat plans
- c) Legal agreement(s) where on site biodiversity net gain is proposed
- d) Biodiversity Gain Site Register reference numbers (if using off-site units).
- e) Proof of purchase (if buying off-site or statutory biodiversity credits at a last resort).

The biodiversity net gain plan must be completed using the DEFRA Biodiversity Gain Plan Template (or any subsequent update published on GOV.UK) and shall be implemented in accordance with the approved details.

Reason: To ensure the development delivers a biodiversity net gain and secures the protection and effective management of the remaining habitat on site in accordance with Schedule 7A of the Town and Country Planning Act 1990, the NPPF 2024 and Policy LP30 of the Huntingdonshire Local Plan to 2036.

Water Efficiency

12. The dwelling(s) hereby permitted shall be constructed and fitted out to comply with the Building Regulations 2010 (as amended) optional requirement for water efficiency, as set out in Approved Document G (or replacement standards) prior to first occupation. Such provision shall be maintained for the lifetime of the development.

Reason: In accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036.

Informative: The person carrying out building work must inform the building control body that the optional requirement for Water Efficiency (As set out in Approved Document G) and M4(2) applies.

Accessible and Adaptable Buildings

13. The dwelling(s) hereby permitted, shall be constructed and fitted out to comply with the Building Regulations 2010 (as amended) optional requirement M4(2) 'accessible and adaptable' (or replacement standard), prior to occupation. Such provision shall be maintained for the lifetime of the development.

Reason: To ensure the units are accessible and adaptable in accordance with Policy LP25 of the Huntingdonshire Local Plan to 2036.

Site Levels

14. No development, except for demolition or site clearance, shall take place until details showing the finished floor levels of the proposed dwelling(s) in relation to the existing and proposed ground levels of the site and surrounding land has been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: To ensure that before any development commences the impact on the amenity of the area can be fully assessed and protected in accordance with Policies LP12 and LP14 of the Huntingdonshire Local Plan to 2036.

Foul Drainage Strategy

15. No development above ground level shall commence until a scheme for the provision and implementation of foul water drainage has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details prior to first occupation of the dwellings hereby approved, or in accordance with an implementation programme agreed in writing with the Local Planning Authority.

Reason: To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage, in accordance with policies LP6 and LP37 of the Huntingdonshire Local Plan to 2036.

From: [DevelopmentControl](#)
To: [DevelopmentControl](#)
Subject: Comments for Planning Application 26/00797/FUL
Date: 19 May 2026 10:34:36

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 19/05/2026 10:34 AM from Mrs Irene Healiss.

Application Summary

Address:	Land East Of The Hawthorns Pidley Road Somersham
Proposal:	Proposed construction of two dwellings
Case Officer:	Charlotte Dew

[Click for further information](#)

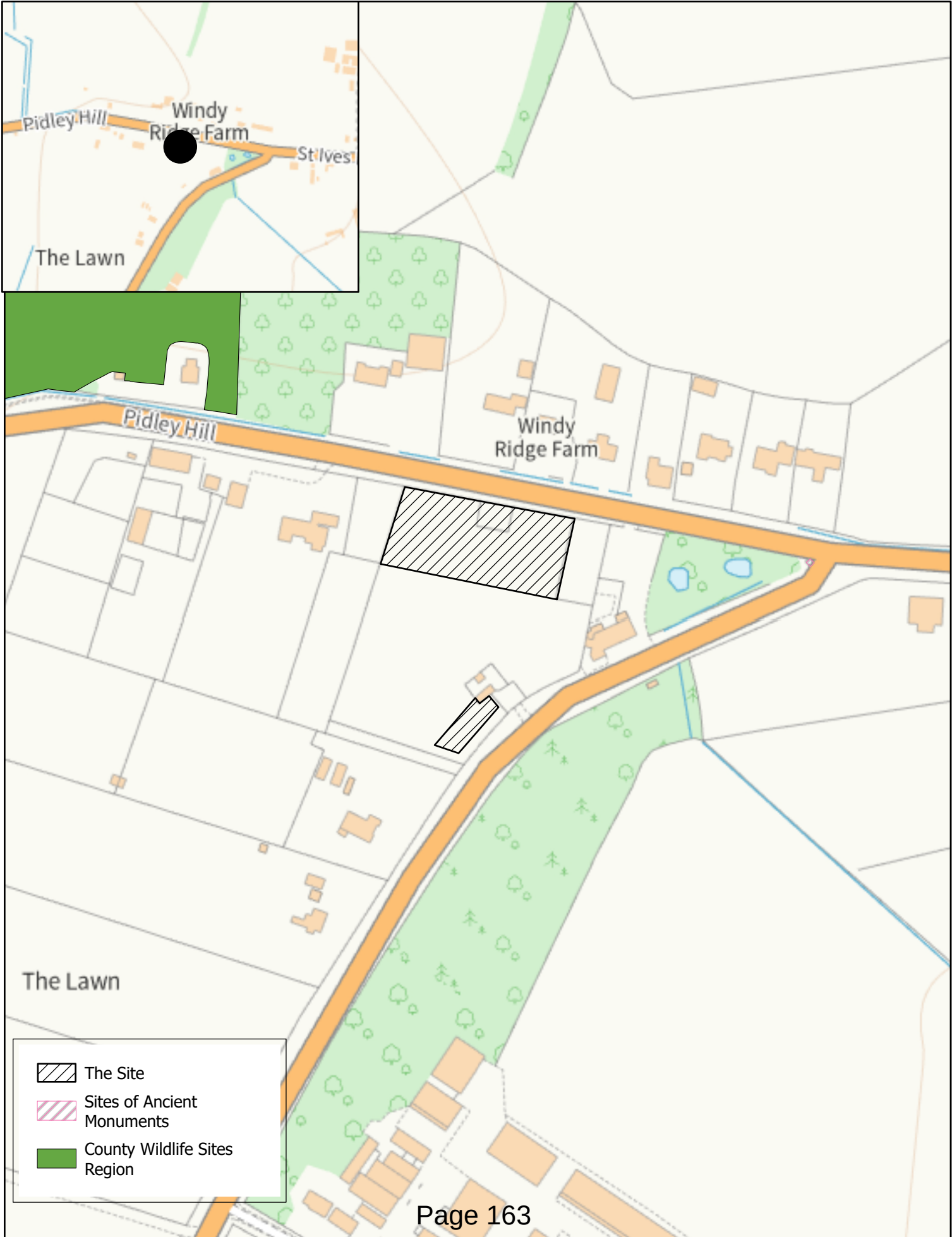
Customer Details

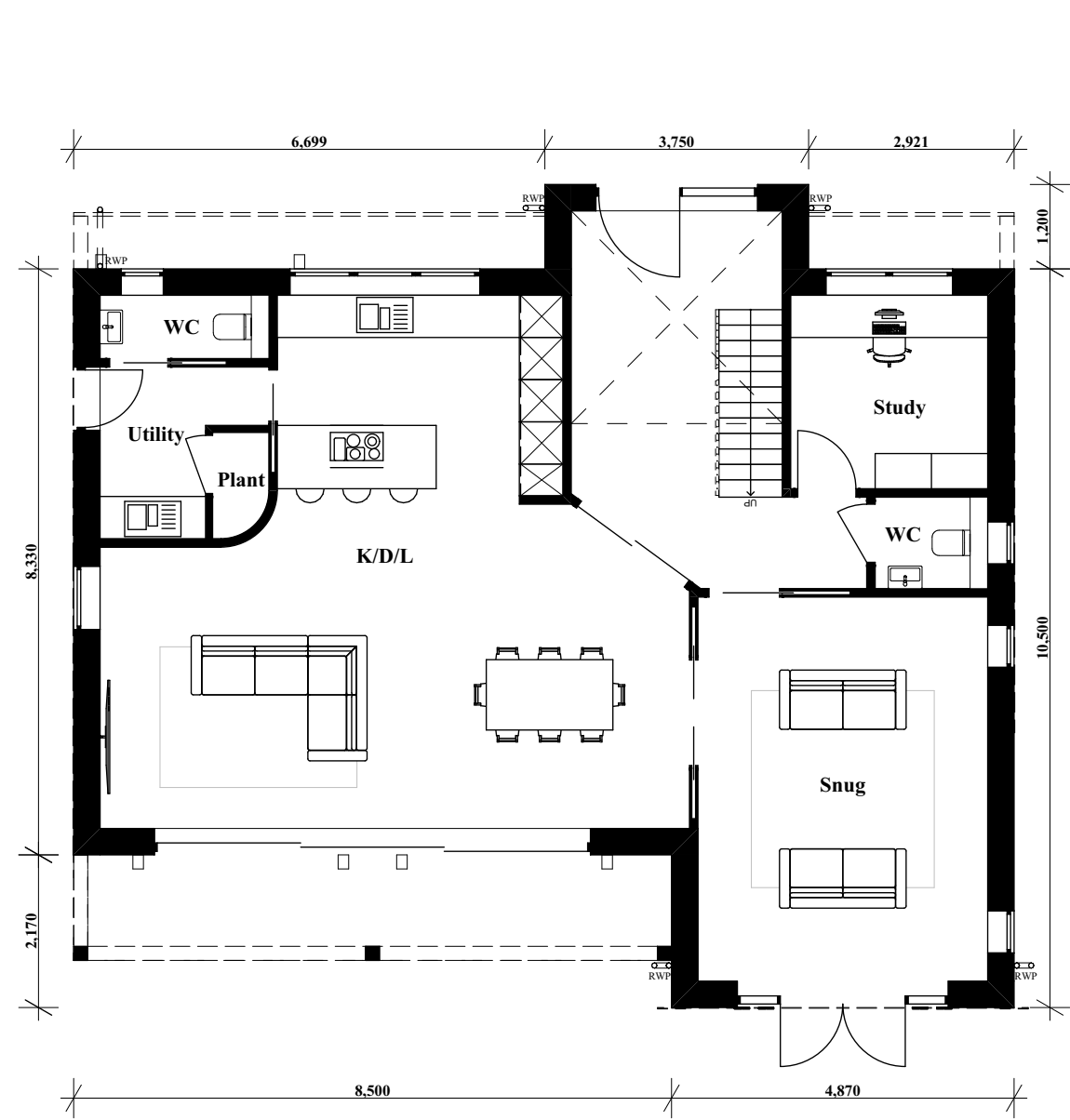
Name:	[REDACTED]
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Comments Details

Commenter Type:	Town or Parish Council
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Further to the meeting held on 18th May 2026, Somersham Parish Council agreed to object to this application due to overdevelopment of the site.

Kind regards





1:100 Proposed Ground Floor Plan



1:100 Proposed First Floor Plan



Slate / Slate composite / Slate effect roof

Timber / Timber composite cladding

Buff or Grey brick

1

2

3

4

5

6

7

Rainwater goods: Aluminium/UPVC/Composite

Windows: Aluminium/UPVC/Composite

Doors: Aluminium/UPVC/Composite

Pitched roof lights: Velux or similar

Balustrade: Glass

Projecting brick headers

Facia and soffits: Aluminium/UPVC/Composite



1:100 North Elevation



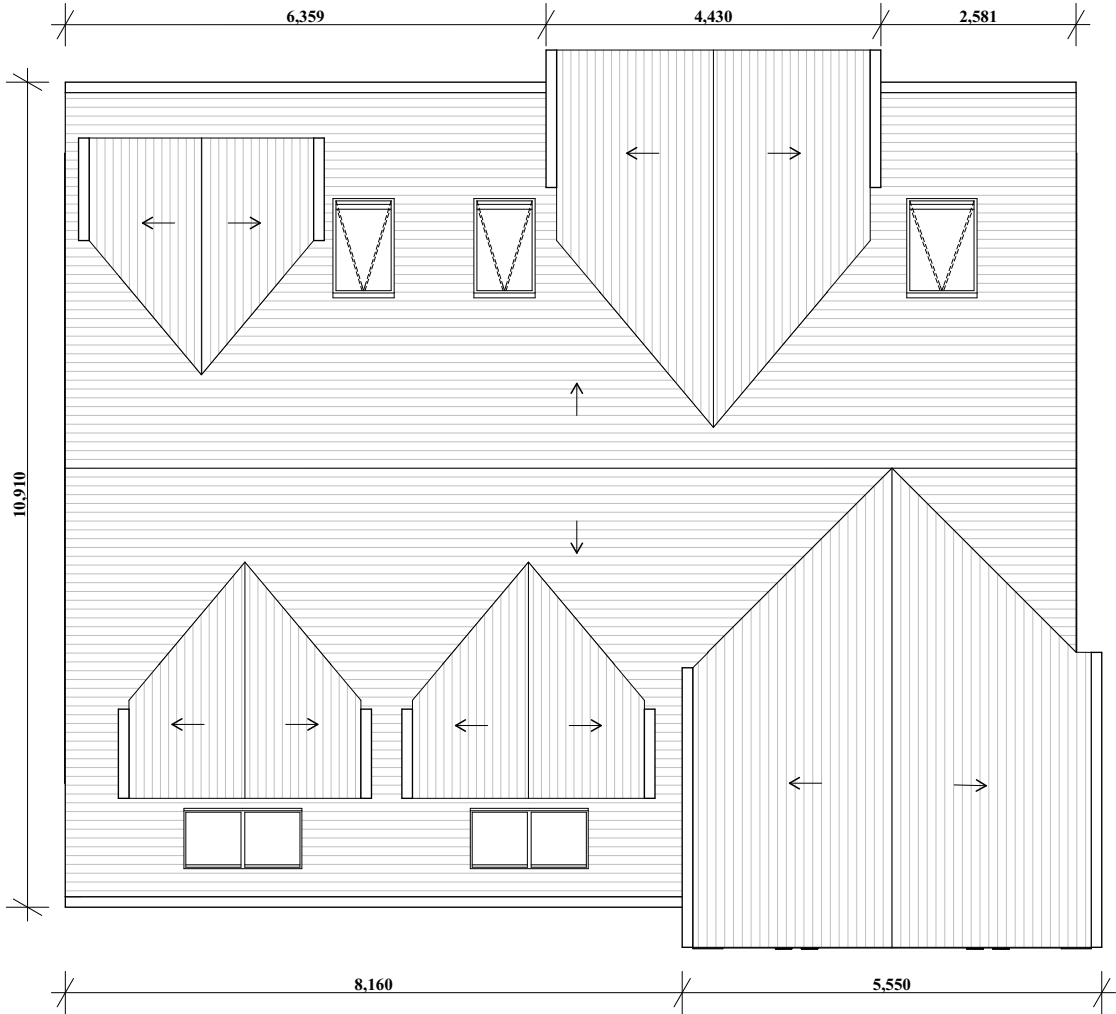
1:100 East Elevation



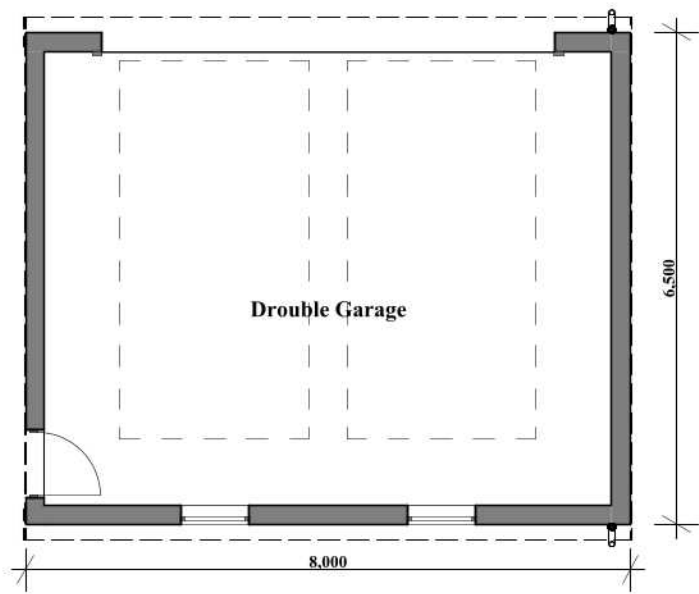
1:100 South Elevation



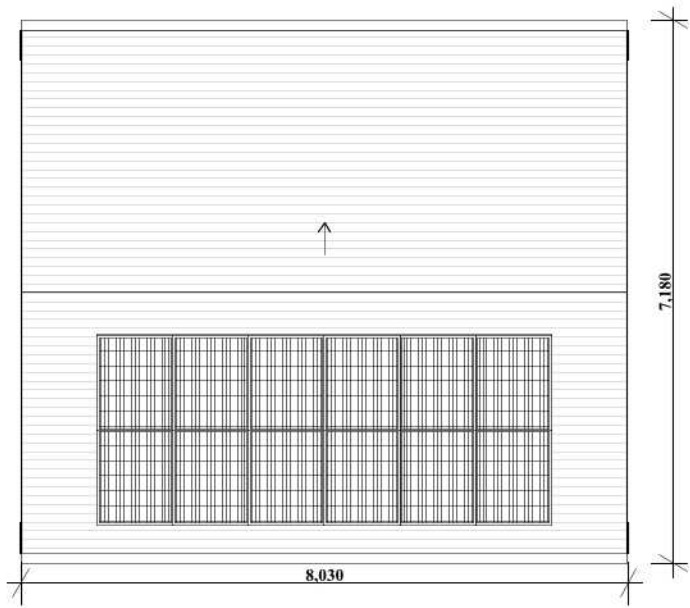
1:100 West Elevation



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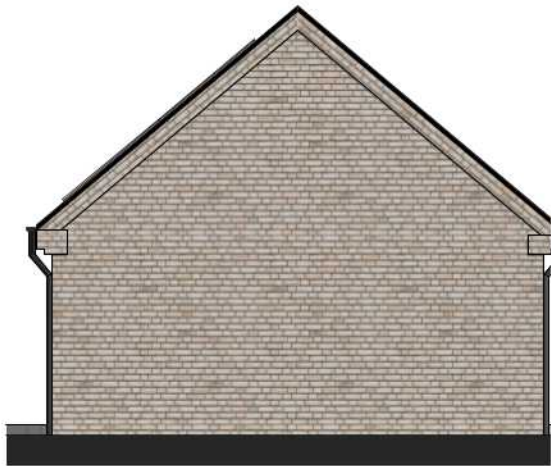
1:100 Garage Floor Plan



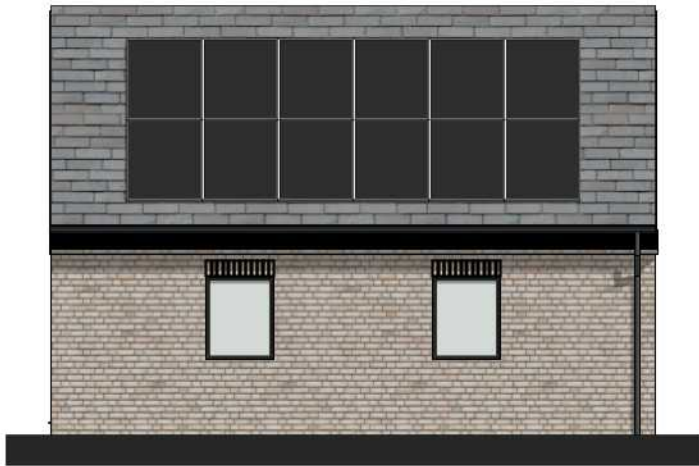
1:100 Garage Roof Plan



1:100 North Elevation



1:100 East Elevation



1:100 South Elevation



1:100 West Elevation



Development Management Committee – 20th July ‘26

Application Number: 26/00628/FUL

Proposal: Erection of two storey side extension, internal works to first floor and change of use from residential C3 to commercial Use Class E (c).

Location: 63 Cambridge Street Godmanchester

Applicant: Andrew Perryman

Agent: Lee Bevens

Case Officer: Olivia Manton

Parish: Godmanchester

Reason for Referral: This application is referred to the Development Management Committee (DMC) as the Officer recommendation for approval is contrary to the recommendation of Godmanchester Town Council.

Committee Date: 20th July 2026

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: THAT THE HEAD OF PLANNING, INFRASTRUCTURE & PUBLIC PROTECTION BE GIVEN DELEGATED POWERS TO GRANT PERMISSION FOR THE DEVELOPMENT SUBJECT TO CONDITIONS

Proposal

The application seeks full planning permission for the erection of a two storey side extension, internal works to first floor and change of use from residential C3 to commercial Use Class E (c). The property is a Listed Building and therefore an associated Listed Building Consent application is also being considered and should be read in conjunction with the FUL application.

Consultations

The following consultees have raised **objections** to the application:

- Godmanchester Town Council

The following consultees have raised **no objections** to the application:

- CCC Archaeology, HDC Conservation Officer, CCC Highways, HDC Environmental Health

One letter of objection has been received, and no letters of support have been received.

Conclusion

The application has been assessed against the relevant policies in the NPPF, the adopted Local Plan and other relevant guidance as listed in detail at Section 8 of the report.

The key issues arising from the application details are:

- Principle of Development
- Design, Visual Amenity, and Impact on Designated Heritage Assets
- Residential Amenity
- Highway Safety and Parking Provision
- Flood Risk
- Biodiversity
- Archaeology

The report looks into the key planning issues in detail, and Officers conclude that the proposal is acceptable subject to conditions.

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1 APPLICATION SITE AND LOCALITY

- 1.1 The application site is 63 Cambridge Street Godmanchester. The building was formally part of The Horse Shoe Inn which stretched along The Causeway and included a large courtyard, accommodation, stabling and a brewhouse. Property auctions were held at The Horse Shoe Inn until 1900. Sometime shortly after this the building was re-branded as the Horseshoe Temperance Hotel and by WW2 the Inn was converted into shops, partly demolished and the plot subdivided into separate ownerships.
- 1.2 The building was listed Grade II in 1969 and dated at that time to the Late 18th Century. The red brick façade with Venetian (or Palladian) ground floor windows is likely to be a mid 18th Century upgrade to earlier fabric and this re-fronting is evident at the side of the building. The use of 'fashionable' windows and a typical Georgian neo-classical doorcase was undoubtedly to give the building a presence in the street scene that was worthy of its prestige and status.

1.3 The interior of the building has generally suffered loss of historic details during its commercial life, particularly in the ground floor rooms. The property has a gable roof that is hipped around the bend on the corner of the street.

1.4 The existing side garage, granted permission in 1986, is to be demolished to make way for the new two storey side extension.

2 DESCRIPTION OF PROPOSED DEVELOPMENT

2.1 The development is for the erection of two storey side extension, internal works to first floor and change of use from residential C3 to commercial Use Class E (c).

2.2 As noted above, the proposals involve the demolition of the later garage extension to make way for the proposed two storey side extension.

2.3 The associated LBC application has considered the proposed internal changes to the Listed Building. The FUL application relates primarily to the proposed two storey side extension and the change of use from residential accommodation to Use Class E (c), which includes financial services, professional services (other than medical services) and any other services which it is appropriate to provide in a commercial, business or service locality. It is noted that the ground floor office space is currently occupied by a financial services company and that they wish to expand the business to the first floor.

2.4 It is noted that there has been an established commercial use at ground floor level with a change of use from shop to estate agents granted permission in the late 1980s.

2.5 Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

3 RELEVANT PLANNING HISTORY

3.1 The following planning history is considered relevant to the current proposal:

- 7700883LBC – Motorcycle Business – refused 03.10.1977
- 78/00120/FUL - Change of use from residential to offices – 20.03.1978
- 7801246LBC - Alterations to door of existing shop – permission granted 18.09.1978
- 83/00012/FUL - Change of use of part storage area to sales area – permission granted 02.02.1983
- 8600324FUL - Garage extension to dwelling – permission granted 09.06.1986
- 8600382LBC – Garage – consent granted 09.06.1986
- 89/00471/FUL - Change of use from shop to estate agents office – permission granted 06.06.1989
- 89/01970/FUL - Change of use from health food shop to financial services office – permission granted 1.12.1989

- 93/01437/ADV - Display illuminated hanging sign – consent granted 07.03.1994
- 93/01443/LBC - Illuminated hanging sign and applied lettering – consent granted 03.03.1994
- 23/01249/LBC - Garage re-purpose, new signage and fire prevention work – consent granted 24.10.2023
- 24/00078/HHFUL - New extension, replacement threshold and internal work to first floor – permission granted 19.07.2024
- 24/00079/LBC - New extension, replacement threshold and internal work to first floor – consent granted 19.07.2024
- 25/80296/COND - Discharge of Conditions 3 (windows) and 4 (materials) of 24/00079/LBC – approved 17.12.2025
- 25/80301/COND - Discharge of Conditions 3 (windows) and 4 (materials) of 24/00078/HHFUL – approved 17.12.2025
- 26/00629/LBC - Erection of two storey side extension, internal works to first floor and change of use from residential C3 to commercial Use Class E (c) – pending consideration

4 RELEVANT PLANNING POLICY AND GUIDANCE

Statutory Duty

- 4.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 4.2 Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities in considering whether to grant listed building consent for any works to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development that affects the setting of a listed building or its setting to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development to pay special attention to preserving or enhancing the character or appearance of a conservation area.

RESPONSE TO CONSULTATION

- 4.3 Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website.

Consultee Name	Position	Comment
Godmanchester Town Council	Objection	The Council recognises the potential benefit of increasing the provision of commercial space within the proposal. However, Members have raised concerns regarding the impact of the development on neighbouring amenity, particularly in relation to the loss of natural light and outlook to adjacent properties. As currently designed, the scale and positioning of the extension appear likely to result in a material reduction in light to neighbouring windows. The Council would encourage the applicant to explore alternative design solutions, such as utilising the existing garage footprint to provide a more modest stair access arrangement, which may enable use of the upper floor without adversely impacting neighbouring properties.
CCC Archaeology Officer	No objection	Our advice remains the same as previous applications 24/00078/HHFUL and 24/00079/LBC, namely that due to the archaeological potential of the site, a further programme of investigation and recording is required in order to provide more information regarding the presence or absence, and condition, of surviving archaeological remains within the development area, and to establish the need for archaeological mitigation of the development as necessary. We are in receipt of an approved Written Scheme of Information for the works proposed under 24/00078/HHFUL and 24/00079/LBC. The scope of works will remain the same as for this application, so we would recommend that the previous WSI can be uploaded in support of this

		application. We have been notified that fieldwork for the archaeological monitoring works are underway and would recommend usage of a condition to secure the remainder of the works.
HDC Conservation Officer	No objection	The applications satisfy the Planning (LBs and CAs) Act 1990 and accord with the NPPF and Local Plan Policy LP34. The applicant has submitted joinery and material details previously permitted through condition discharge; no further conditions are required.
HDC Environmental Health	No objection	No further comment to make.
CCC Highways	No objection	It is noted that there is no on-site parking associated with the proposal however there are public car parks in the vicinity. The proposal is unlikely to represent a significant intensification of use. No significant adverse effect upon the Public Highway should result from this proposal should it gain benefit of Planning Permission.

5 RESPONSE TO PUBLICITY

Below is a summary of the third party and neighbour responses received at the time of writing this report.

5.1 There is one objection to the proposal raising the following comments:

- Object to the two storey extension due to the noise resulting from the proposed works.
- Loss of Light to the kitchen.
- Lack of parking provision.
- Side door entrance will face the neighbouring front door, so will see people coming and going.

6 APPRAISAL

Principle of Development

- 6.1 Policy LP7 allows for development within built-up areas including Godmanchester. Its states in the explanatory text above that:
- 6.2 Definition of Spatial Planning Areas:
- 6.3 Huntingdon Spatial Planning Area: incorporates the whole parish of Huntingdon, and parts of the parishes of Brampton and Godmanchester including the settlements and the intervening land connecting them to Huntingdon. It also covers small parts of Alconbury, Kings Ripton, Wyton on the Hill and Houghton and Wyton parishes where they closely relate to the built-up area of Huntingdon. The Spatial Planning Area includes a substantial part of The Stukeleys parish covered by the strategic expansion location of Alconbury Weald but specifically excludes the villages of Great and Little Stukeley. Huntingdon is the primary settlement within this Spatial Planning Area.
- 6.4 LP 7 continues on to state that '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.'

Business Development

A proposal for business development (Class 'B') will be supported where it is appropriately located within a built-up area of an identified Spatial Planning Area settlement. An appropriate location will include an Established Employment Area defined in policy LP 18 'Established Employment Areas' in policy LP 21 'Town Centre Vitality and Viability' or the Alconbury Enterprise Zone.

Main Town Centre Uses

A proposal for a main town centre use, as defined in the 'Glossary', will be supported where it is appropriately located within a built-up area of an identified Spatial Planning Area settlement. An appropriate location will be determined through the application of the sequential approach as set out in the National Planning Policy Framework

- 6.5 It is noted that Use Class B, prior to September 2020 referred to office use other than for financial services, research & development of products or processes, Industrial Use and Storage and distribution.
- 6.6 Since September 2020 Use Class B has been replaced with Use Class E, which includes Use Class E c) i) Financial Services, ii) Professional Services (other than medical services), iii) any other services which it is appropriate to provide in a commercial, business or service locality. In addition, it is noted that the change of use from residential to commercial for the ground floor space at the property was granted permission in the late 1970s.

- 6.7 The building is in a central location within Godmanchester Town Centre. It is surrounded by commercial buildings, particularly to the south, along Causeway. Whilst it is not classified as a Main Town Centre Use, the provision of financial services at the application site is already established and as such an additional commercial unit of the same Use Class at this location is considered appropriate, particularly as it extends and enhances an existing commercial space within the built-up area of the town centre. It is considered that it does not add an unacceptable level of built form within the area and is within the settlement of Godmanchester. Therefore, the principal of development is considered acceptable subject to the considerations below.

Design, Visual Amenity, and Impact on Designated Heritage Assets

- 6.8 Policy LP12 of the Huntingdonshire Local Plan to 2036 state that developments should respond positively to their context, draw inspiration from the key characteristics of its surroundings and contribute positively to the area's character and identity.
- 6.9 Policy LP34 states that a proposal within, affecting the setting of, or affecting views into or out of, a conservation area should preserve, and wherever possible enhance, features that contribute positively to the area's character, appearance and setting as set out in character statements or other applicable documents.
- 6.10 It is noted that the same scheme was approved under the previous applications, 24/00078/HHFUL & 24/00079/LBC. The difference with this revised scheme is the internal layout and the use of the first floor for office space rather than for residential accommodation.
- 6.11 The revised layout shows three office spaces in replacement for the previously approved bedrooms at first floor level and a further office space at ground floor level in replacement for a bedroom.
- 6.12 The proposed development of a two storey side extension remains as previously approved with the same massing, design and fenestration details.
- 6.13 It is noted that the previous conditions relating to joinery details for the windows and materials have been discharged and the threshold detail to the ground floor entrance has been installed, but no other larger construction has taken place. Therefore, the previous permission remains extant and could be completed at any time.
- 6.14 Until relatively recently, the ground floor of No 63 Cambridge Street was leased by Gatehouse Estates, and the first floor was used as habitable accommodation. The building has commercial use on the ground floor as part of Bright Advice Mortgages and an empty first floor flat, as permitted since the late 1980s
- 6.15 The Conservation Officer has provided comments on the application and has no objections. Comments have been provided for each section of the proposals:

Demolish garage and construct new two storey extension to expand the existing residential accommodation on the first floor.

- 6.16 The garage was built in the late 1980s so has no historic or architectural value. The proposed extension is subservient to the main part of the building and should be readily determined to be a modern addition while still maintaining the quality of the building within the street scene. The design references elements of the main building and the materials will match. The proposal will not harm the special interest of the listed building and should maintain the character and appearance of the conservation area. The extension is acceptable and the proposed materials accord with those granted consent under application 24/00079/LBC.

Removal of 1930s fireplace in the first floor sitting room

- 6.17 It is proposed to remove a tiled 1930s or 1940s fireplace and surround from the first floor sitting room. The original fireplace has been blocked up and the fire surround removed. The modern fireplace is a considerable weight and is inadequately supported beneath leading to it pulling away from the chimney stack. Removal of the modern fireplace is necessary and will lead to no loss of special interest to the listed building. The proposed replacement fire surround is an acceptable copy of what would probably have been there originally.

Repair/replacement/alteration of windows

- 6.18 Investigation of the windows and doors by a professional joiner has uncovered areas of rot in the first floor sash window facing Cambridge Street (W10). It is proposed to replace the window on a like for like basis as the existing window is not capable of repair and refurbishment. It is agreed that this window is rotten beyond repair. Joinery details have been provided.
- 6.19 W9 has been modified in the 20th Century by the removal of the bottom sash and its replacement with a frame containing casement windows. It is proposed to remove the frame and reinstate a sash window built to the same details as the remaining historic upper sash. This is a benefit to the building and is acceptable.
- 6.20 W8 is a Victorian window badly modified in the 20th Century to accommodate an extension roof. It has modest significance and is in poor condition. It is proposed to alter the window aperture to better fit the roof slope and add a new window that follows the joinery details of the existing window. I have no objection to this as the Victorian window has modest interest and the proposed reworking of the window is a better solution to the issues caused by the extension roof.

Replacement of doors

- 6.21 Door D13 is a poor modern copy of a Georgian six panel door. It is proposed to replace it with a modern accurate copy of a raised and fielded six panel door that is more in keeping with the period of the listed building.

- 6.22 Door D14 is a modern plate glass shop door with plate glass side lights in a modified Georgian Venetian window aperture. It is proposed to replace these with a copy of a raised and fielded six panel door with new four paned side lights. This will be a vast improvement to the appearance of the building within the street scene and is acceptable.

Works to the main staircase

- 6.23 It is proposed to block off the top and bottom of the main staircase to the first floor with a fire door and balustrading in order to satisfy building regulations. The alterations are reversible and will have no lasting impact on the special interest of the listed building.
- 6.24 It is noted that the applicant has submitted joinery and material details previously permitted through condition discharge; no further conditions are required.

Impact on Character of Area

- 6.25 It is considered that the proposed change of use, extension and alterations will have no adverse impact upon the significance of the heritage assets. It will preserve the special interest of the listed building and maintain the character and appearance of the Godmanchester (Post Street) Conservation Area.
- 6.26 The application satisfies the Planning (LBs and CAs) Act 1990 and accord with the NPPF and Local Plan Policy LP34.
- 6.27 The proposal, therefore, accords with ss. 16 and 72 of the Planning (LBCA) Act 1990, the NPPF (2024), and Policies LP12 and LP34 of Huntingdonshire's Local Plan to 2036 (2019) in this regard.

Residential Amenity

- 6.28 It is noted that the proposed development related to this application has already been approved under previous application refs 24/00078/HHFUL & 24/00079/LBC and the applications remain extant.
- 6.29 Therefore, whilst the neighbour comments are noted, it is also noted that the impact of the proposed development upon the residential amenity of the neighbouring properties has already been carried out and the previous applications have been approved.
- 6.30 Nevertheless, in response to the neighbour comments it is acknowledged that the proposed two storey development will have an impact on the residential amenity of the neighbouring property to the east (no. 5 Tudor Court). The agent has provided plans to show the extent of the overshadowing impact in terms of both the 25 degree rule and 45 degree test which are used to check the impact of overshadowing of a proposed development.

- 6.31 The occupier has raised concerns with regard to the proximity of the proposed development to the neighbouring flat kitchen windows. The applicants did not undertake a full light assessment but have provided a 25 degree and 45 degree light assessment to consider the impact. It is accepted that some loss of light and outlook will occur as these angles are clipped. However, the vast majority of the development accord with the 25 and 45 degree tests and therefore on balance the impact of the area outside of the qualifying lines is to a small degree and as such it is considered would not cause substantial harm to neighbouring amenity to warrant refusal of the application.
- 6.32 In addition, it is noted that the majority of the impact will be to the first floor porch of the property to the east, which is classed as a non-habitable room. Under the BRE Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice 3rd Edition 2022, the loss of light to non-habitable rooms need not be analysed. In addition, the rooms beyond the porch will have their own windows providing daylight and therefore the light coming from this area is not the primary source of daylight. Therefore, whilst there will be a loss of daylight to the porch, it is considered that the proposed extension would not have a significant detrimental impact on the amenity of the neighbouring property such to warrant refusal of the application.
- 6.33 Noise due to construction works will be a temporary issue and will be resolved once the work is completed.
- 6.34 The change of use to commercial use will also result in the reduction in the intensification of the use of the building, with the evenings and weekend likely to be vacant.
- 6.35 It is noted that there is only one small window to the east facing side elevation at first floor level which serves a wc. This will be conditioned to be obscured glazing to protect the residential amenity of both the occupiers and the neighbouring property to the east.
- 6.36 Comments regarding the position of the side door and being aware of people coming in and out of the building are noted. However, the property is located within an urban edge street setting, with buildings positioned close together and therefore the views of people leaving and entering any building would not be uncommon and are not considered to significantly detrimentally impact the privacy of the neighbouring residents to the east such to warrant refusal of the application.
- 6.37 Comments from the Town Council are noted. As already discussed, the proposed development of the two storey extension has already received planning permission in 2024, with Godmanchester Town Council recommending approval.
- 6.38 The Town Council has provided further comments stating that they did not consider that the two storey extension was necessary and that sufficient space could be provided solely within the existing space and a ground floor construction in place of the garage, mitigating the impact on the neighbouring property to the east.

- 6.39 An alternative design is not of relevance to this current application. It is reiterated that the proposed development has an extant planning permission. It is considered that the proposed change of use will result in a less intensive use with occupiers unlikely to occupy the property throughout the day and night and at weekends, mitigating the impact on the neighbouring property to the east.
- 6.40 Given the scale and location of the extension and works, alongside the existing built form and having regard to the separation to and orientation with adjacent dwellings and land, it is considered that the extension and works would not have an unacceptable impact on residential amenity. The development therefore accords with Policy LP14 of Huntingdonshire's Local Plan to 2036 in this regard.

Highway Safety and Parking Provision

- 6.41 The development will result in the loss of a parking space within the existing garage. Given the location in the historic town centre and listed building it is expected that these historic properties/flats do not have land for car parking. There is plenty of car parking provision in the vicinity and given the very sustainable location with good public transport links and facilities nearby, it is felt that this lack of parking would not be unreasonable or cause harm to the highway network or standard of living.
- 6.42 In addition, CCC Highways has been consulted on the proposal and has raised no objections. They have noted that whilst there is no on-site parking associated with the building, there are public car parks in the vicinity. It is considered that the proposal is unlikely to represent a significant intensification of use and that there will be no significant adverse effect upon the Public Highway as a result of the proposal.
- 6.43 The development is therefore considered to be acceptable with regard to parking provision and highway safety and in accordance with Policy LP17 of Huntingdonshire's Local Plan to 2036.

Flood Risk

- 6.44 The application site is located within Flood Zone 2 as classified by the Huntingdonshire Strategic Flood Risk Assessment (2017) and the Environment Agency's Flood Map for Planning.
- 6.45 Footnote 63 of the NPPF (2024) states that all development proposals within Flood Zones 2 and 3 should be accompanied by a site-specific Flood Risk Assessment. Paragraph 176 of the NPPF states that applications for some minor development and changes of use should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments set out in footnote 63.
- 6.46 Within the Flood Risk section of the Governments Planning Practice Guidance (PPG) it is stated that if the sequential test is passed, an exceptions test is required for 'highly vulnerable' development in Flood Zone 2. The proposed commercial use is classed as less vulnerable by the PPG Flood risk vulnerability

classification table and therefore this development proposal does not require the exceptions test.

- 6.47 The application is accompanied by a Flood Risk Assessment which includes resilience measures and recommendations as follows:
- All new sockets and electrical points to be sited a minimum of 1100mm above finished floor level.
 - All new gypsum plasterboard to be installed horizontally.
 - Existing external walls are solid brickwork. It is not proposed to alter this to add any form of dpc or engineering brick as this would be contrary to conservation requirements.
 - Existing floor is concrete with a screed finish. It is not proposed to alter this.
 - All new partitions to be solid blockwork.
 - Proposed floor level to be no lower than the existing floor level.
- 6.11 Officers have reviewed the submitted Flood Risk Assessment and consider that subject to accordance with the proposed resilience measures and recommendations, the development would not have an adverse impact on flood risk in the locality and is acceptable. As such, the development is considered compliant with LP5 of Huntingdonshire's Local Plan to 2036 and the NPPF in this regard.

Biodiversity

- 6.12 Policy LP30 of the Local Plan to 2036 states that a proposal will be required to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated. A proposal will ensure no net loss in biodiversity and provide a net gain where possible, through the planned retention, enhancement and creation of habitats and wildlife features, appropriate to the scale, type and location of development.
- 6.13 Due to the nature of the proposal, it is noted that the proposal is below the development threshold applying to the requirement to provide a Biodiversity Net Gain as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended) and further that a priority habitat would not be impacted by the application.
- 6.14 The application will involve the development of a two storey side extension on existing hardstanding and the conversion of a residential flat to a commercial unit. It is noted that there is no significant area of private amenity space associated with the building and therefore there will be no impact upon a priority habitat.
- 6.15 Therefore, given the scale and siting of the proposal, it is considered that, the proposal would not have a harmful impact on biodiversity and geodiversity. The proposal, therefore, accords with LP30 of Huntingdonshire's Local Plan to 2036 (2019) in this regard.

Archaeology

- 6.16 The development lies in an area of high archaeological potential lying within the bounds of the Roman town of Godmanchester, Durovigutum. Initially a late 1st century fort, the town developed in the 2nd to 4th centuries to feature civic buildings, a mansion, bathhouse, religious buildings and defended by a town wall with defensive ditches (Cambridgeshire Historic Environment Record reference. 00857). The site lies on the north-western edge of the Roman town, showing the potential for remains associated with the towns defences within the development area itself. To the south-east of the site, archaeological investigations have revealed the remains of a large mansio and bath-house structure (CHER refs. MCB31835, 01536 and CB15621). Investigations c.60m to the east have revealed a Roman timber framed smithy building, defensive ramparts, towers and part of the Roman road of Ermine Street (CHER ref. 02651).
- 6.17 Due to the archaeological potential of the site, a further programme of investigation and recording is required in order to provide more information regarding the presence or absence, and condition, of surviving archaeological remains within the development area, and to establish the need for archaeological mitigation of the development as necessary. Therefore, the archaeologist has recommended a condition, but subject to this, the proposal will be in accordance with LP34 of Huntingdonshire's Local Plan to 2036.

Additional Duties

Public Sector Equalities Duties

- 6.18 The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers.
- 6.19 The Committee must be mindful of this duty inter alia when determining all planning applications. In particular, the Committee must pay due regard to the need to:
- (1) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
 - (2) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
 - (3) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 6.20 Due consideration has been made to The Equality Act 2010 during the assessment of the planning application; no conflicts are raised.

Human Rights

- 6.21 Due consideration has been made to The Equality Act 2010 during the assessment of the planning application; no conflicts are raised. There may be implications under Article 1 (protection of property) and Article 8 (right to respect for private and family life) of the First Protocol regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions; however, these issues have been taken into account in the determination of this application.

7 FINANCIAL CONSIDERATIONS

- 7.12 None

8 PLANNING BALANCE AND CONCLUSION

- 8.1 Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.
- 8.2 It is noted that the previous applications have already been partially implemented and as the proposed two storey side extension remains the same for this application, the permissions are extant and can be implemented at any time.
- 8.3 The point, therefore, for consideration is the change of use from residential to commercial. As set out within this report, the proposal does not give rise to any conflict with the provisions of the Local Plan. The impacts that have been identified are not considered to be significantly detrimental to warrant refusal and can be appropriately mitigated through the use of planning conditions.
- 8.4 Therefore the principle of development for the change of use from a planning development perspective is supported and the recommendation is for approval subject to conditions.

9 RECOMMENDATION/CONDITIONS AND REASONS

- 9.1 Grant permission subject to conditions as set out below with delegated authority to the Head of Planning, Infrastructure & Public Protection to approve any amendments to conditions as deemed necessary.

Conditions (full wording)

Time Limit

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Approved Plans

2. The development shall not be carried out otherwise than in complete accordance with the approved plans and details unless a non-material or minor material amendment is approved by the Local Planning Authority under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The approved plans and details are:

- Location and Block Plan Ref: CH26/LBA/711/FP-1-100
- Proposed Floor Plans Ref: CH26/LBA/711/FP-1-101
- Proposed Elevations Ref: CH26/LBA/711/FP-1-102
- Proposed Elevations Ref: CH26/LBA/711/FP-1-103
- Proposed Window and Door Details Ref: CH26/LBA/711/FP-1-104
- Proposed Window and Door Details Sheet 2 (W8, W9 & W10)
Ref: CH26/LBA/711/FP-1-105
- Proposed Window and Door Details Sheet 3 (D14)
Ref: CH26/LBA/711/FP-1-106

Reason: To clarify the permission and for the avoidance of doubt.

Materials

3. The materials to be used in the proposed works, hereby permitted, shall be as previously agreed under condition discharge applications 25/80296/COND & 25/80301/COND approved on the 17th December 2025 with the following details. These shall be retained thereafter unless otherwise agreed in writing by the local planning authority.

Brick sample - Imperial Blend & Tumbled Regency Multi Handmade
FloPlast Half Round Gutter – 112mm x 4mtr Cast Iron Effect
Roof Slates - Cupa 12 Spanish Slate
Plain Roof Tiles - Sahtas Brookhurst Restoration Clay Roof Tiles

Reason: To ensure detailing and materials appropriate to this listed building in accordance with Policy LP34 of the Huntingdonshire Local Plan to 2036.

Obscured Glazing

4. The development, hereby permitted, shall not be occupied until the proposed first floor window in the east facing side elevation of the development has, apart from any top hung vent, been fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3 or equivalent in obscurity and shall be fixed shut or have restrictors to ensure that the windows cannot be opened more than 45 degrees beyond the plane of the adjacent wall. The glazing shall thereafter be retained in accordance with the approved details

Reason: To prevent overlooking of the adjoining properties in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

Archaeology

5. No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:
 - a. The statement of significance and research objectives;
 - b. The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
 - c. The timetable for the field investigation as part of the development programme;
 - d. The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (DLUHC 2023).

Informatives:

Partial discharge of the condition can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development. Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.

26/00628/FUL and 26/00629/LBC – 63 Cambridge Street Godmanchester

Godmanchester Town Council comments received 28th April 2026 and 4th June 2026

Planning Application	26/00628/FUL & 26/00629/LBC
Location	63 Cambridge Street Godmanchester Huntingdon
Work requested	Erection of two storey side extension, internal works to first floor and change of use from residential C3 to commercial Use Class E (c).
Response Date	28.04.2026

Recommendation: **Refusal. The Council recognises the potential benefit of increasing the provision of commercial space within the proposal. However, Members have raised concerns regarding the impact of the development on neighbouring amenity, particularly in relation to the loss of natural light and outlook to adjacent properties.**

As currently designed, the scale and positioning of the extension appear likely to result in a material reduction in light to neighbouring windows. The Council would encourage the applicant to explore alternative design solutions, such as utilising the existing garage footprint to provide a more modest stair access arrangement, which may enable use of the upper floor without adversely impacting neighbouring properties.

This recommendation is based on the information available to the Planning Portfolio at the time of the meeting.

Hi [REDACTED]

My apologies for the delay in responding. I circulated your email, together with the Town Council's original comments, to the Planning Portfolio for further consideration. One of the members of the Portfolio has reviewed the application and provided the following observations.

Having reviewed the previous application on the planning portal, it appears that the elevations submitted as part of the current application are the same as those submitted in 2024.

From the Portfolio's discussions when reviewing the recent application, the principal concerns related to the proposed extension above the existing garage and the impact this may have on the neighbouring property, rather than the proposed commercial use of the building itself.

When comparing the plans submitted in 2024 with those submitted in 2026, it is noted that the ground floor garage space was previously proposed to be converted into a bedroom, with a substantial hallway and staircase occupying a significant proportion of the floor area. The first floor was proposed to provide a study, bathroom and staircase access.

Under the current application, the proposed ground floor bedroom has been replaced with an office, while the hallway and staircase arrangement remain largely unchanged. The first-floor accommodation is now proposed to comprise an office, WC and staircase.

During its review of the current application, the Planning Portfolio questioned whether the same level of office accommodation could be achieved by reconfiguring the ground floor space to provide two offices, together with a smaller hallway arrangement and without the need for the first-floor extension. While it is acknowledged that a WC is proposed at first-floor level, the plans indicate the presence of another WC across the landing, meaning that first-floor WC provision would still be available. Furthermore, existing internal stairs within the main building would continue to provide access to the first floor.

The Portfolio therefore concluded that the proposed first-floor extension would deliver only limited additional office space when balanced against its proximity to, and potential impact on, the neighbouring property.

Having reconsidered the matter, the Town Council's original recommendation remains unchanged, and it therefore continues to object to the application.

Kind regards,

[REDACTED] | Deputy CEO

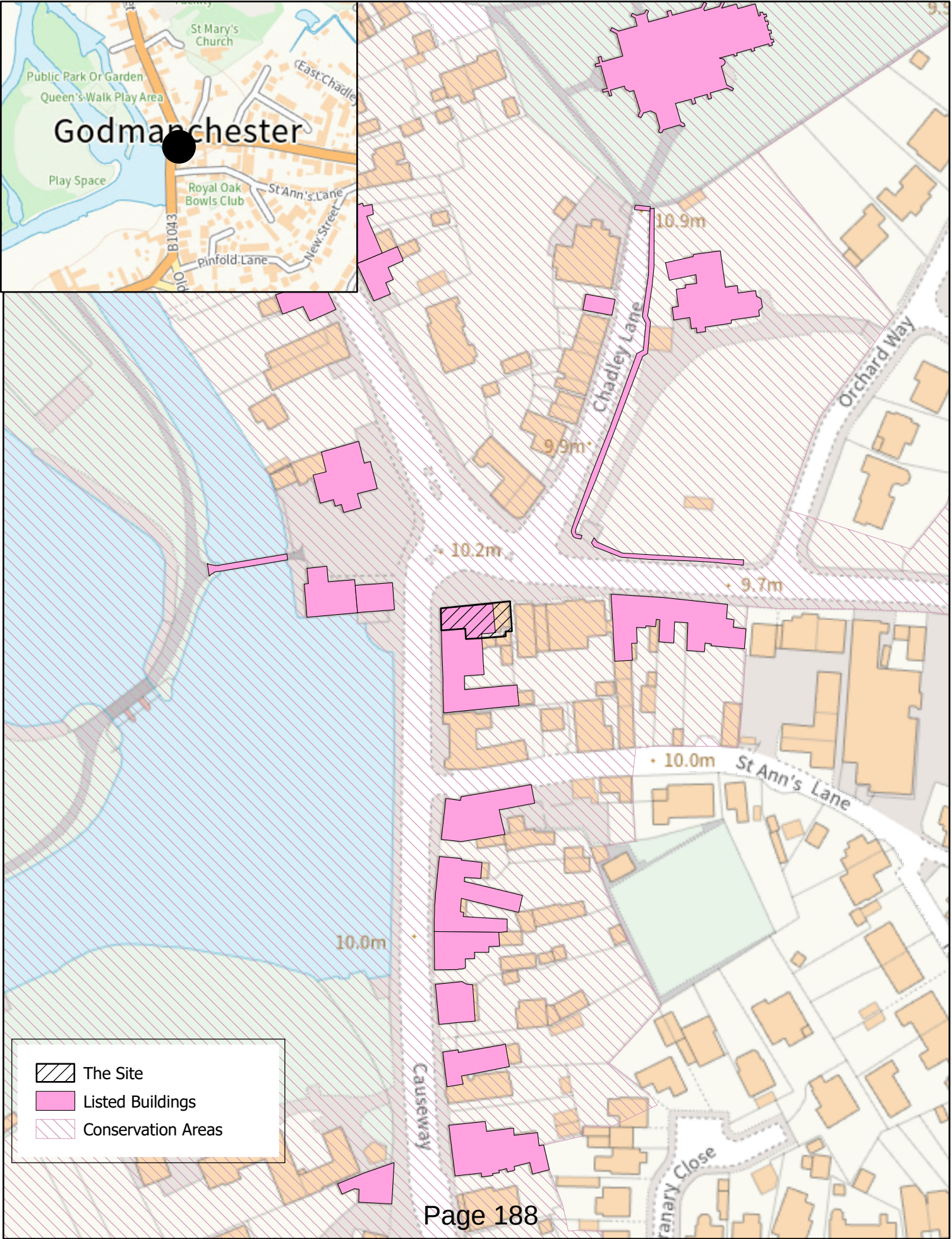
Godmanchester Town Council | Town Hall | 1 Post Street | Godmanchester | PE29 2NB
deputyceo@godmanchester-tc.gov.uk

(Please note my days of work are Tuesday to Friday 8.30am – 3.00pm)



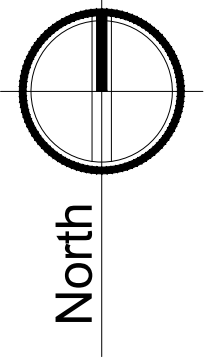
Godmanchester Town Council

Town Hall, Post Street, Godmanchester, Cambridgeshire. PE29 2NB



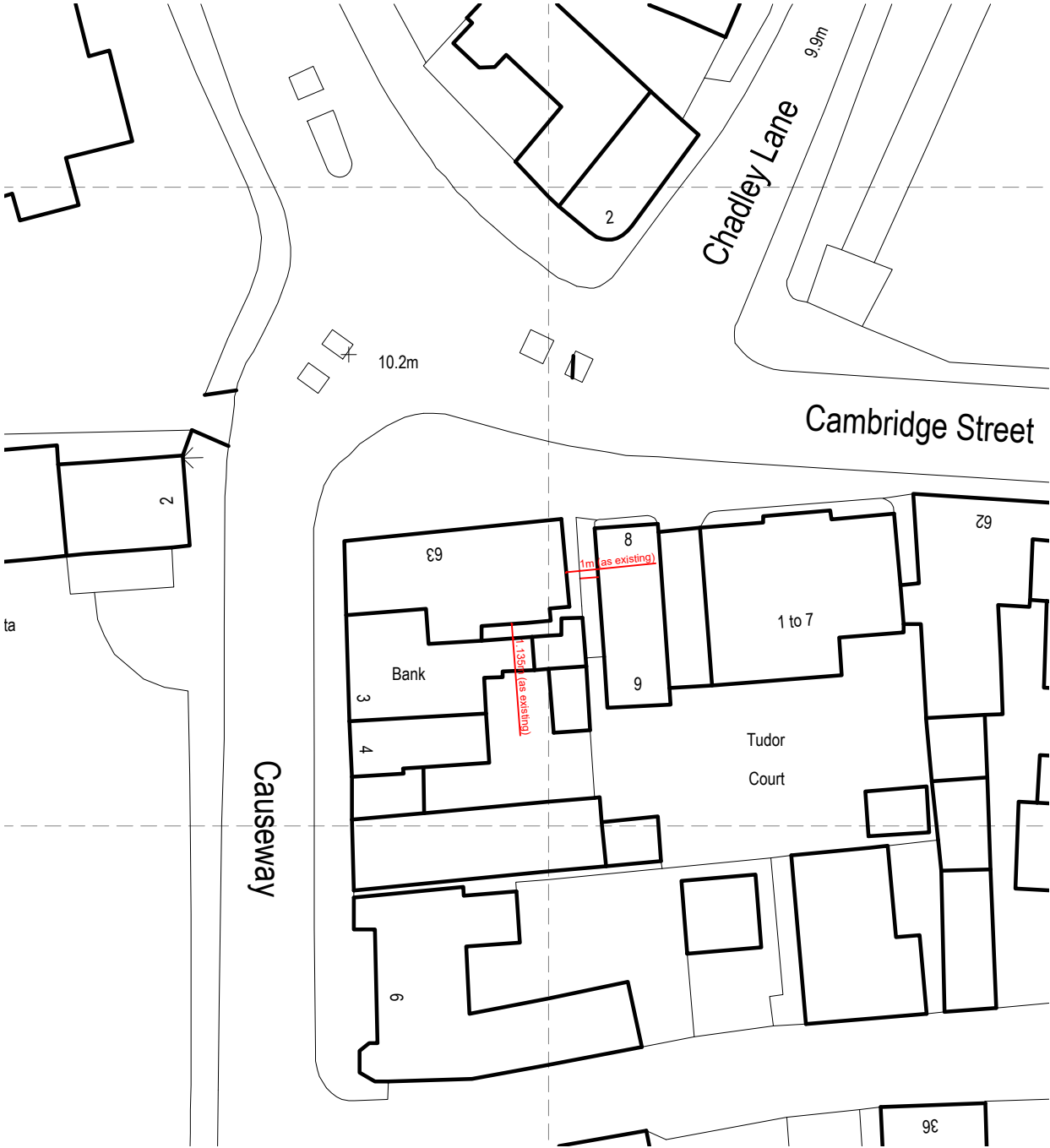
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Scale: 1:500



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Location Plan 1:1250



Block Plan 1:500

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ALL WORKS TO COMPLY WITH CURRENT CDM REGULATIONS AS APPROPRIATE. IT IS THE CLIENT'S RESPONSIBILITY TO FULLY COMPLY WITH THE CDM 2015 REGULATIONS AND THE BUILDING SAFETY ACT 2022, INCLUDING APPOINTING A PRINCIPAL DESIGNER AND PRINCIPAL CONTRACTOR FOR PROJECTS WITH MORE THAN ONE CONTRACTOR ON SITE.

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NO COVENANTS/WAYLEAVES OR BYELAWS HAVE BEEN CONSIDERED IN THE PREPARATION OF THESE PLANS AND IT IS THE CLIENT/DEVELOPER'S RESPONSIBILITY TO ADVISE IF ANY SUCH COVENANTS WAYLEAVES OR BYELAW EXIST THAT MAY AFFECT THE PROPOSAL.

- CDM 2015 Notes**
- ALL BUILDING WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT HSE REQUIREMENTS.
 - EXISTING ELECTRICAL AND PLUMBING SERVICES TO BE CLEARLY IDENTIFIED AND ADEQUATE MEASURES TAKEN TO ENSURE THEY ARE SAFE BEFORE WORK COMMENCES ON SITE.
 - ENSURE SAFE ACCESS INTO AND OUT OF THE BUILDING AT ALL TIMES DURING COMMENCEMENT OF WORKS ON SITE.
 - DEMOLITION/REMOVAL WORK ON SITE TO BE CARRIED OUT BY COMPETENT PERSONS AND DONE IN A SAFE AND COHERENT MANNER.
 - ALL FLOOR, WALL AND ROOF ELEMENTS ARE TO BE SUITABLY PROPPED/BRACED DURING THE WORKS. TEMPORARY WORKS ARE TO BE DESIGNED BY A SUITABLY COMPETENT PERSON.
 - PROVIDE SUITABLE SCAFFOLDING DECKS AND WORKING PLATFORMS. ENSURE MATERIALS STORED ABOVE GROUND LEVEL ARE PROVIDED WITH SUITABLE SUPPORT. ENSURE ANY NEW OR EXISTING FLOOR DECKS ARE NOT OVERLOADED.
 - ENSURE SAFE LIFTING PROCEDURES ARE IN PLACE FOR DELIVERY AND MOVING OF MATERIALS AND DURING INSTALLATION OF STRUCTURAL MEMBERS. ALL CRANE AND MACHINE OPERATIVES TO BE SUITABLE COMPETENT.
 - ENSURE ADEQUATE FIRE ESCAPE IS MAINTAINED FROM BUILDING AT ALL TIMES DURING WORKS ON SITE.
 - GIVE CAREFUL CONSIDERATION TO ANY NEW MECHANICAL OR ELECTRICAL EQUIPMENT, LIGHT FITTINGS, SECURITY DEVICES TO ENSURE ADEQUATE ACCESS IS MAINTAINED WITHIN BUILDING AND CIRCULATION ROUTES ARE MAINTAINED.
 - HALF BOARD SIZES FOR PLASTERBOARD SHEETS ARE ENCOURAGED TO MAKE HANDLING EASIER ON SITE.
 - OFF-SITE FABRICATION AND PREFABRICATED ELEMENTS ARE ENCOURAGED TO MINIMISE ON SITE HAZARDS.

General Notes

Quality Standards

The overall quality standard for the project shall be that which is expected from a quality residential development. The project is to comply with all current British or European Standard Statutory Regulations, and good practice. However there are to be considered as the minimum requirements as set out in all relevant legislation and any statutory instrument, Building Regulation, by law, or European Standard and Code of Practice.

The buildings will be designed with materials, components and techniques that are readily available, reliable and maintainable and that the building should be maintained in accordance with good practice and the guidelines and recommendations contained in the maintenance manuals.

- L Bevens Associates Architects Ltd drawings are to be read in conjunction with other relevant engineers and specialists drawings for the project.
- Dimensions are not to be scaled from drawings, either manually or electronically.
- All dimensions and setting out information is to be checked on site prior to work commencing. Any dimensional discrepancies are to be reported to L Bevens Associates Architects Ltd before the affected work proceeds.
- Any discrepancies found on the drawings or between the drawings and any other relevant information must be brought to the attention of L Bevens Associates Architects as soon as they are discovered.
- Construction Design & Management (CDM) Regulations 2015; This project is subject to these regulations. The drawings and notes provided by L Bevens Associates Architects Ltd are to be included in the Health and Safety Construction Phase Plan and forwarded to the Principal Contractor.
- All materials used in this project must be in accordance with British and European Standards and Codes of Practice and/or any other regulations current at the date of initial issue of the drawing.
- No substances that may cause harm or damage shall be used in the project in particular substances not in accordance with current British and European Standard Specifications and Codes of Practice.



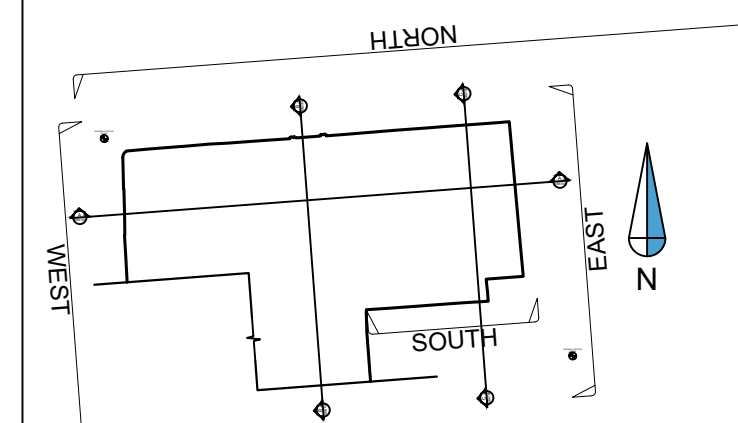
L Bevens Associates Architects Ltd
The Doghouse
10 Cricketers Way
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Tel: 01354 693969
Mob: 07739 562818
Email: enquiries@lbevsn-associatesltd.co.uk
Web: www.lbevsn-associatesltd.co.uk

DRAWING STATUS	PRELIMINARY PLANNING	☐	CONSTRUCTION	☐
CLIENT	Mr. A Perryman	☒	FILE COPY	☐

PROJECT
63 Cambridge Street, Godmanchester,
Cambridgeshire.

DRAWING TITLE
Location Plan
Block Plan

SCALE	DATE	DRAWN	CHECKED
1:1250 & 1:500 @ A3	March 2026	LB	
DRAWING NUMBER	REVISION		
CH26/LBA/711/FP-1-100			



Rev	Comments	By	Chkd	Date
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Bath: 01225 314370 - London: 02039 066892

Project Name
63 Cambridge Street, Godmanchester, Huntingdon PE29 2AY

CAD Drawing Name
SB8769 - MBS - REV A

Drawing Title
GROUND FLOOR PLAN

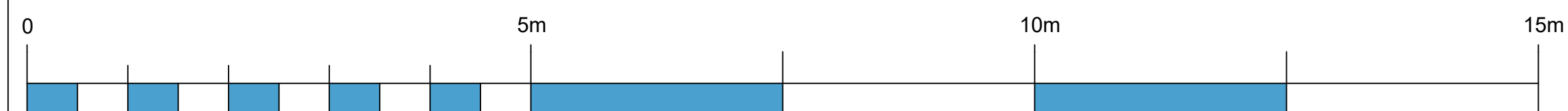
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Artifex Conservation Architects	10/05/2023
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Drawn By SB - PD	Checked By SB - CW	SB Code SB8769	Revision A
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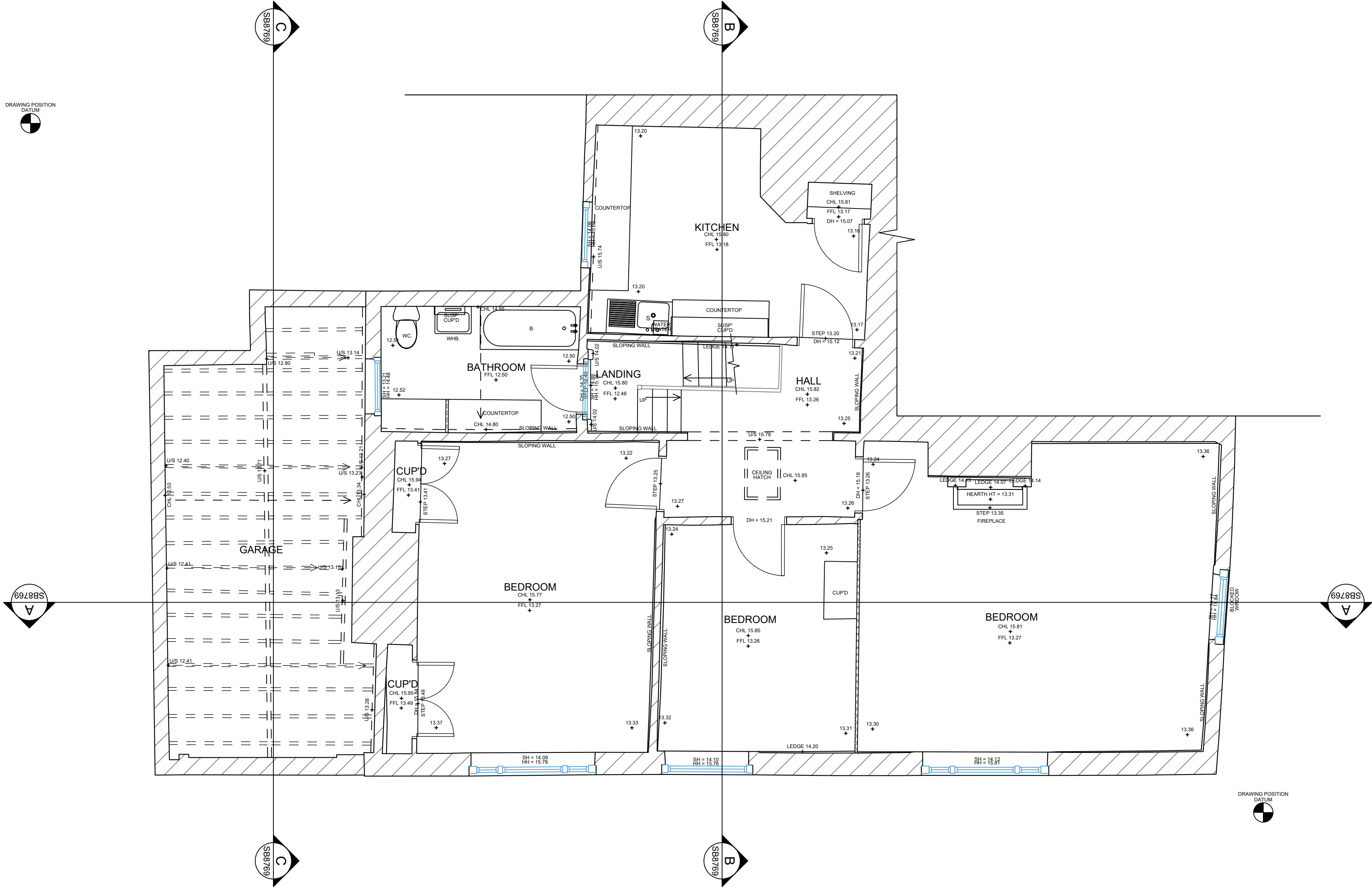
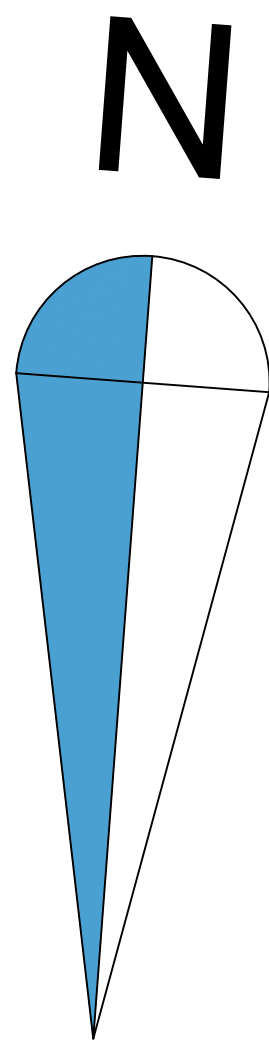
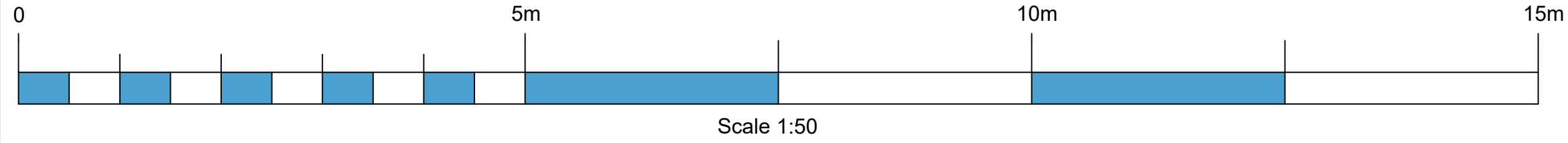
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Tree species and sizes on this drawing are not guaranteed, and if critical should be verified by an arboriculturist. Tree sprays represent absolute best case, and foliage are representative of the trees of the season.



Scale 1:50

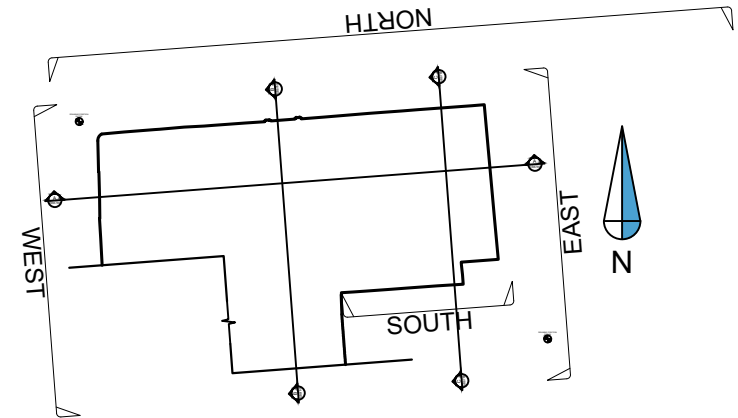
GROUND FLOOR PLAN



FIRST FLOOR PLAN



Notes:



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CAD Drawing Name
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Drawing Title
FIRST FLOOR PLAN

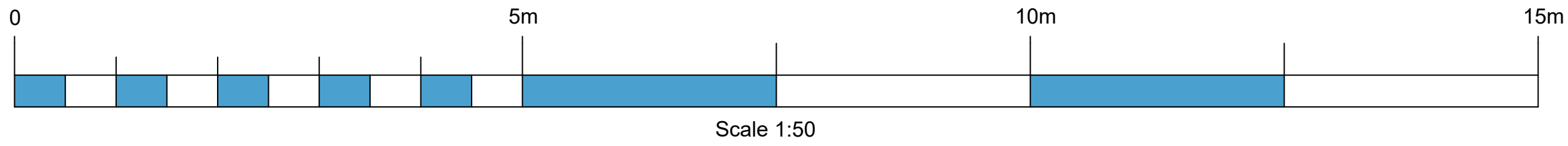
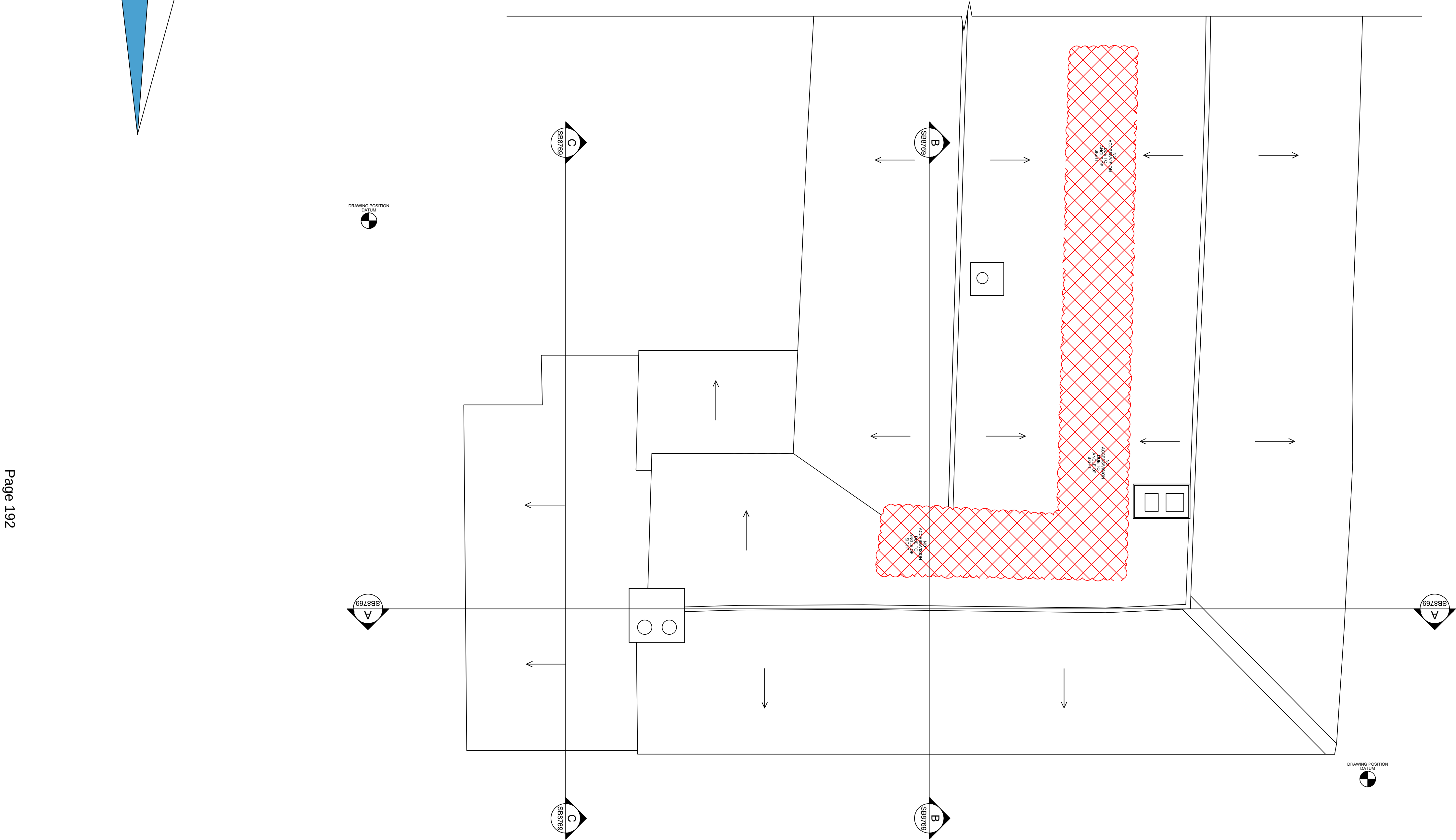
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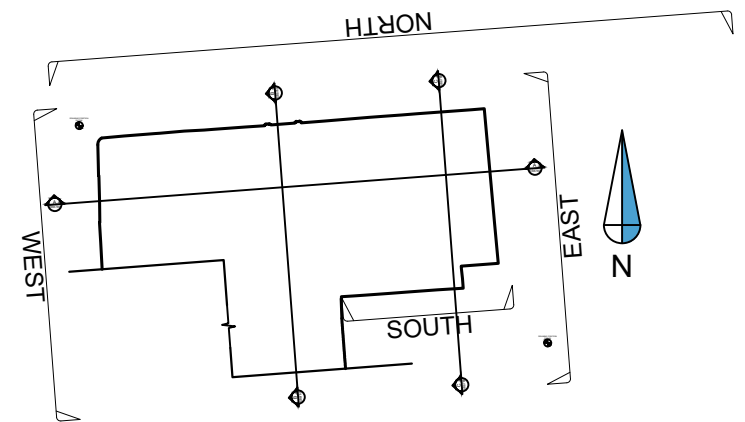
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Rev	Comments	By	Chkd	Date
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Project Name
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CAD Drawing Name
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Drawing Title
ROOF PLAN

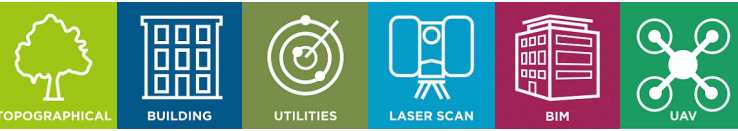
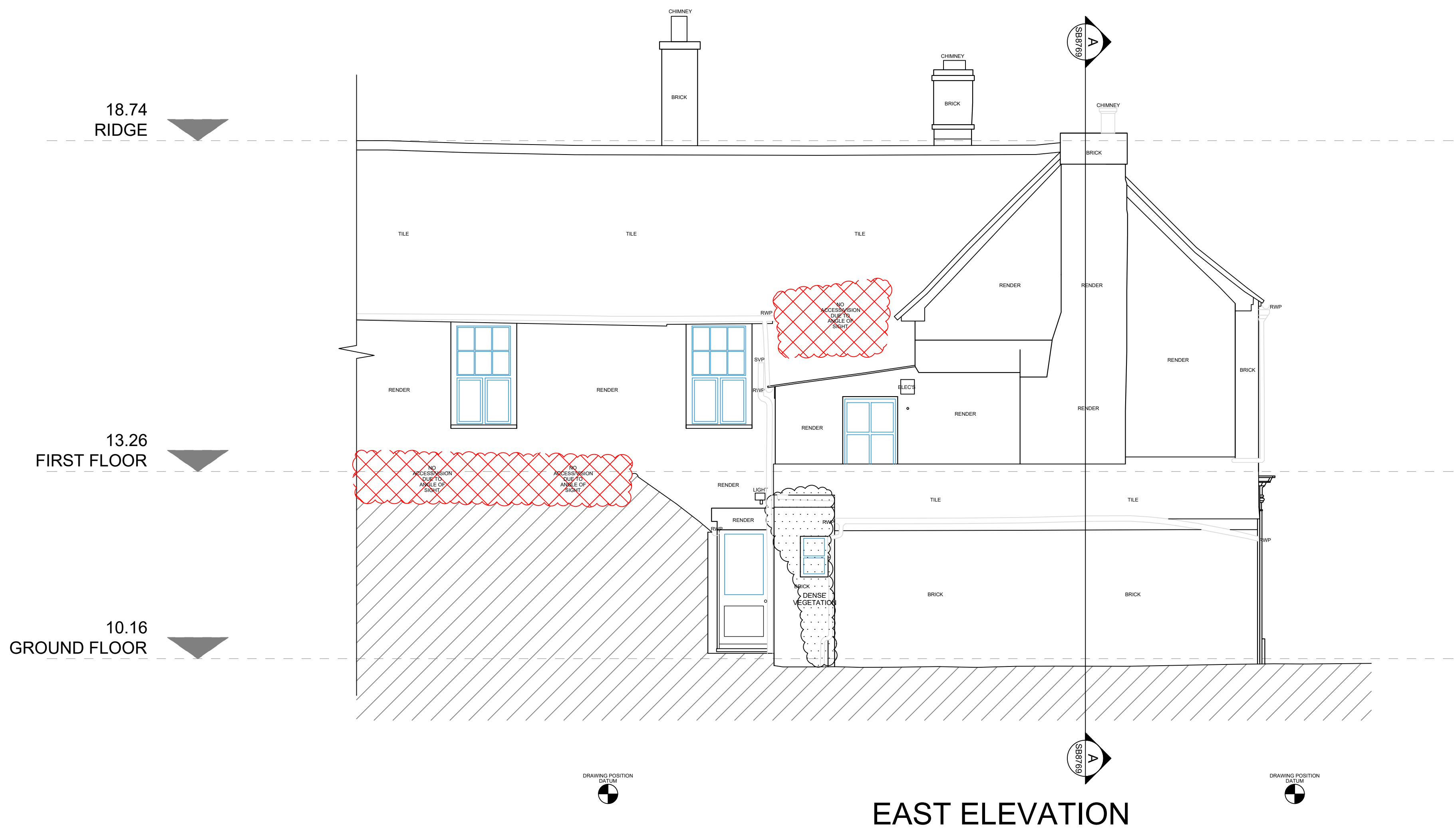
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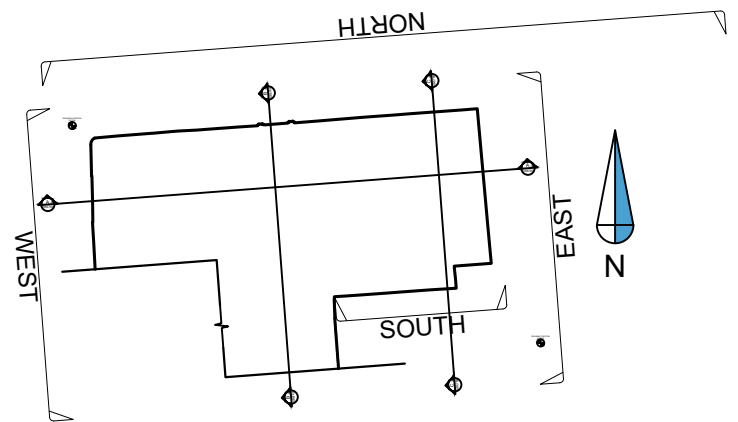
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Notes:



Rev	Comments	By	Chkd	Date
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Project Name
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CAD Drawing Name
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Drawing Title
EAST ELEVATION

Client Artifex Conservation Architects	Date 10/05/2023 Scale A1 @ 1:50
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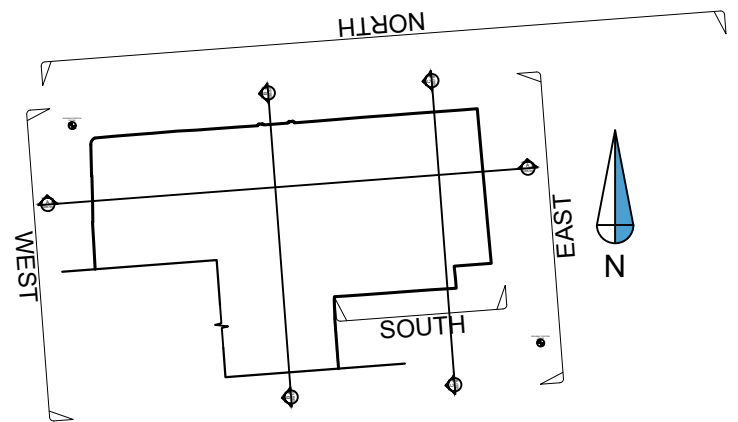
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Notes:



Rev	Comments	By	Chkd	Date
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Project Name
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CAD Drawing Name
SB8769 - MBS - REV A

Drawing Title
NORTH ELEVATION

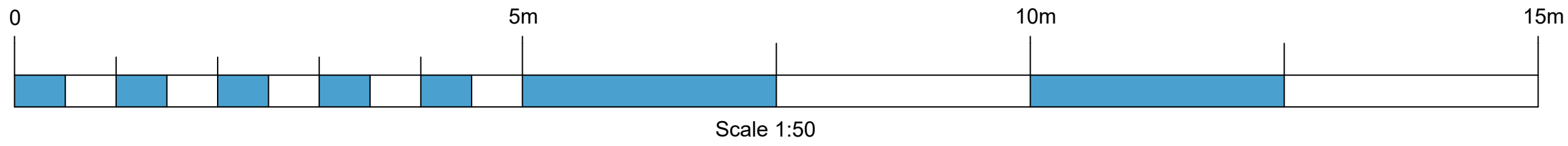
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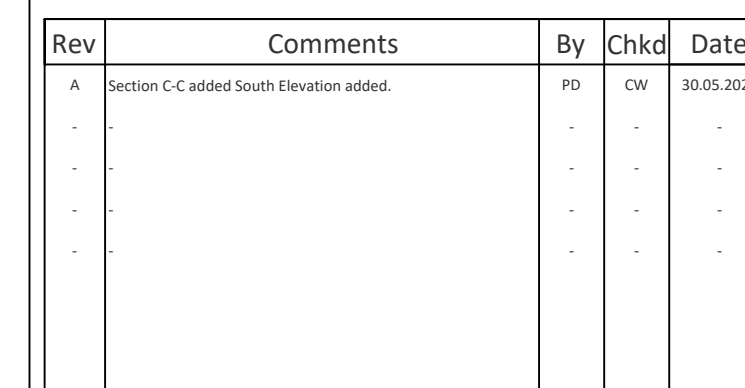
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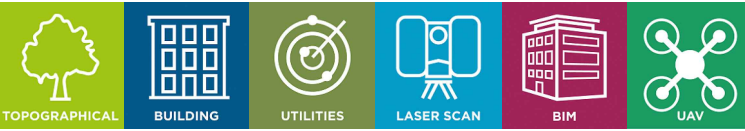




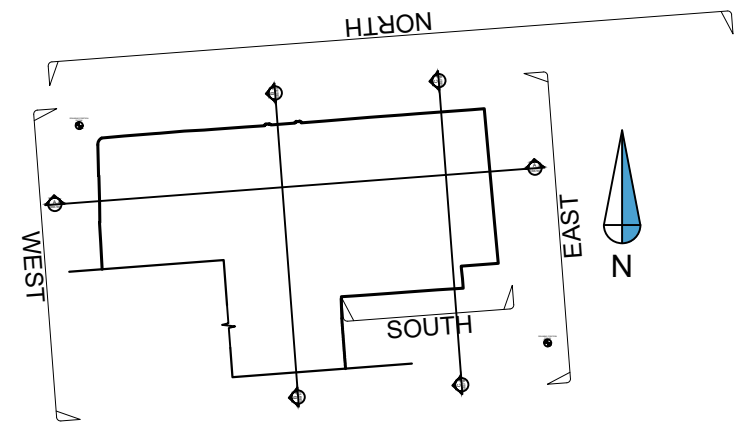
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Project Name
63 Cambridge Street, Godmanchester,
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CAD Drawing Name
SB8769 - MBS - REV A

Drawing Title
WEST ELEVATION

Client Artifex Conservation Architects	Date 10/05/2023 Scale A1 @ 1:50
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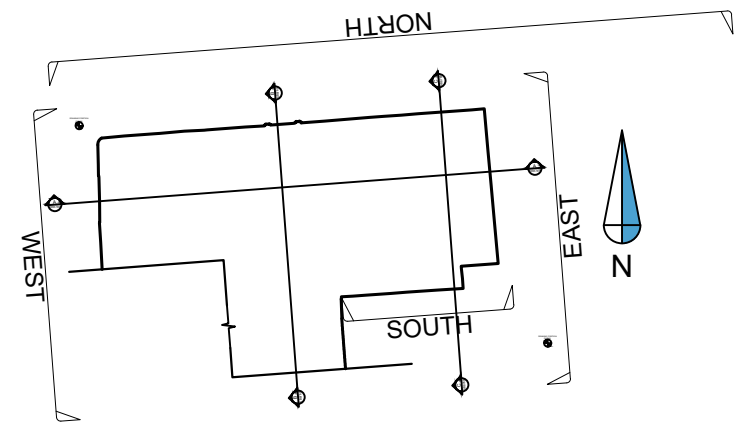
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Notes:



Rev	Comments	By	Chkd	Date
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Project Name
63 Cambridge Street, Godmanchester,
Huntingdon PE29 2AY

CAD Drawing Name
SB8769 - MBS - REV A

Drawing Title
SECTION A-A

Client Artifex Conservation Architects	Date 10/05/2023 Scale A1 @ 1:50
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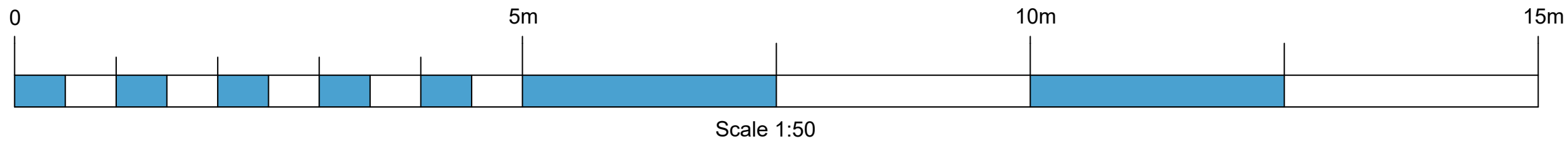
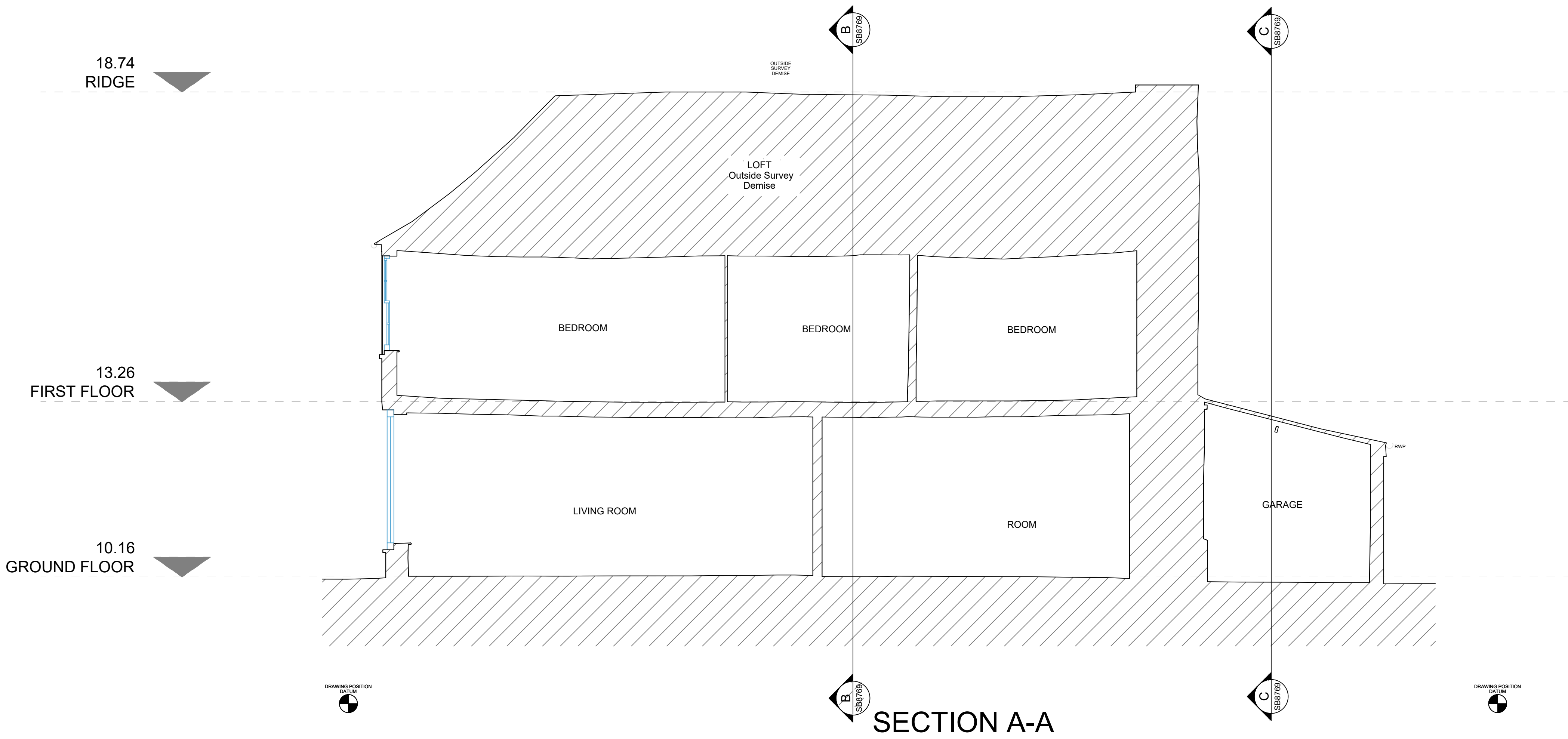
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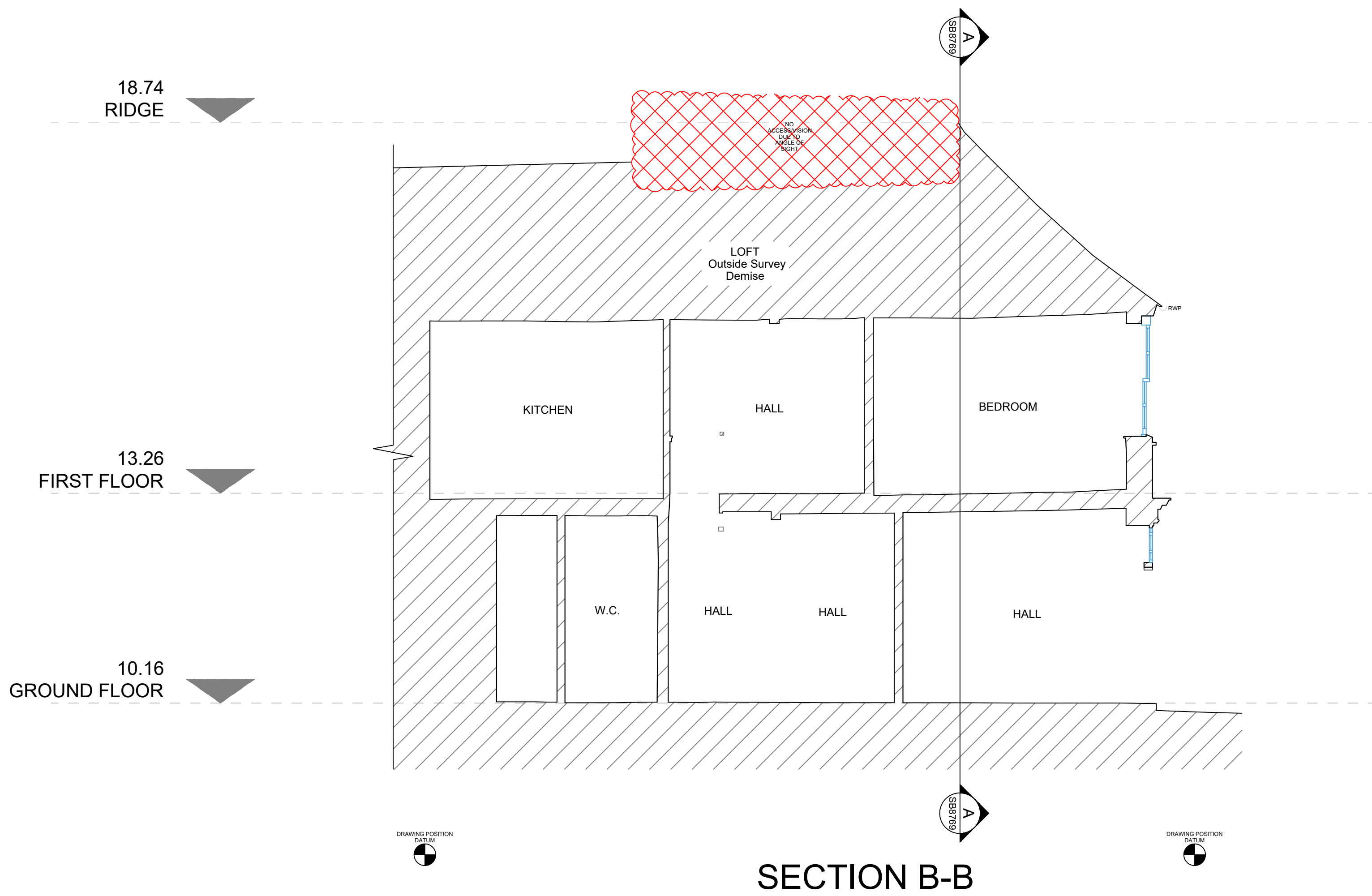
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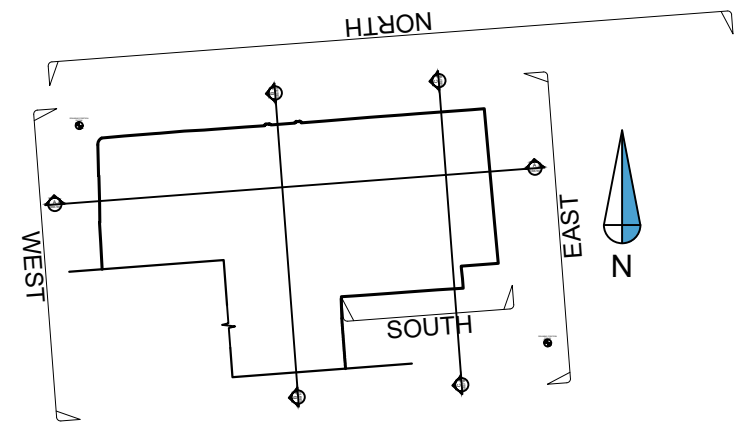


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Notes:



Rev	Comments	By	Chkd	Date
A	Section C-C added South Elevation added.	PD	CW	30.05.2023
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SURVEYBASE
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Bath: 01225 314370 - London: 02039 066892

Project Name
63 Cambridge Street, Godmanchester,
Huntingdon PE29 2AY

CAD Drawing Name
SB8769 - MBS - REV A

Drawing Title
SECTION B-B

Client Artifex Conservation Architects	Date 10/05/2023
Scale A1 @ 1:50	

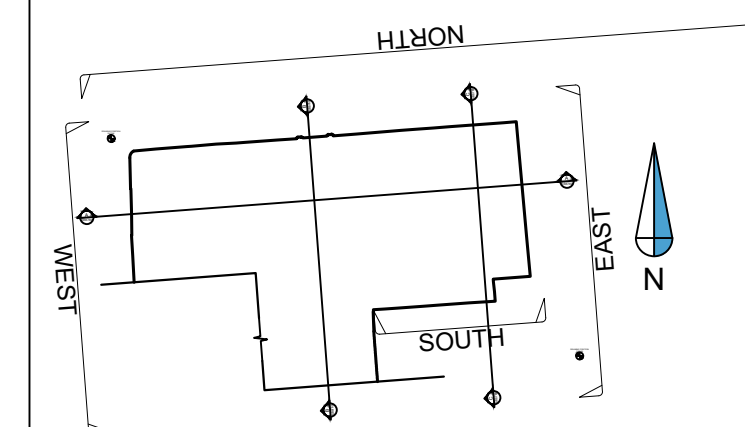
Drawn By SB - PD	Checked By SB - CW	SB Code SB8769	Revision A
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Grid Orientation ARBITRARY	Site Level Datum OS GPS
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All dimensions are to be checked on site where applicable. This drawing must not be scaled, and only written dimensions should be respected.

Tree species and sizes on this drawing are not guaranteed, and if critical should be verified by an arboriculturist. Tree spreads are average about the bole, and heights are approximate at the time of the survey.





Rev	Comments	By	Chkd	Date
A	Section C-C added South Elevation added.	PD	CW	30.05.2018
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-



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Bath: 01225 314370 - London: 02039 066892

Project Name	63 Cambridge Street, Godmanchester, Huntingdon PE29 2AY
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CAD Drawing Name
SB8769 - MBS - REV A

Drawing Title
SECTION C-C

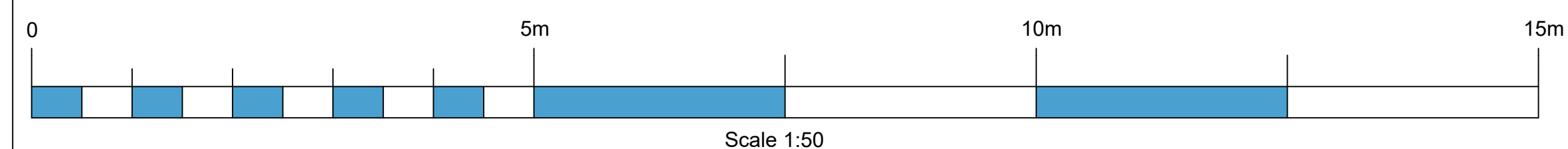
Client	Date
Artifex Conservation Architects	10/05/2023
	Scale
	A1 @ 1:50

Drawn By SB - PD	Checked By SB - CW	SB Code SB8769	Revision A
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Grid Orientation ARBITRARY	Site Level Datum OS GPS
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Scale: 1:100

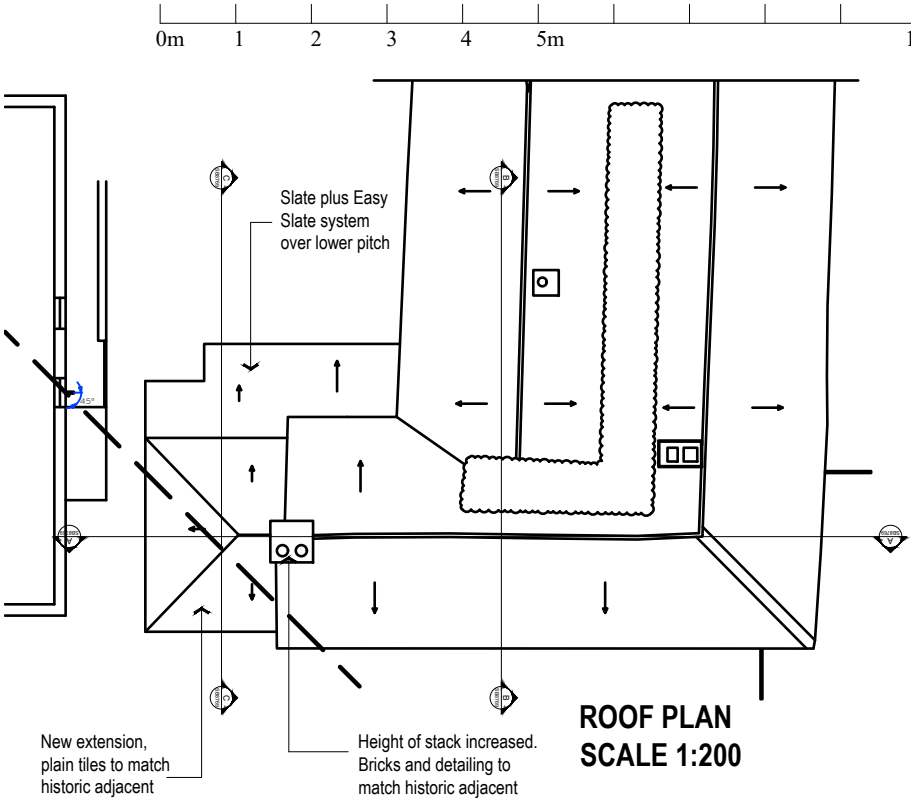
DO NOT SCALE FROM THIS DRAWING

DOOR SCHEDULE

	Door	Location	Action	Notes
Ground	D7	Entrance Door	New	Refer to Drg. No. CH26/LBA/711/FP-1-104
	D8	Office 3/Office 2	New	Refer to Drg. No. CH26/LBA/711/FP-1-104
	D9	Stairs		Refer to Drg. No. CH26/LBA/711/FP-1-104
	D13	Office 2	New	Refer to Drg. No. CH26/LBA/711/FP-1-104
	D14	Office 1	New with new side lights	Refer to Drg. No. CH26/LBA/711/FP-1-104
First	D10	Wc	New	Refer to Drg. No. CH26/LBA/711/FP-1-104
	D11	Landing	New	Refer to Drg. No. CH26/LBA/711/FP-1-104
	D12	Office 1	New	Refer to Drg. No. CH26/LBA/711/FP-1-104
	D13	Wc	New	Refer to Drg. No. CH26/LBA/711/FP-1-104

WINDOW SCHEDULE

	Window	Location	Action	Notes
Ground	W1	Bedroom 3	New	Refer to Drg. No. CH26/LBA/711/FP-1-104
	W2	Hall	New	Refer to Drg. No. CH26/LBA/711/FP-1-104
	W3	Kitchen	New in existing opening	Refer to Drg. No. CH26/LBA/711/FP-1-104
First	W4	Study	New	Refer to Drg. No. CH26/LBA/711/FP-1-104
	W5	Bath/wc	New	Refer to Drg. No. CH26/LBA/711/FP-1-104
	W6	Landing	New	Refer to Drg. No. CH26/LBA/711/FP-1-104
	W7	Wc	New	Refer to Drg. No. CH26/LBA/711/FP-1-104
	W8	Stair light	Existing window depth reduced/opening modified. New window	Refer to Drg. No. CH26/LBA/711/FP-1-104
	W9	Kitchen	Bottom sash leaf reinstated	
	W10	Bedroom 1	Replacement like for like	



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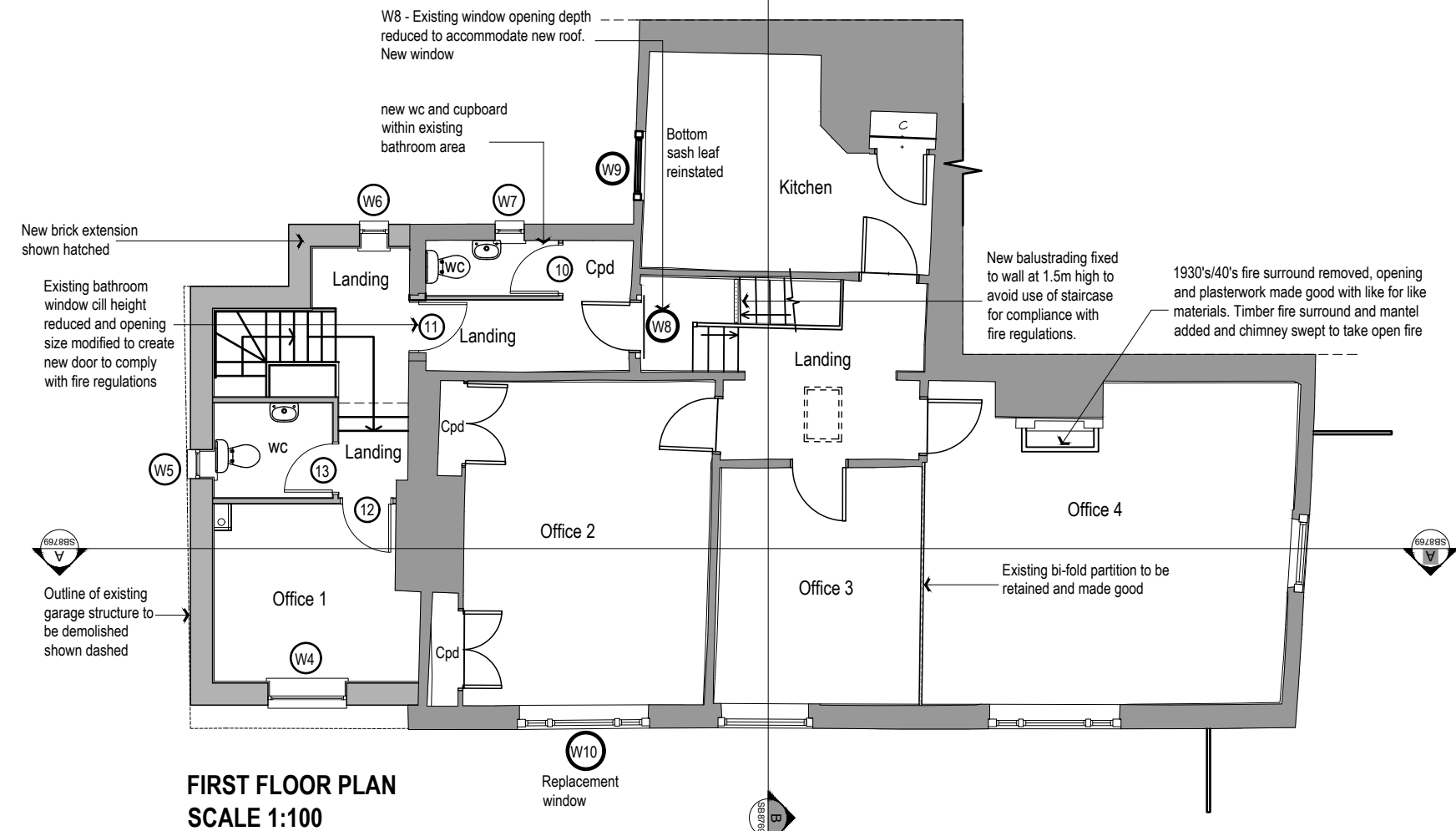
General Notes

Quality Standards

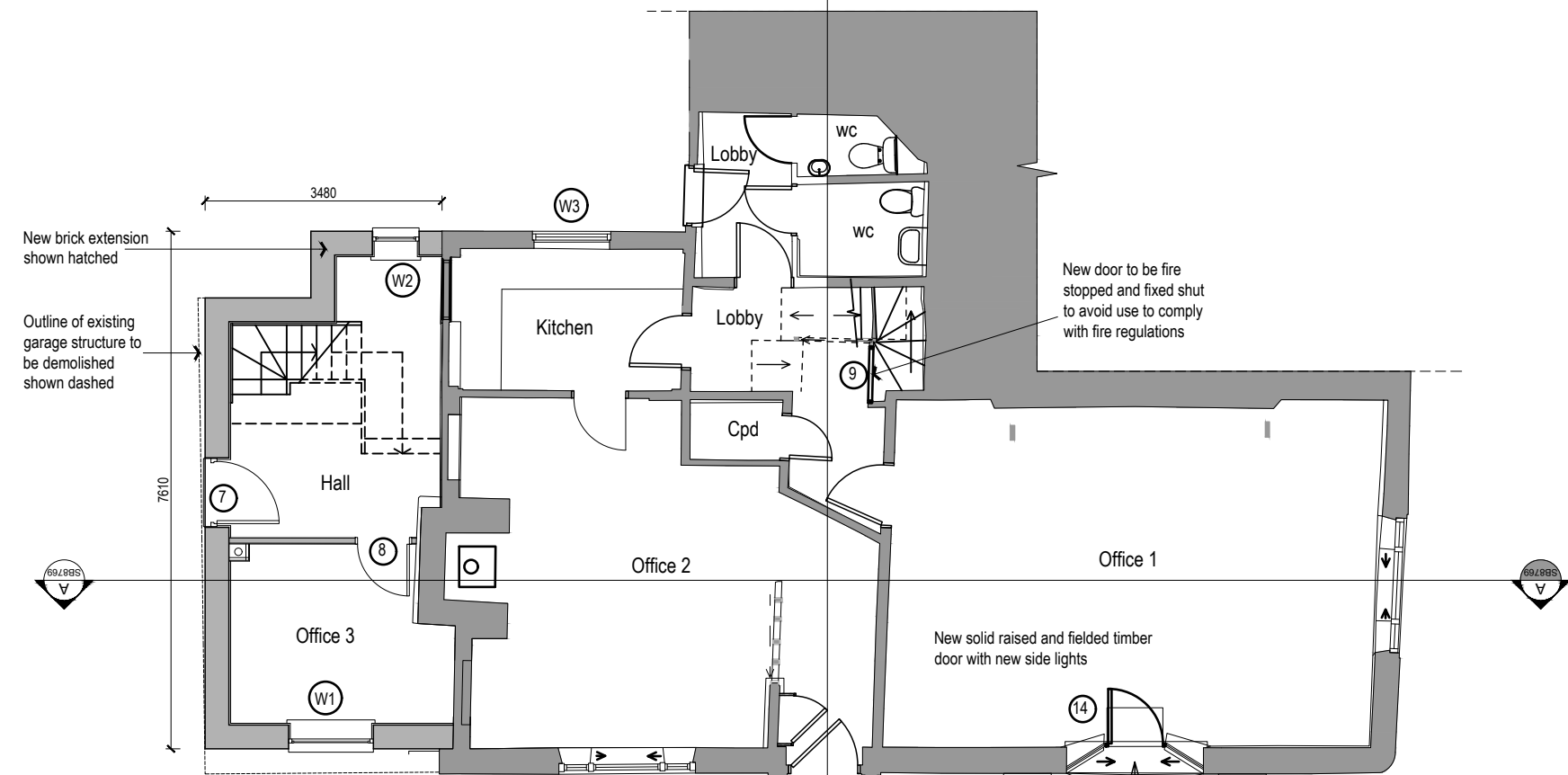
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FIRST FLOOR PLAN
SCALE 1:100



GROUND FLOOR PLAN
SCALE 1:100



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

DRAWING STATUS	PRELIMINARY	PLANNING	CONSTRUCTION	FILE COPY
	☐	☐	☐	☐

CLIENT
Mr. A. Perryman

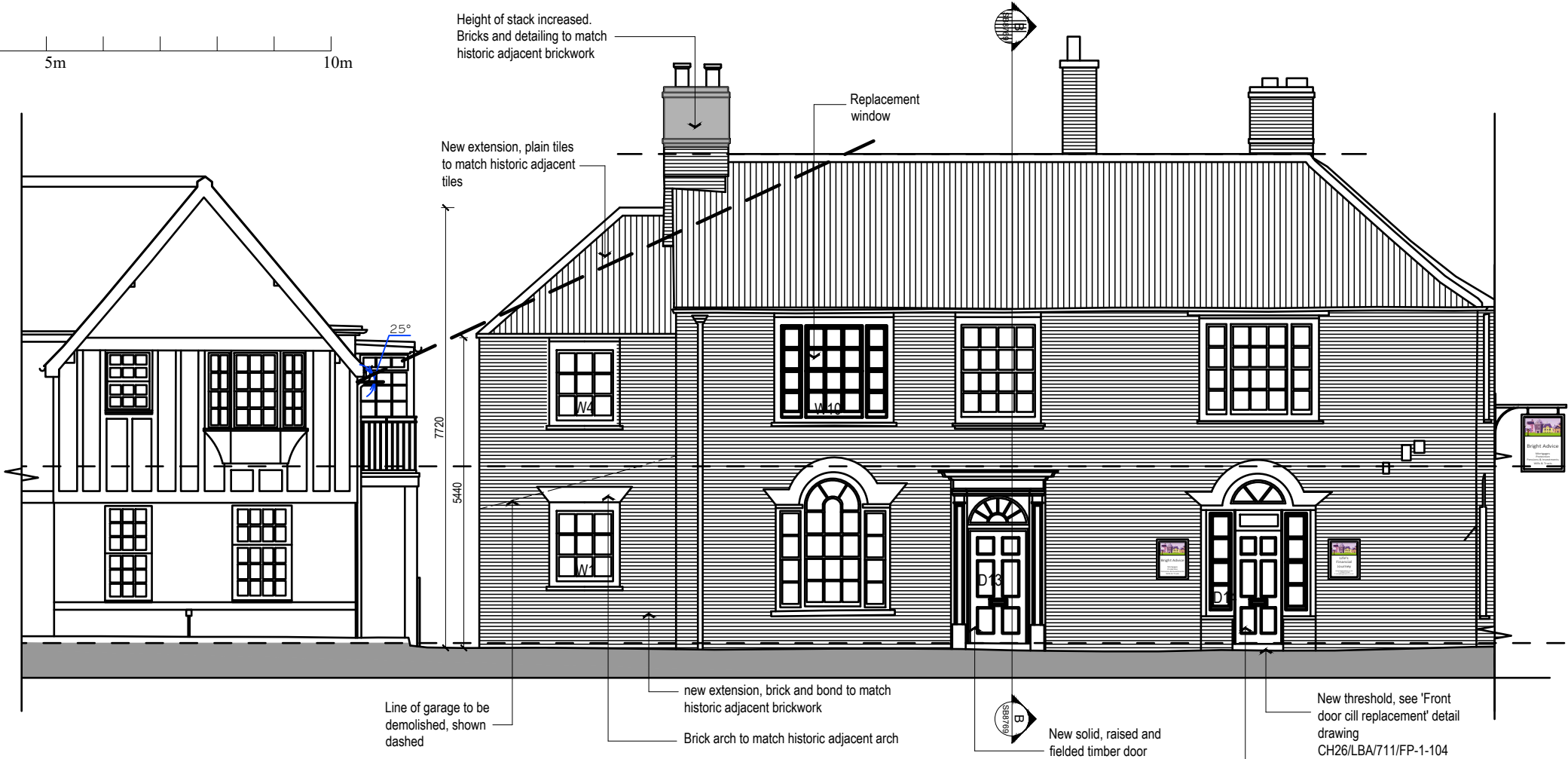
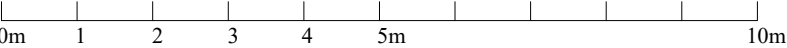
PROJECT
163 Cambridge Street, Godmanchester, Cambridgeshire.

DRAWING TITLE
Proposed Floor Plans

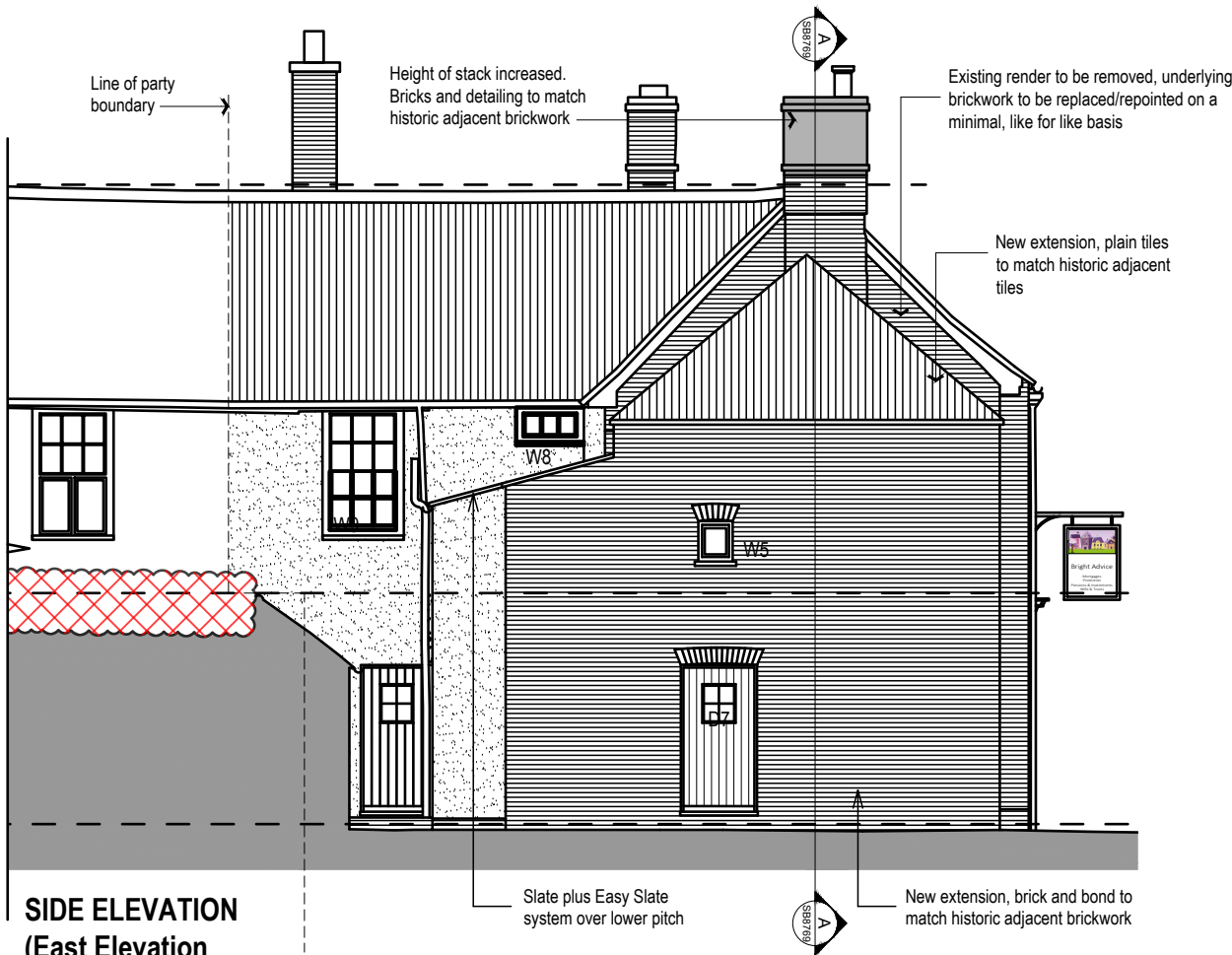
SCALE: 1:100 @ A3 DATE: March 2020 DRAWN: LB CHECKED: LB

CDM REGULATIONS CH26/LBA/711/FP-1-101 REVISION

Scale: 1:100



CAMBRIDGE STREET ELEVATION (North Elevation)



SIDE ELEVATION
(East Elevation)

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	PLANNING	☒	FILE COPY	☐

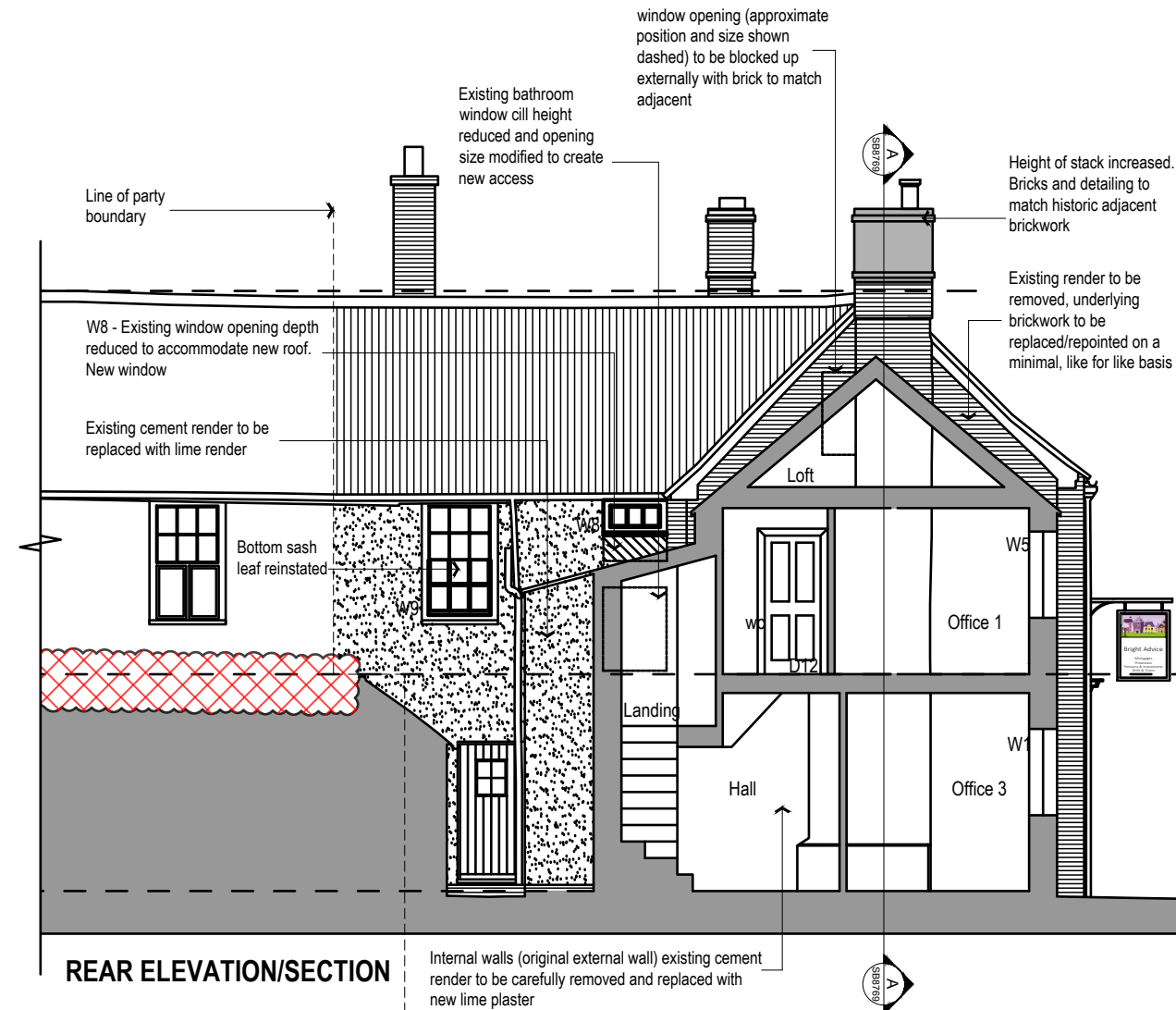
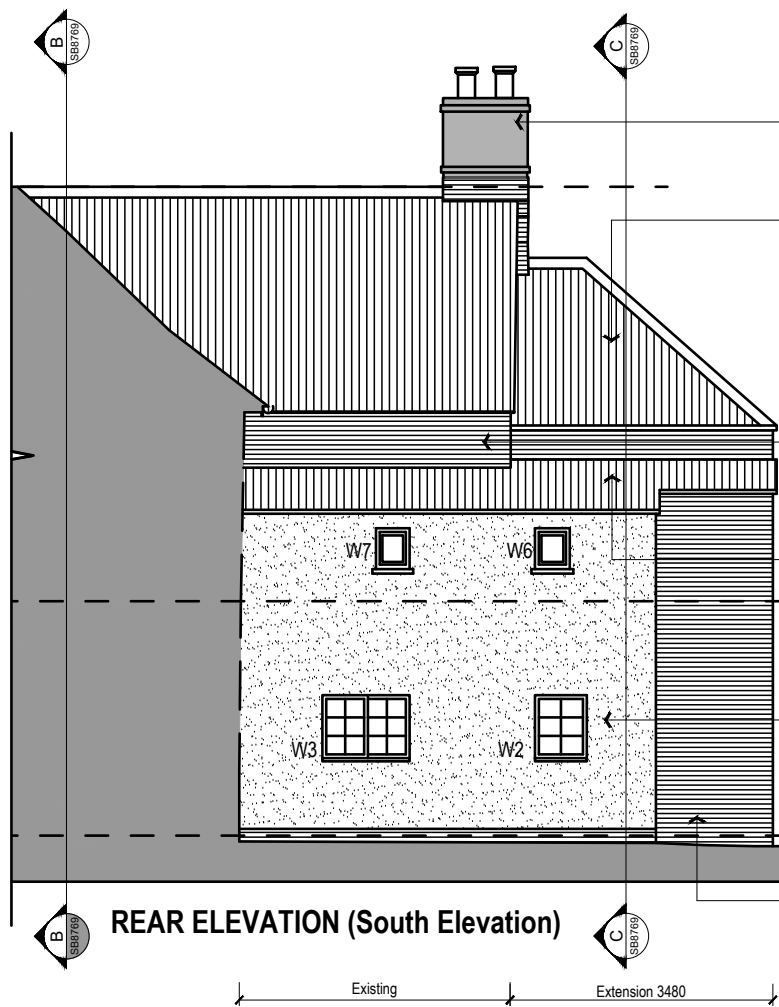
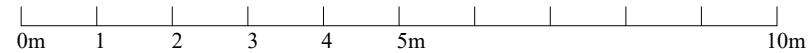
CLIENT
Mr A Perryman

PROJECT
63 Cambridge Street, Godmanchester,
Cambridgeshire

DRAWING TITLE
Proposed Cambridge Street Elevation
Proposed Side Elevation (East Elevation)

SCALE	DATE	DRAWN	CHECKED
1:100 @ A3	March 2026	LB	
DRAWING NUMBER	REVISION		
CH26/LBA/711/FP-1-102			

Scale: 1:100



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DRAWING STATUS	PRELIMINARY	☐	CONSTRUCTION	☐
	PLANNING	☒	FILE COPY	☐

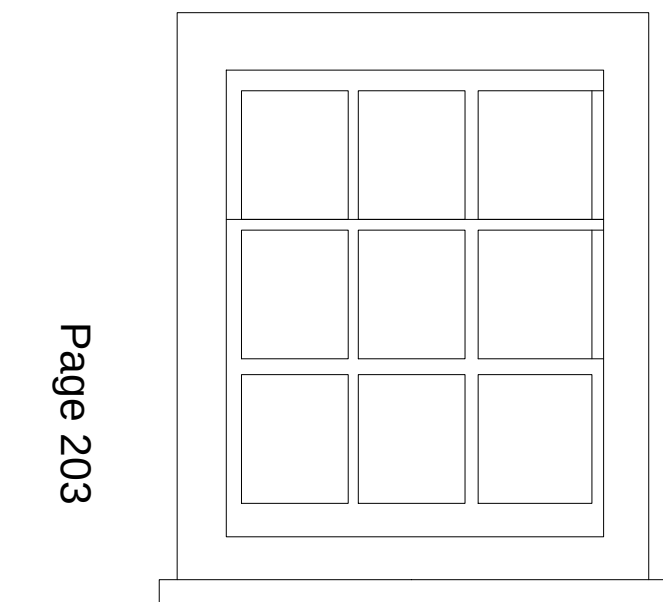
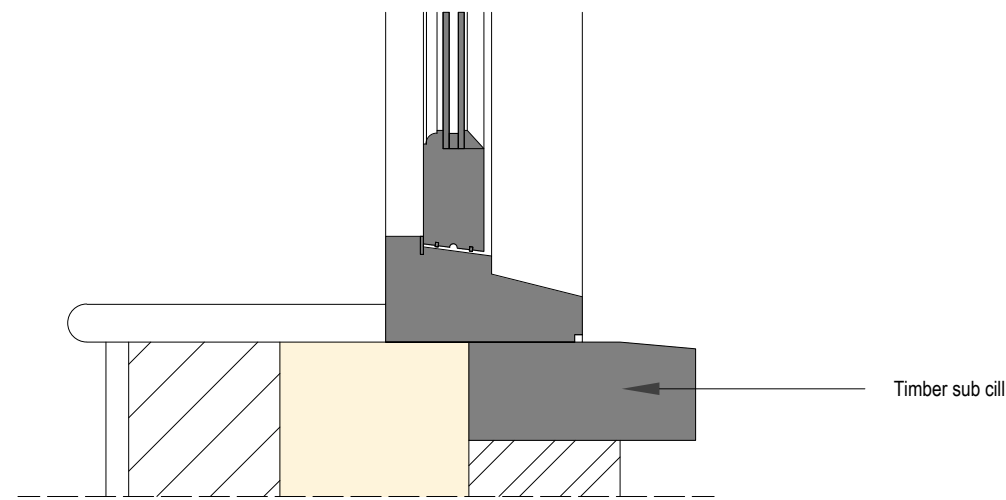
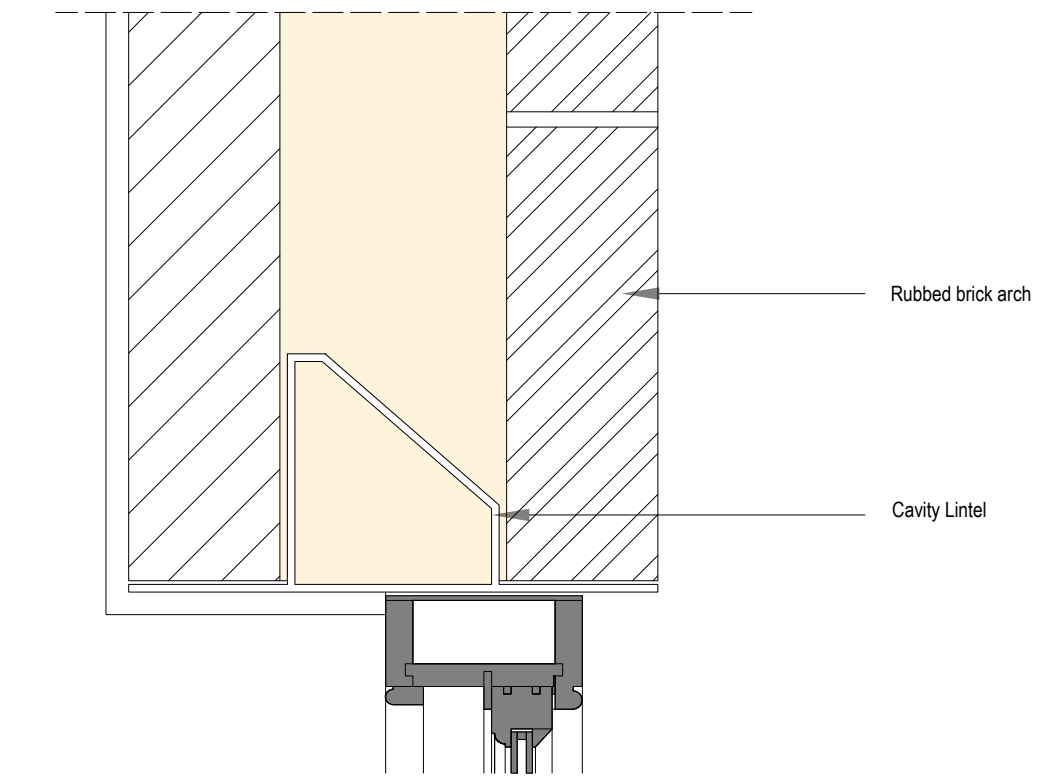
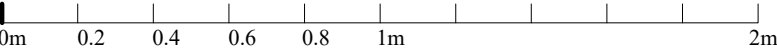
CLIENT
Mr. A Perryman

PROJECT
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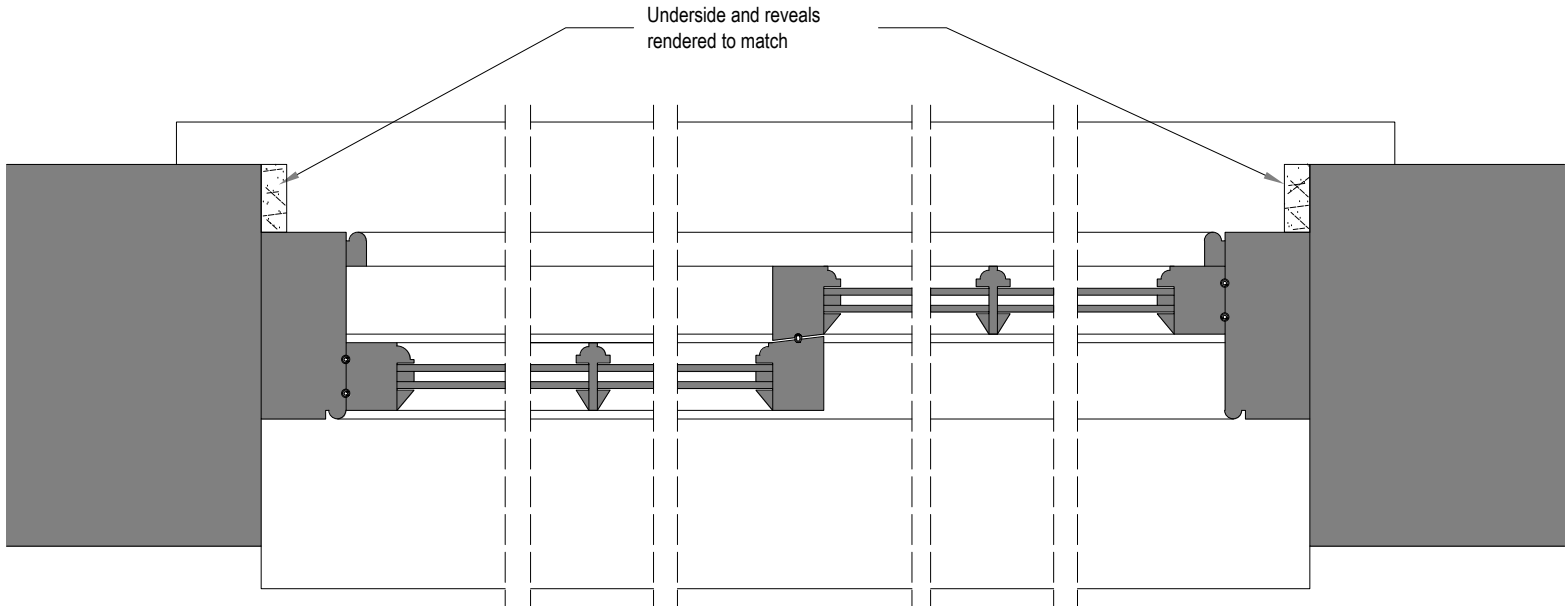
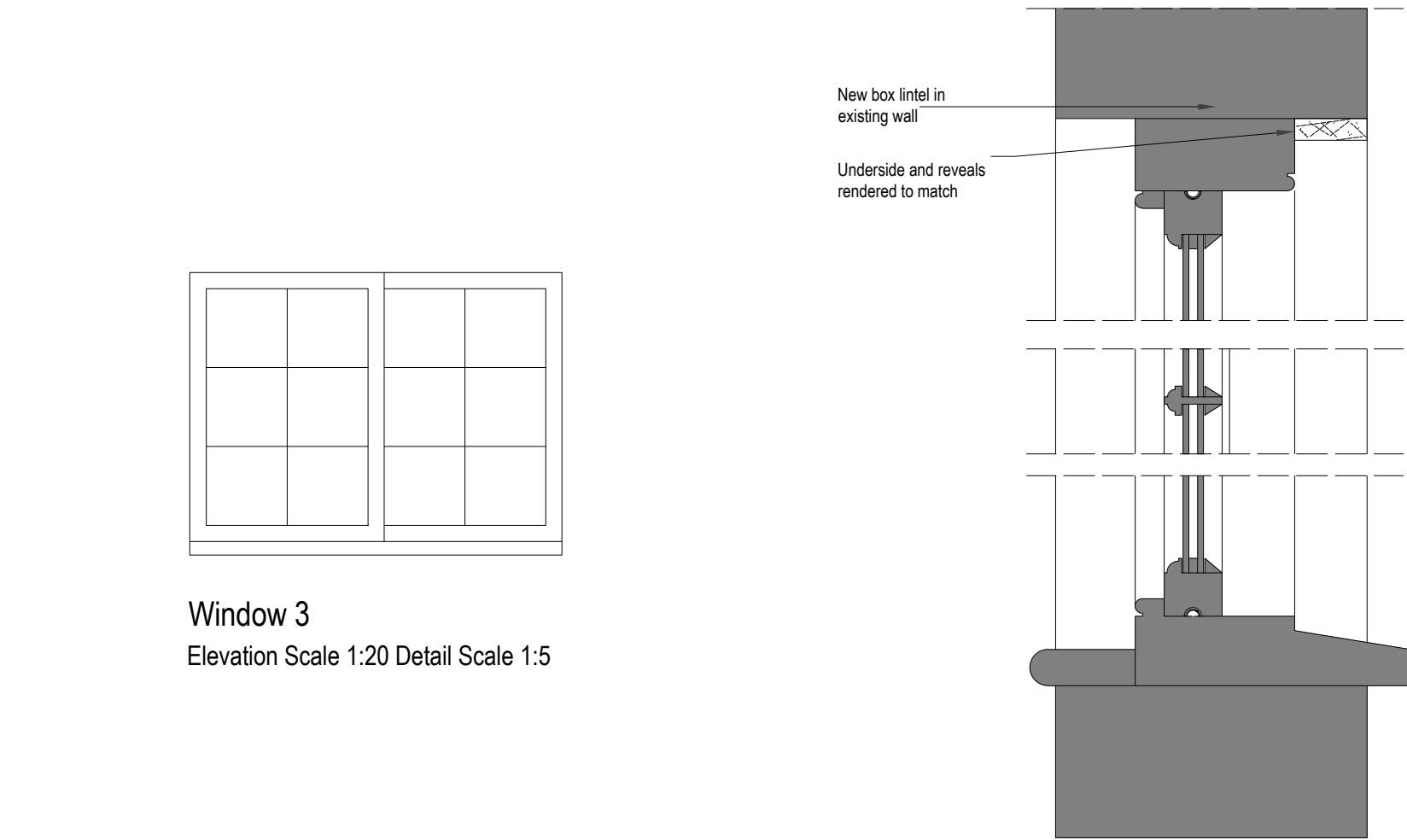
DRAWING TITLE
Proposed Rear Elevation (South)
Proposed Side Elevation (West)
Proposed Rear Elevation/Section

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DRAWING NUMBER	REVISION		
CH26/LBA/711/FP-1-103			

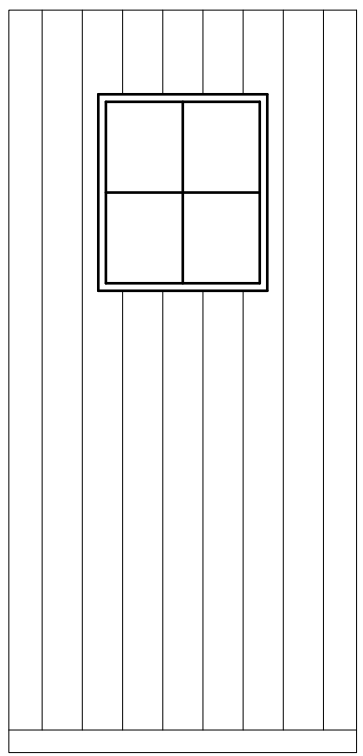
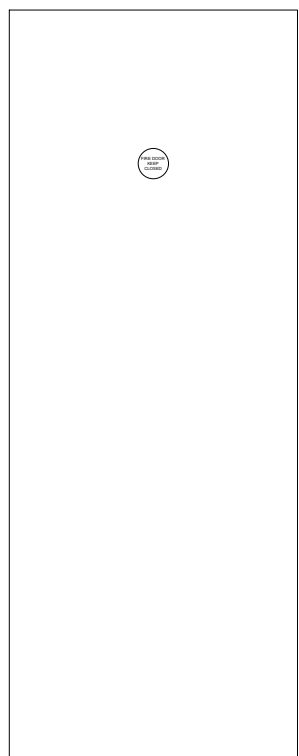
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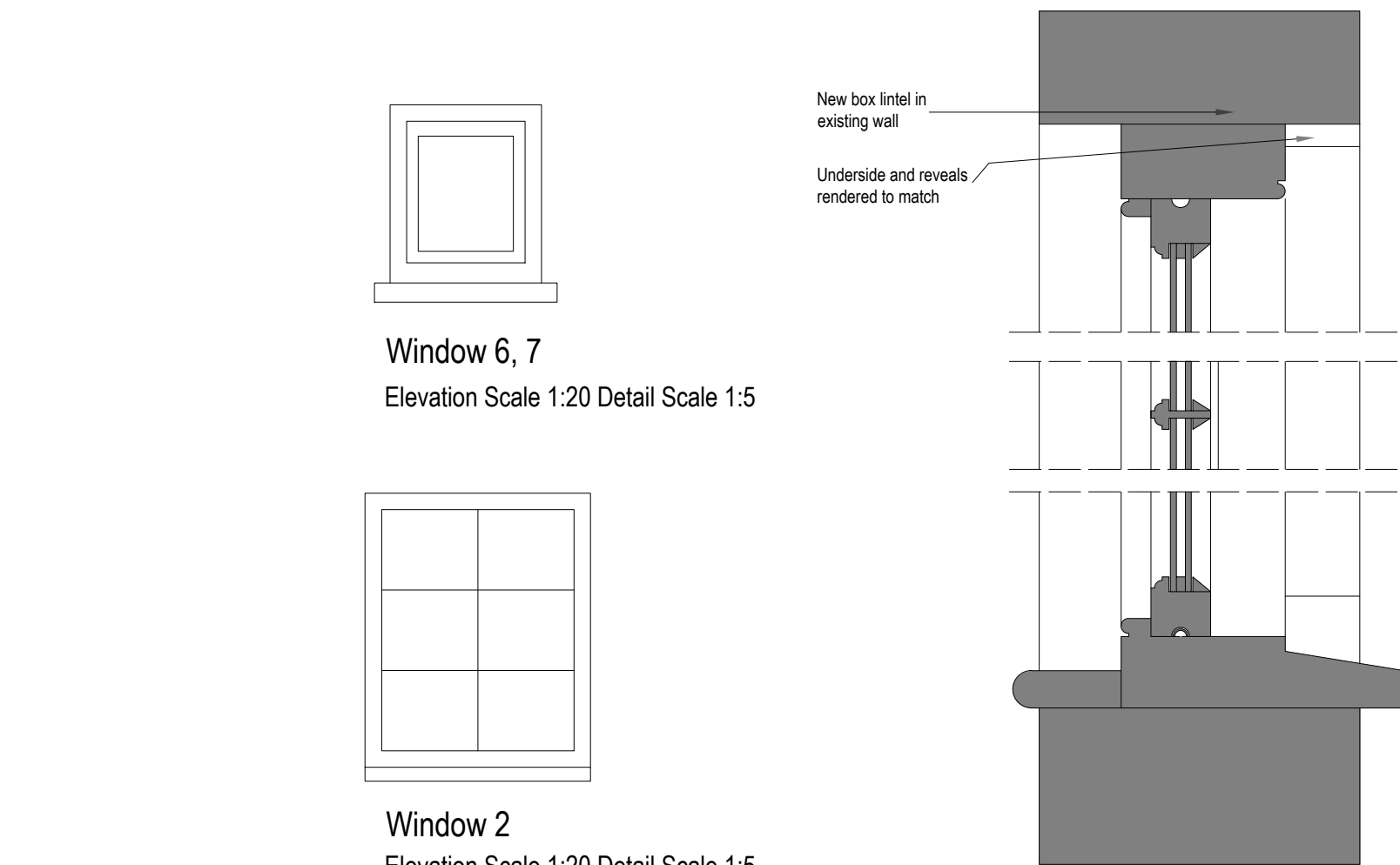
Window 1 and 4
Elevation Scale 1:20 Detail Scale 1:5



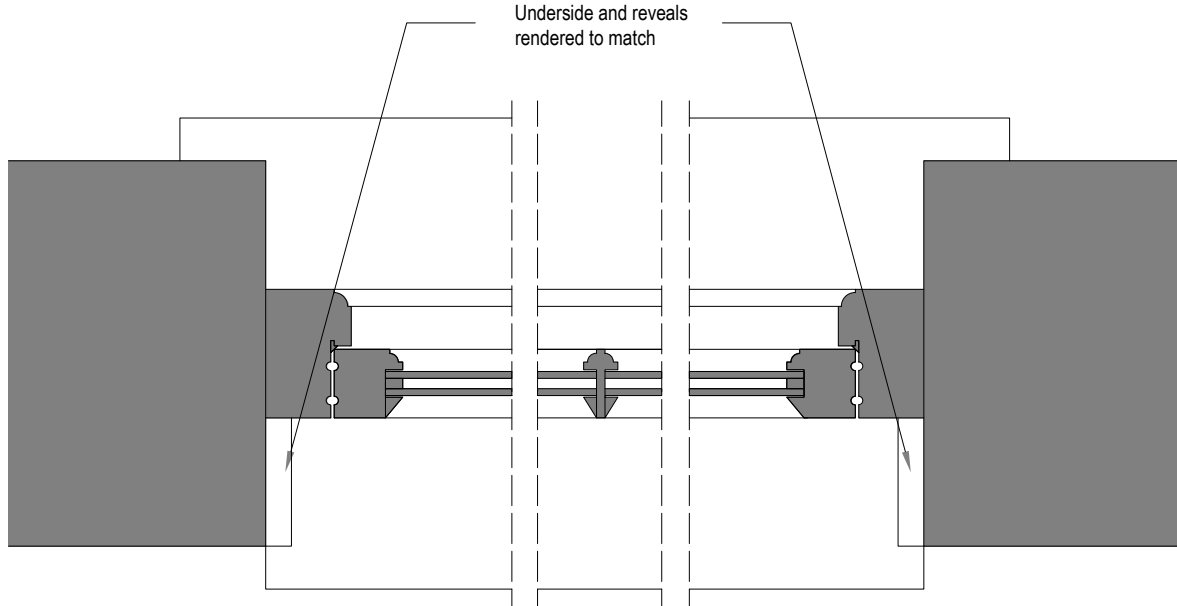
DOOR 1
Elevation Scale 1:20
New Fire Door to Stairs
New plywood FD30s



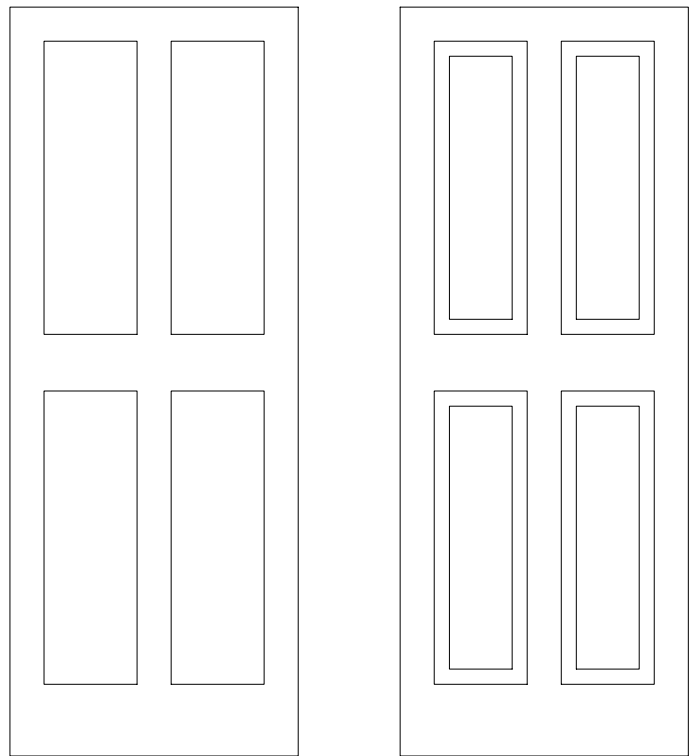
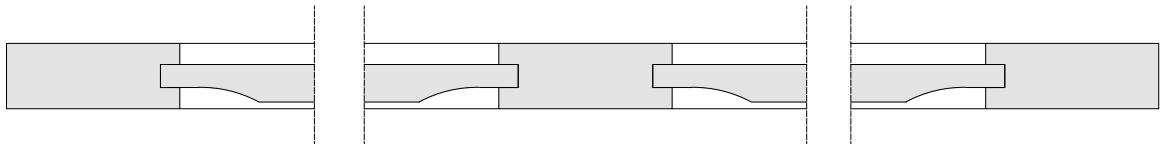
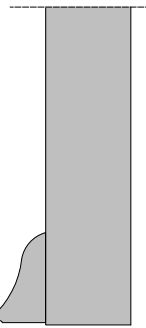
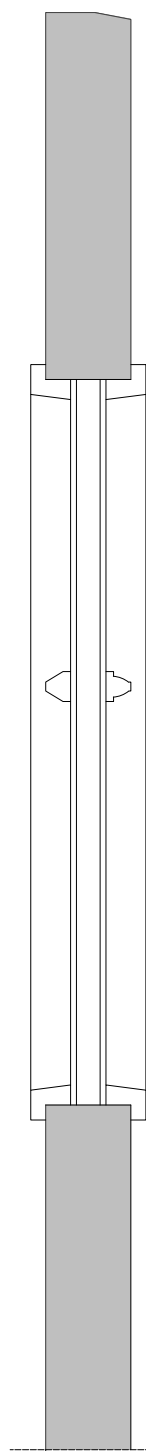
DOOR 7
Elevation Scale 1:20 Detail Scale 1:5



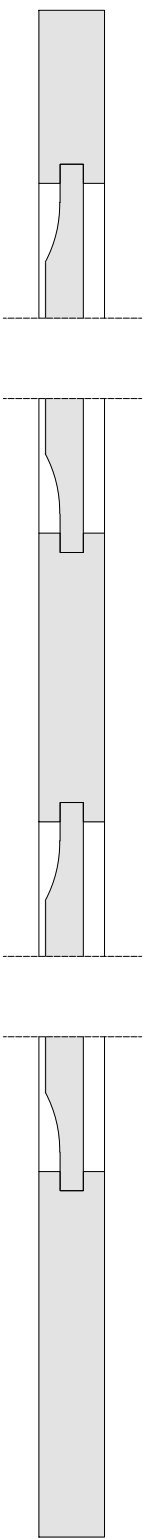
Window 6, 7
Elevation Scale 1:20 Detail Scale 1:5



Window 2
Elevation Scale 1:20 Detail Scale 1:5



DOOR 8, 9, 10, 11, 12, 13
Elevation Scale 1:20 Detail Scale 1:5

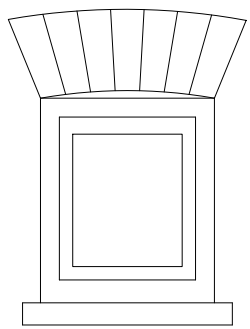


OTHER WORK

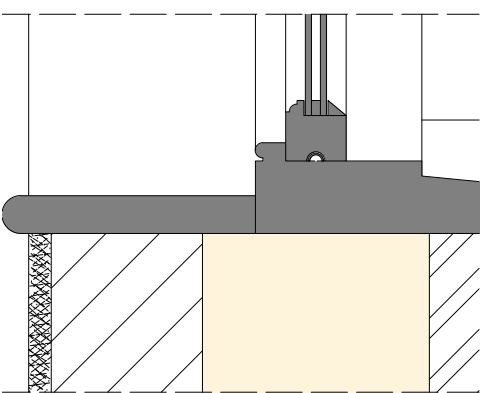
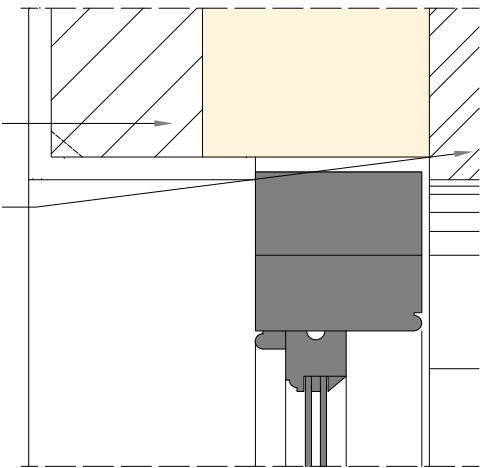
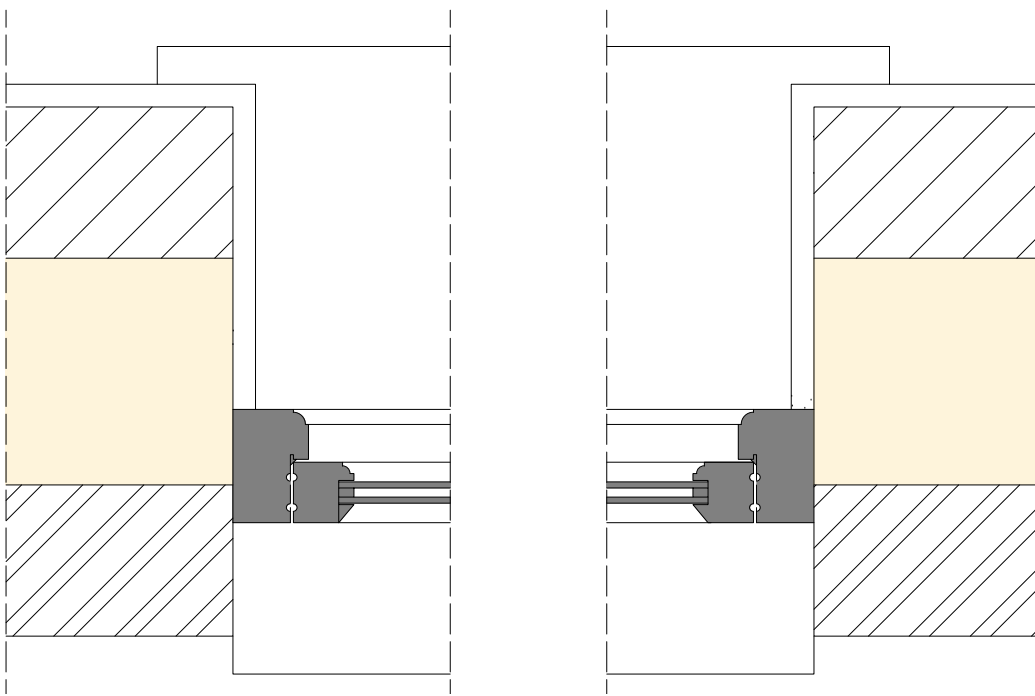
ALL INTERNAL DOORS
Remove hardboard covering.
Upgrade to fire doors and frames with
Envirograf intumescent paint, colour white

FLUE LINER
Flexible flue liner installed to existing
chimney. Register plate installed at bottom
of chimney and terminated at top of new
chimney height. Around flue filled with
vermiculite insulation.

NEW STUDWORK WALLS
12.5mm Plasterboard to both sides
Either 47x47 or 89x38mm timber studwork filled with acoustic
mineral wool insulation



Window 5
Elevation Scale 1:20 Detail Scale 1:5



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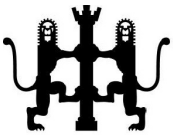
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Web: www.lbevens-associatesltd.co.uk

DRAWING STATUS: PRELIMINARY ☐ CONSTRUCTION ☐
PLANNING ☒ FILE COPY ☐

CLIENT: Mr A Perryman

PROJECT: 63 Canbridge Road, Godmanchester,
Cambridgeshire

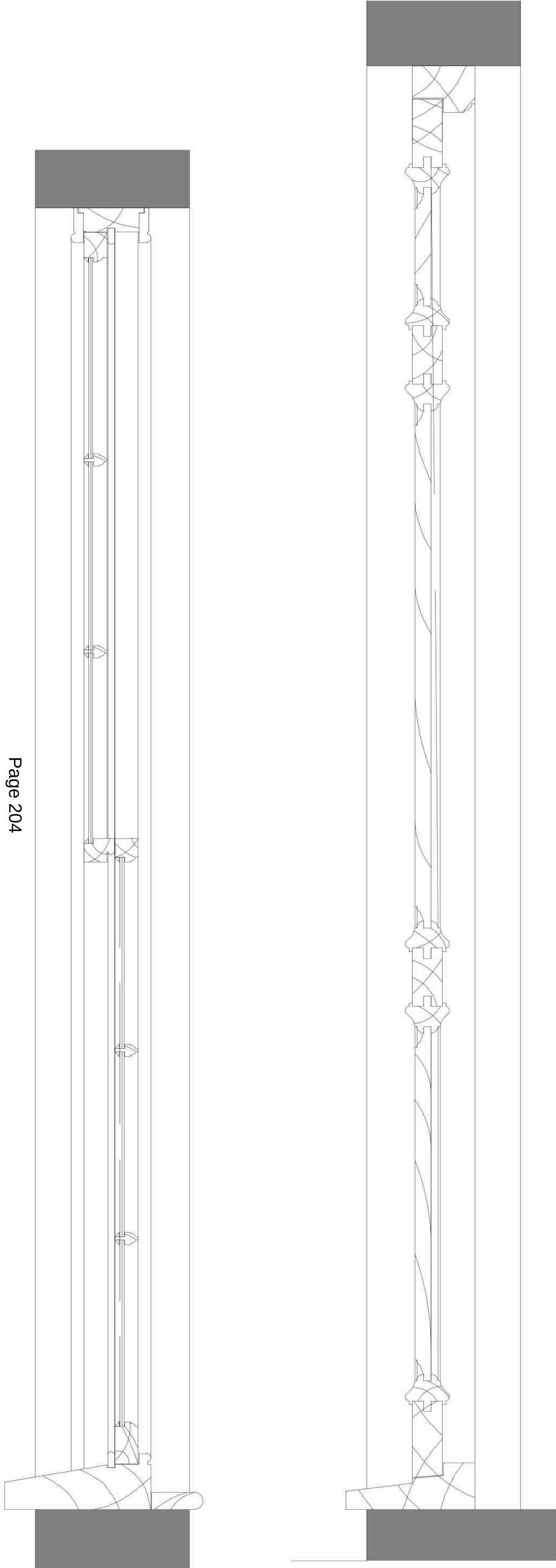
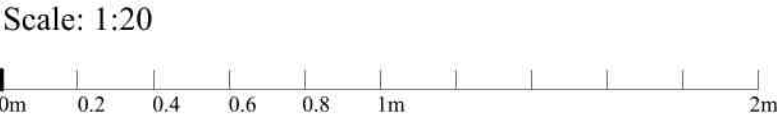
DRAWING TITLE

Proposed door and window details

SCALE: 1:5 and 1:20 @ A1 March 2026 DATE: LB DRAWN: CHECKED:

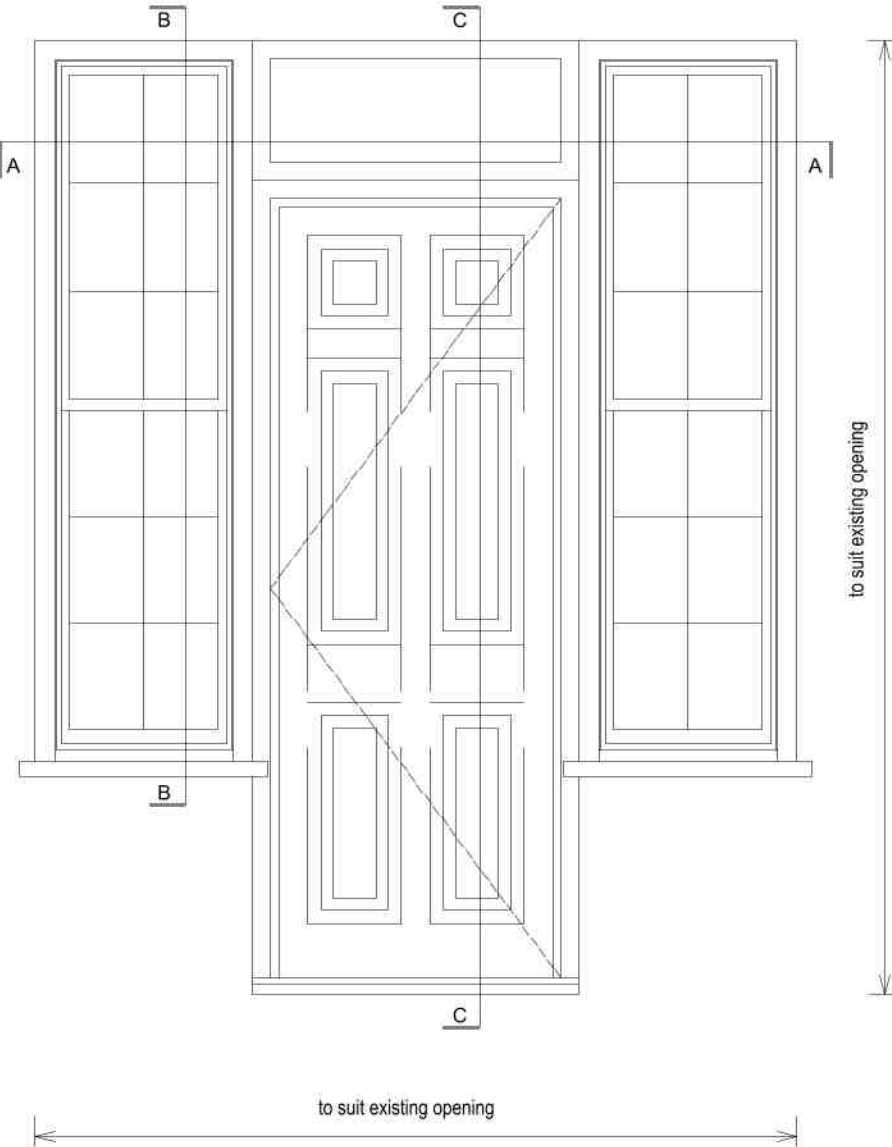
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REVISION



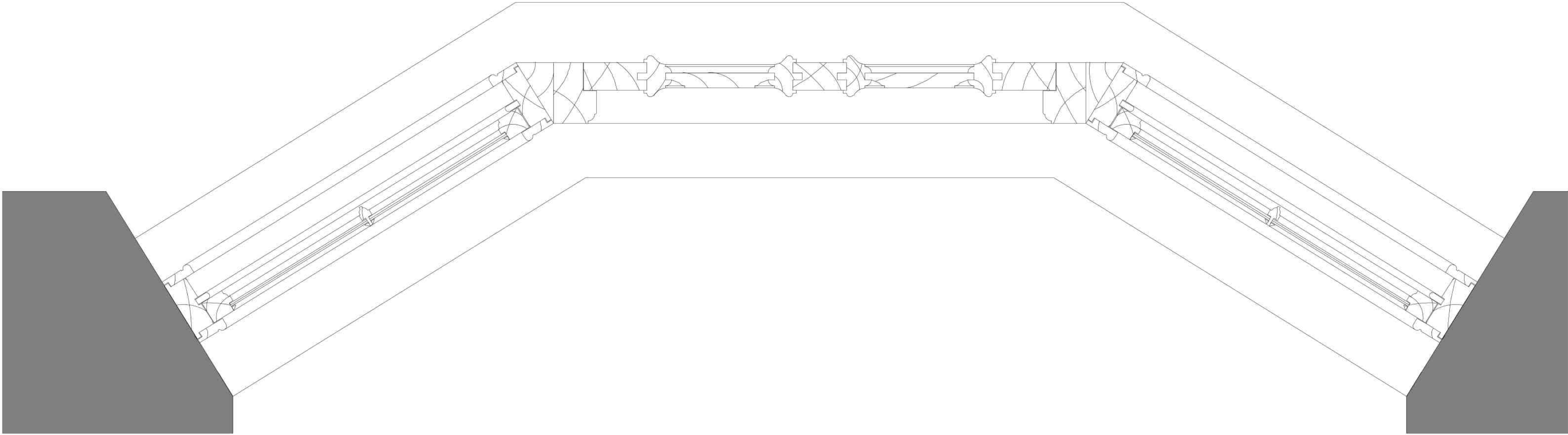
D14 - B-B

D14 - C-C



Door 14 - New door and sidelights in existing opening
Elevation Scale 1:20 Detail Scale 1:5

D14 - A-A



Phone lines open Mon-Fri 8:30-5:30



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From the Mendes Collection of Clear Pine Doors

We bring you the Mendes Islington door. The Mendes Islington Pine Door offers a timeless design that seamlessly blends classic elegance with contemporary appeal. Featuring a combination of flat panels and flat recessed beading, this door creates a clean, simple, an stylish aesthetic that suits a wide range of interiors. Supplied un-finished as standard, the Islington Pine Door is the perfect choice for those who want to add their own personal touch. Whether you prefer a natural wood finish or a custom paint colour, this door allows you to finish it to your exact specifications, ensuring a professional and tailored result. Crafted from high-quality pine, it is built to last, offering both durability and timeless beauty. Ideal for any space, it provides a sophisticated, yet understated, look that will enhance the character of your home.



Islington - Code: CPISL		
Clear Pine Interior Door - Solid Core		
Imperial Sizes - 35mm thick	Recc.Price	Offer Price
24" x 78" - 610 x 1981mm	£180.00	less 25% £135.00
27" x 78" - 686 x 1981mm		
28" x 78" - 711 x 1981mm		
30" x 78" - 762 x 1981mm		
32" x 80" - 813 x 2032mm		
33" x 78" - 838 x 1981mm		

Islington FD30 - Code: FCPISL		
Clear Pine Interior Half Hour Fire Door		
Imperial Sizes - 44mm thick	Recc.Price	Offer Price
27" x 78" - 686 x 1981mm	£380.27	less 35% £247.17
30" x 78" - 762 x 1981mm		
32" x 80" - 813 x 2032mm		
33" x 78" - 838 x 1981mm		

All prices are excluding VAT

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CLIENT: Mr A Perryman

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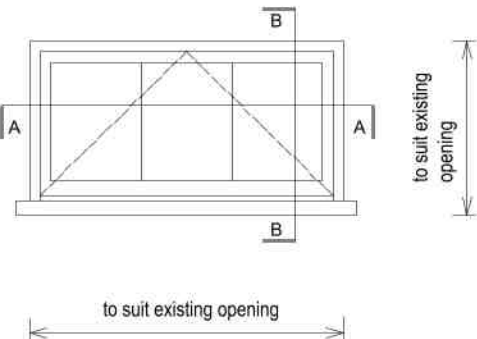
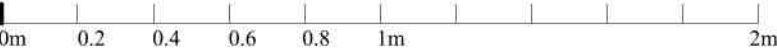
DRAWING TITLE: Proposed door and window details

Sheet 3 (D14)

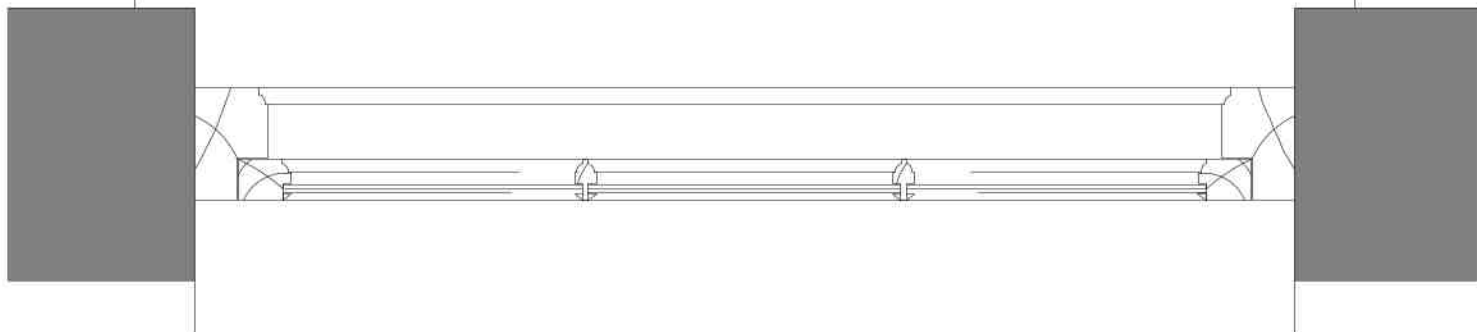
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DRAWING NUMBER: CH26/LBA/711/FP-1-106 REVISION:

Scale: 1:20

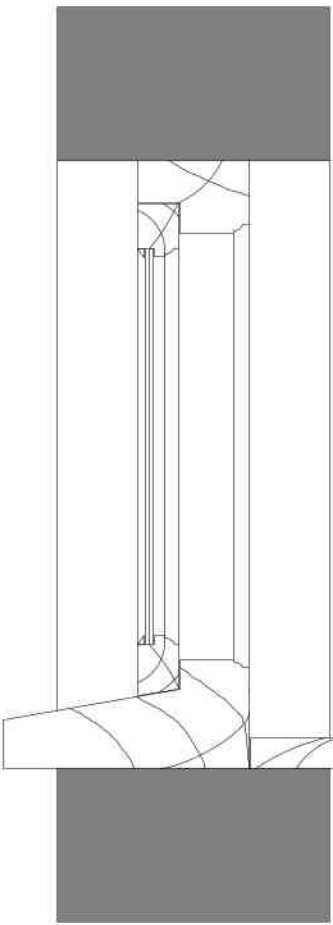


Window 8
Elevation Scale 1:20 Detail Scale 1:5

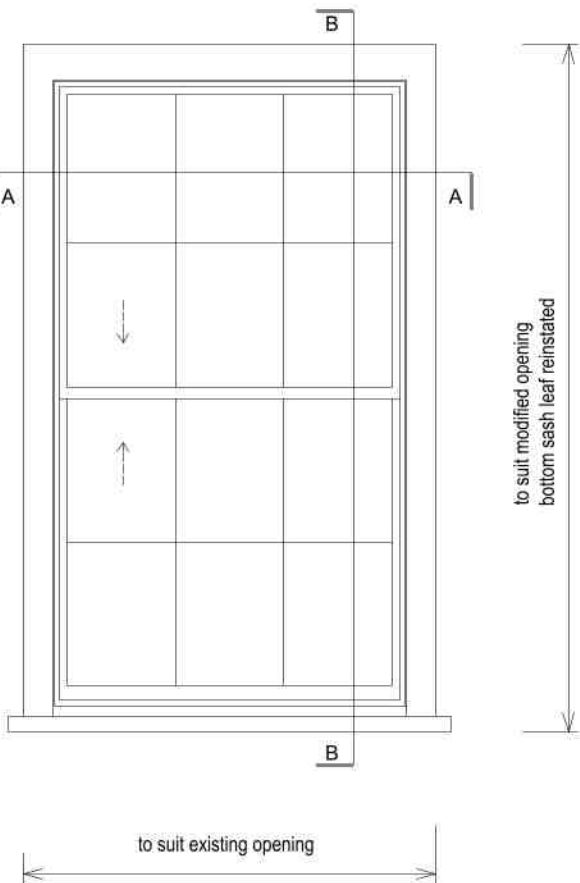
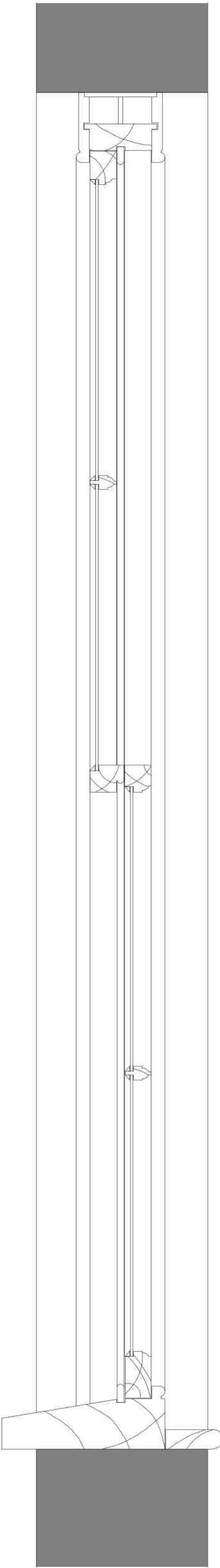


W8 - A-A

Page 205

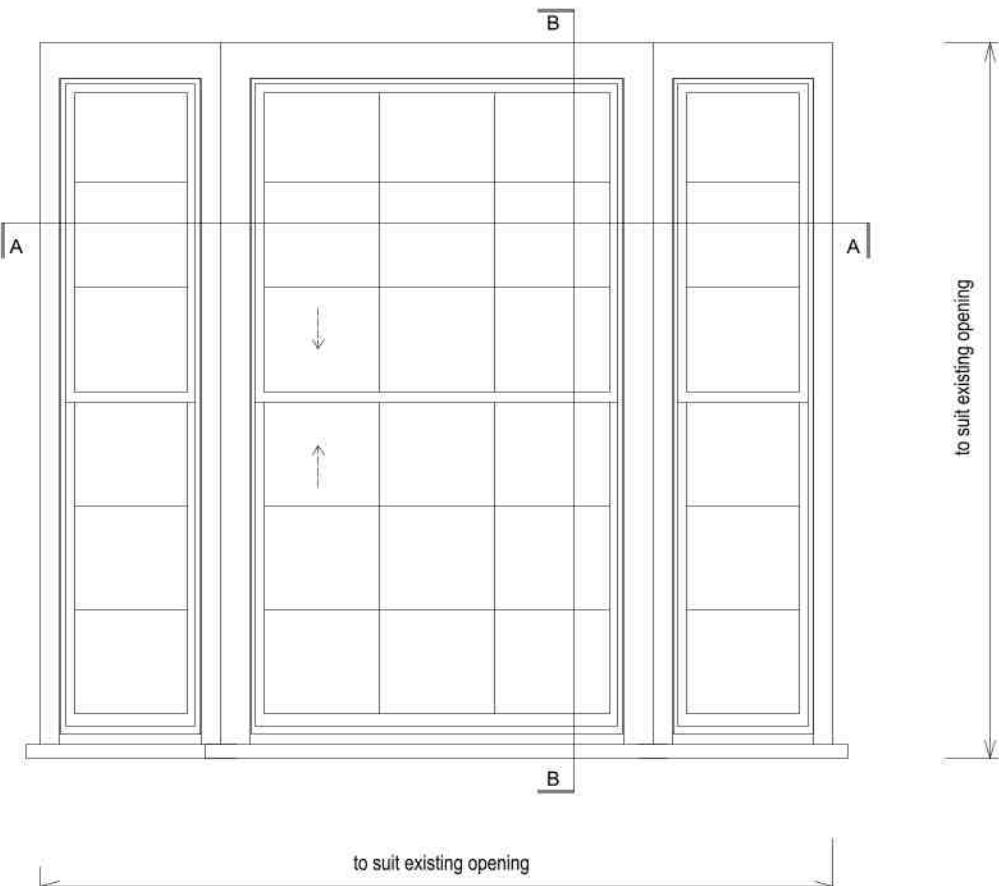
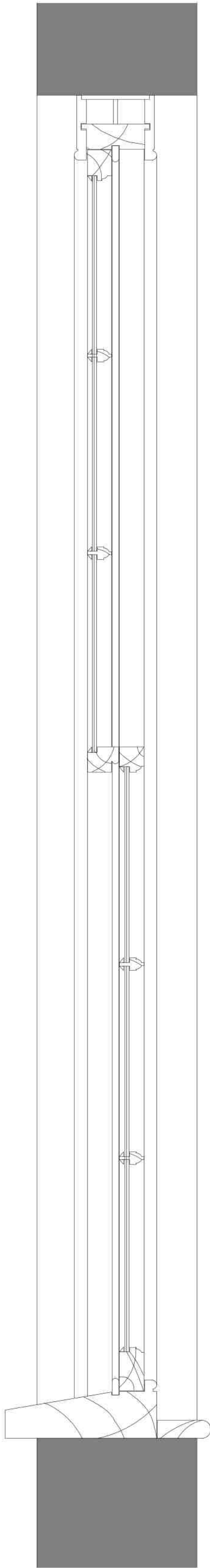


W8 - B-B



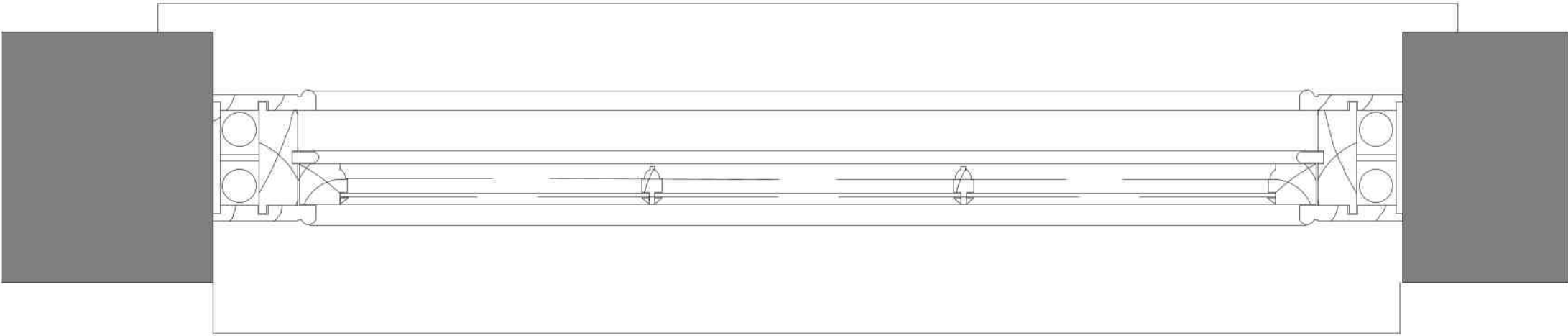
Window 9 - Bottom leaf reinstated
Elevation Scale 1:20 Detail Scale 1:5

W09 - B-B

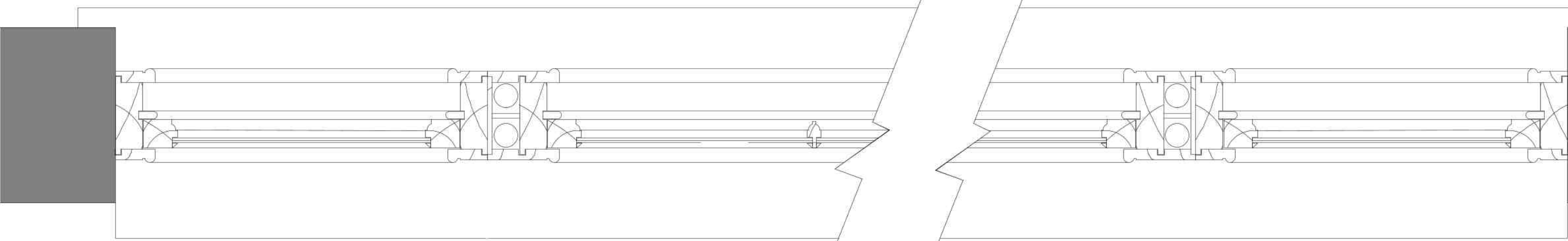


Window 10 - Replacement in existing opening
Elevation Scale 1:20 Detail Scale 1:5

W10 - B-B



W09 - A-A



W10 - A-A

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- Construction Design & Management (CDM) Regulations 2015; This project is subject to these regulations. The drawings and notes provided by L Bevens Associates Architects Ltd are to be included in the Health and Safety Construction Phase Plan and forwarded to the Principal Contractor.
- All materials used in this project must be in accordance with British and European Standards and Codes of Practice and/or any other regulations current at the date of initial issue of the drawing.
- No substances that may cause harm or damage shall be used in the project in particular substances not in accordance with current British and European Standard Specifications and Codes of Practice.



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DRAWING STATUS: PRELIMINARY ☐ CONSTRUCTION ☐
PLANNING ☒ FILE COPY ☐

CLIENT: Mr A Perryman

PROJECT: 63 Canbridge Road, Godmanchester, Cambridgeshire

DRAWING TITLE: Proposed door and window details
Sheet 2 (W8, W9 and W10)

SCALE: 1:5 and 1:20 @ A1 March 2026
DATE: LB
DRAWN: LB
CHECKED: LB
DRAWING NUMBER: CH26/LBA/711/FP-1-105
REVISION:

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Development Management Committee – 20th July ‘26

Application Number: 26/00629/LBC

Proposal: Erection of two storey side extension, internal works to first floor and change of use from residential C3 to commercial Use Class E (c).

Location: 63 Cambridge Street Godmanchester

Applicant: Andrew Perryman

Agent: Lee Bevens

Case Officer: Olivia Manton

Parish: Godmanchester

Reason for Referral: This application is referred to the Development Management Committee (DMC) as the Officer recommendation for approval is contrary to the recommendation of Godmanchester Town Council.

Committee Date: 20th July 2026

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: THAT THE HEAD OF PLANNING, INFRASTRUCTURE & PUBLIC PROTECTION BE GIVEN DELEGATED POWERS TO GRANT PERMISSION FOR THE DEVELOPMENT SUBJECT TO CONDITIONS

Proposal

The application seeks listed building consent for the erection of a two storey side extension, internal works to first floor and change of use from residential C3 to commercial Use Class E (c). The property is a Listed Building and therefore an associated FUL planning application is also being considered and should be read in conjunction with the LBC application.

Consultations

The following consultees have raised **objections** to the application:

- Godmanchester Town Council

The following consultees have raised **no objections** to the application:

- CCC Archaeology, HDC Conservation Officer

No letters of objection have been received, and no letters of support have been received.

Conclusion

The application has been assessed against the relevant policies in the NPPF, the adopted Local Plan and other relevant guidance as listed in detail at Section 8 of the report.

The key issues arising from the application details are:

- Impact on Heritage Assets

The report looks into the key planning issues in detail, and Officers conclude that the proposal is acceptable subject to conditions.

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1 APPLICATION SITE AND LOCALITY

- 1.1 The application site is 63 Cambridge Street Godmanchester. The building was formally part of The Horse Shoe Inn which stretched along The Causeway and included a large courtyard, accommodation, stabling and a brewhouse. Property auctions were held at The Horse Shoe Inn until 1900. Sometime shortly after this the building was re-branded as the Horseshoe Temperance Hotel and by WW2 the Inn was converted into shops, partly demolished and the plot subdivided into separate ownerships.
- 1.2 The building was listed Grade II in 1969 and dated at that time to the Late 18th Century. The red brick façade with Venetian (or Palladian) ground floor windows is likely to be a mid 18th Century upgrade to earlier fabric and this re-fronting is evident at the side of the building. The use of 'fashionable' windows and a typical Georgian neo-classical doorcase was undoubtedly to give the building a presence in the street scene that was worthy of its prestige and status.
- 1.3 The interior of the building has generally suffered loss of historic details during its commercial life, particularly in the ground floor rooms. The property has a gable roof that is hipped around the bend on the corner of the street.
- 1.4 The existing side garage, granted permission in 1986, is to be demolished to make way for the new two storey side extension.

2 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The development is for the erection of two storey side extension, internal works to first floor and change of use from residential C3 to commercial Use Class E (c).
- 2.2 As noted above, the proposals involve the demolition of the later garage extension to make way for the proposed two storey side extension.
- 2.3 The development involves the following proposals:
- Demolish garage and construct new two storey extension to expand the existing residential accommodation on the first floor.
 - Removal of 1930s fireplace in the first floor sitting room
 - Repair/replacement/alteration of windows
 - Replacement of doors
 - Works to the main staircase
- 2.4 Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

3 RELEVANT PLANNING HISTORY

- 3.1 The following planning history is considered relevant to the current proposal:
- 7700883LBC – Motorcycle Business – refused 03.10.1977
 - 78/00120/FUL - Change of use from residential to offices – 20.03.1978
 - 7801246LBC - Alterations to door of existing shop – permission granted 18.09.1978
 - 83/00012/FUL - Change of use of part storage area to sales area – permission granted 02.02.1983
 - 8600324FUL - Garage extension to dwelling – permission granted 09.06.1986
 - 8600382LBC – Garage – consent granted 09.06.1986
 - 89/00471/FUL - Change of use from shop to estate agents office – permission granted 06.06.1989
 - 89/01970/FUL - Change of use from health food shop to financial services office – permission granted 1.12.1989
 - 93/01437/ADV - Display illuminated hanging sign – consent granted 07.03.1994
 - 93/01443/LBC - Illuminated hanging sign and applied lettering – consent granted 03.03.1994
 - 23/01249/LBC - Garage re-purpose, new signage and fire prevention work – consent granted 24.10.2023
 - 23/01249/LBC - Garage re-purpose, new signage and fire prevention work – consent granted 24.10.2023
 - 24/00078/HHFUL - New extension, replacement threshold and internal work to first floor – permission granted 19.07.2024
 - 24/00079/LBC - New extension, replacement threshold and internal work to first floor – consent granted 19.07.2024
 - 25/80296/COND - Discharge of Conditions 3 (windows) and 4 (materials) of 24/00079/LBC – approved 17.12.2025

- 25/80301/COND - Discharge of Conditions 3 (windows) and 4 (materials) of 24/00078/HHFUL – approved 17.12.2025
- 26/00628/FUL - Erection of two storey side extension, internal works to first floor and change of use from residential C3 to commercial Use Class E (c) – pending consideration

4 RELEVANT PLANNING POLICY AND GUIDANCE

Statutory Duty

- 4.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 4.2 Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities in considering whether to grant listed building consent for any works to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development to pay special attention to preserving or enhancing the character or appearance of a conservation area.

RESPONSE TO CONSULTATION

- 4.3 Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website.

Consultee Name	Position	Comment
Godmanchester Town Council	Objection	The Council recognises the potential benefit of increasing the provision of commercial space within the proposal. However, Members have raised concerns regarding the impact of the development on neighbouring amenity, particularly in relation to the loss of natural light and outlook to adjacent properties. As currently designed, the scale and positioning of the extension appear likely to result in a material reduction in light to neighbouring windows. The Council would encourage the applicant to explore

		alternative design solutions, such as utilising the existing garage footprint to provide a more modest stair access arrangement, which may enable use of the upper floor without adversely impacting neighbouring properties.
CCC Archaeology Officer	No objection	Our advice remains the same as previous applications 24/00078/HHFUL and 24/00079/LBC, namely that due to the archaeological potential of the site, a further programme of investigation and recording is required in order to provide more information regarding the presence or absence, and condition, of surviving archaeological remains within the development area, and to establish the need for archaeological mitigation of the development as necessary. We are in receipt of an approved Written Scheme of Information for the works proposed under 24/00078/HHFUL and 24/00079/LBC. The scope of works will remain the same as for this application, so we would recommend that the previous WSI can be uploaded in support of this application. We have been notified that fieldwork for the archaeological monitoring works are underway and would recommend usage of a condition to secure the remainder of the works.
HDC Conservation Officer	No objection	The applications satisfy the Planning (LBs and CAs) Act 1990 and accord with the NPPF and Local Plan Policy LP34. The applicant has submitted joinery and material details previously permitted through condition discharge; no further conditions are required.

5 RESPONSE TO PUBLICITY

Below is a summary of the third party and neighbour responses received at the time of writing this report.

- 5.1 No third party or neighbour responses have been received in relation to the Listed Building application.

6 APPRAISAL

Impact on Heritage Asset

- 6.1 Policy LP12 of the Huntingdonshire Local Plan to 2036 state that developments should respond positively to their context, draw inspiration from the key characteristics of its surroundings and contribute positively to the area's character and identity.
- 6.2 Policy LP34 states that a proposal within, affecting the setting of, or affecting views into or out of, a conservation area should preserve, and wherever possible enhance, features that contribute positively to the area's character, appearance and setting as set out in character statements or other applicable documents.
- 6.3 It is noted that the same scheme was approved under the previous applications, 24/00078/HHFUL & 24/00079/LBC. The difference with this revised scheme is the internal layout and the use of the first floor for office space rather than for residential accommodation.
- 6.4 The revised layout shows three office spaces in replacement for the previously approved bedrooms at first floor level and a further office space at ground floor level in replacement for a bedroom.
- 6.5 The proposed development of a two storey side extension remains as previously approved with the same massing, design and fenestration details.
- 6.6 It is noted that the previous conditions relating to joinery details for the windows and materials have been discharged and the threshold detail to the ground floor entrance has been installed, but no other larger construction has taken place. Therefore, the previous permission remains extant and could be completed at any time.
- 6.7 Until relatively recently, the ground floor of No 63 Cambridge Street was leased by Gatehouse Estates, and the first floor was used as habitable accommodation. The building has commercial use on the ground floor as part of Bright Advice Mortgages and an empty first floor flat, as permitted since the late 1980s.
- 6.8 The Conservation Officer has provided comments on the application and has no objections. Comments have been provided for each section of the proposals:

Demolish garage and construct new two storey extension to expand the existing residential accommodation on the first floor.

- 6.9 The garage was built in the late 1980s so has no historic or architectural value. The proposed extension is subservient to the main part of the building and should be readily determined to be a modern addition while still maintaining the quality of the building within the street scene. The design references elements of the main building and the materials will match. The proposal will not harm the special interest of the listed building and should maintain the character and appearance of the conservation area. The extension is acceptable and the proposed materials accord with those granted consent under application 24/00079/LBC.

Removal of 1930s fireplace in the first floor sitting room

- 6.10 It is proposed to remove a tiled 1930s or 1940s fireplace and surround from the first floor sitting room. The original fireplace has been blocked up and the fire surround removed. The modern fireplace is a considerable weight and is inadequately supported beneath leading to it pulling away from the chimney stack. Removal of the modern fireplace is necessary and will lead to no loss of special interest to the listed building. The proposed replacement fire surround is an acceptable copy of what would probably have been there originally.

Repair/replacement/alteration of windows

- 6.11 Investigation of the windows and doors by a professional joiner has uncovered areas of rot in the first floor sash window facing Cambridge Street (W10). It is proposed to replace the window on a like for like basis as the existing window is not capable of repair and refurbishment. It is agreed that this window is rotten beyond repair. Joinery details have been provided.
- 6.12 W9 has been modified in the 20th Century by the removal of the bottom sash and its replacement with a frame containing casement windows. It is proposed to remove the frame and reinstate a sash window built to the same details as the remaining historic upper sash. This is a benefit to the building and is acceptable.
- 6.13 W8 is a Victorian window badly modified in the 20th Century to accommodate an extension roof. It has modest significance and is in poor condition. It is proposed to alter the window aperture to better fit the roof slope and add a new window that follows the joinery details of the existing window. I have no objection to this as the Victorian window has modest interest and the proposed reworking of the window is a better solution to the issues caused by the extension roof.

Replacement of doors

- 6.14 Door D13 is a poor modern copy of a Georgian six panel door. It is proposed to replace it with a modern accurate copy of a raised and fielded six panel door that is more in keeping with the period of the listed building.
- 6.15 Door D14 is a modern plate glass shop door with plate glass side lights in a modified Georgian Venetian window aperture. It is proposed to replace these with a copy of a raised and fielded six panel door with new four paned side

lights. This will be a vast improvement to the appearance of the building within the street scene and is acceptable.

Works to the main staircase

- 6.16 It is proposed to block off the top and bottom of the main staircase to the first floor with a fire door and balustrading in order to satisfy building regulations. The alterations are reversible and will have no lasting impact on the special interest of the listed building.
- 6.17 It is noted that the applicant has submitted joinery and material details previously permitted through condition discharge; no further conditions are required.

Impact on Character of Area

- 6.18 It is considered that the proposed change of use, extension and alterations will have no adverse impact upon the significance of the heritage assets. It will preserve the special interest of the listed building and maintain the character and appearance of the Godmanchester (Post Street) Conservation Area.
- 6.19 The application satisfies the Planning (LBs and CAs) Act 1990 and accord with the NPPF and Local Plan Policy LP34.
- 6.20 The proposal, therefore, accords with ss. 16 and 72 of the Planning (LBCA) Act 1990, the NPPF (2024), and Policies LP12 and LP34 of Huntingdonshire's Local Plan to 2036 (2019) in this regard.

Additional Duties

Public Sector Equalities Duties

- 6.21 The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers.
- 6.22 The Committee must be mindful of this duty inter alia when determining all planning applications. In particular, the Committee must pay due regard to the need to:
- (1) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
 - (2) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
 - (3) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

- 6.23 Due consideration has been made to The Equality Act 2010 during the assessment of the planning application; no conflicts are raised.

Human Rights

- 6.24 Due consideration has been made to The Equality Act 2010 during the assessment of the planning application; no conflicts are raised. There may be implications under Article 1 (protection of property) and Article 8 (right to respect for private and family life) of the First Protocol regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions; however, these issues have been taken into account in the determination of this application.

7 FINANCIAL CONSIDERATIONS

- 7.1 None

8 PLANNING BALANCE AND CONCLUSION

- 8.1 Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.
- 8.2 It is noted that the previous applications have already been partially implemented and as the proposed two storey side extension remains the same for this application, the permissions are extant and can be implemented at any time.
- 8.3 The point, therefore, for consideration is the change of use from residential to commercial. The Conservation Officer has considered the proposal and has no objections. Therefore, from a heritage perspective the proposal is supported with a recommendation for approval subject to conditions.
- 8.4 The principle of development for the change of use from a planning development perspective is considered under the associated FUL application (26/00628/FUL) which is being presented to the Committee at the same time.

9 RECOMMENDATION/CONDITIONS AND REASONS

- 9.1 Grant permission subject to conditions as set out below with delegated authority to the Head of Planning, Infrastructure & Public Protection to approve any amendments to conditions as deemed necessary.

Conditions (full wording)

Time Limit

1. The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

Approved Plans

2. The development shall not be carried out otherwise than in complete accordance with the approved plans and details unless a non-material or minor material amendment is approved by the Local Planning Authority under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The approved plans and details are:

- Location and Block Plan Ref: CH26/LBA/711/FP-1-100
- Proposed Floor Plans Ref: CH26/LBA/711/FP-1-101
- Proposed Elevations Ref: CH26/LBA/711/FP-1-102
- Proposed Elevations Ref: CH26/LBA/711/FP-1-103
- Proposed Window and Door Details Ref: CH26/LBA/711/FP-1-104
- Proposed Window and Door Details Sheet 2 (W8, W9 & W10)
Ref: CH26/LBA/711/FP-1-105
- Proposed Window and Door Details Sheet 3 (D14)
Ref: CH26/LBA/711/FP-1-106

Reason: To clarify the permission and for the avoidance of doubt.

Materials

3. The materials to be used in the proposed works, hereby permitted, shall be as previously agreed under condition discharge applications 25/80296/COND & 25/80301/COND approved on the 17th December 2025 with the following details. These shall be retained thereafter unless otherwise agreed in writing by the local planning authority.

Brick sample - Imperial Blend & Tumbled Regency Multi Handmade

FloPlast Half Round Gutter – 112mm x 4mtr Cast Iron Effect

Roof Slates - Cupa 12 Spanish Slate

Plain Roof Tiles - Sahtas Brookhurst Restoration Clay Roof Tiles

Reason: To ensure detailing and materials appropriate to this listed building in accordance with Policy LP34 of the Huntingdonshire Local Plan to 2036.

Archaeology

4. No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by

the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:

- a. The statement of significance and research objectives;
- b. The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
- c. The timetable for the field investigation as part of the development programme;
- d. The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (DLUHC 2023).

Informatives:

Partial discharge of the condition can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development. Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.

26/00628/FUL and 26/00629/LBC – 63 Cambridge Street Godmanchester

Godmanchester Town Council comments received 28th April 2026 and 4th June 2026

Planning Application	26/00628/FUL & 26/00629/LBC
Location	63 Cambridge Street Godmanchester Huntingdon
Work requested	Erection of two storey side extension, internal works to first floor and change of use from residential C3 to commercial Use Class E (c).
Response Date	28.04.2026

Recommendation: **Refusal. The Council recognises the potential benefit of increasing the provision of commercial space within the proposal. However, Members have raised concerns regarding the impact of the development on neighbouring amenity, particularly in relation to the loss of natural light and outlook to adjacent properties.**

As currently designed, the scale and positioning of the extension appear likely to result in a material reduction in light to neighbouring windows. The Council would encourage the applicant to explore alternative design solutions, such as utilising the existing garage footprint to provide a more modest stair access arrangement, which may enable use of the upper floor without adversely impacting neighbouring properties.

This recommendation is based on the information available to the Planning Portfolio at the time of the meeting.

Hi [REDACTED]

My apologies for the delay in responding. I circulated your email, together with the Town Council's original comments, to the Planning Portfolio for further consideration. One of the members of the Portfolio has reviewed the application and provided the following observations.

Having reviewed the previous application on the planning portal, it appears that the elevations submitted as part of the current application are the same as those submitted in 2024.

From the Portfolio's discussions when reviewing the recent application, the principal concerns related to the proposed extension above the existing garage and the impact this may have on the neighbouring property, rather than the proposed commercial use of the building itself.

When comparing the plans submitted in 2024 with those submitted in 2026, it is noted that the ground floor garage space was previously proposed to be converted into a bedroom, with a substantial hallway and staircase occupying a significant proportion of the floor area. The first floor was proposed to provide a study, bathroom and staircase access.

Under the current application, the proposed ground floor bedroom has been replaced with an office, while the hallway and staircase arrangement remain largely unchanged. The first-floor accommodation is now proposed to comprise an office, WC and staircase.

During its review of the current application, the Planning Portfolio questioned whether the same level of office accommodation could be achieved by reconfiguring the ground floor space to provide two offices, together with a smaller hallway arrangement and without the need for the first-floor extension. While it is acknowledged that a WC is proposed at first-floor level, the plans indicate the presence of another WC across the landing, meaning that first-floor WC provision would still be available. Furthermore, existing internal stairs within the main building would continue to provide access to the first floor.

The Portfolio therefore concluded that the proposed first-floor extension would deliver only limited additional office space when balanced against its proximity to, and potential impact on, the neighbouring property.

Having reconsidered the matter, the Town Council's original recommendation remains unchanged, and it therefore continues to object to the application.

Kind regards,

[REDACTED] | Deputy CEO

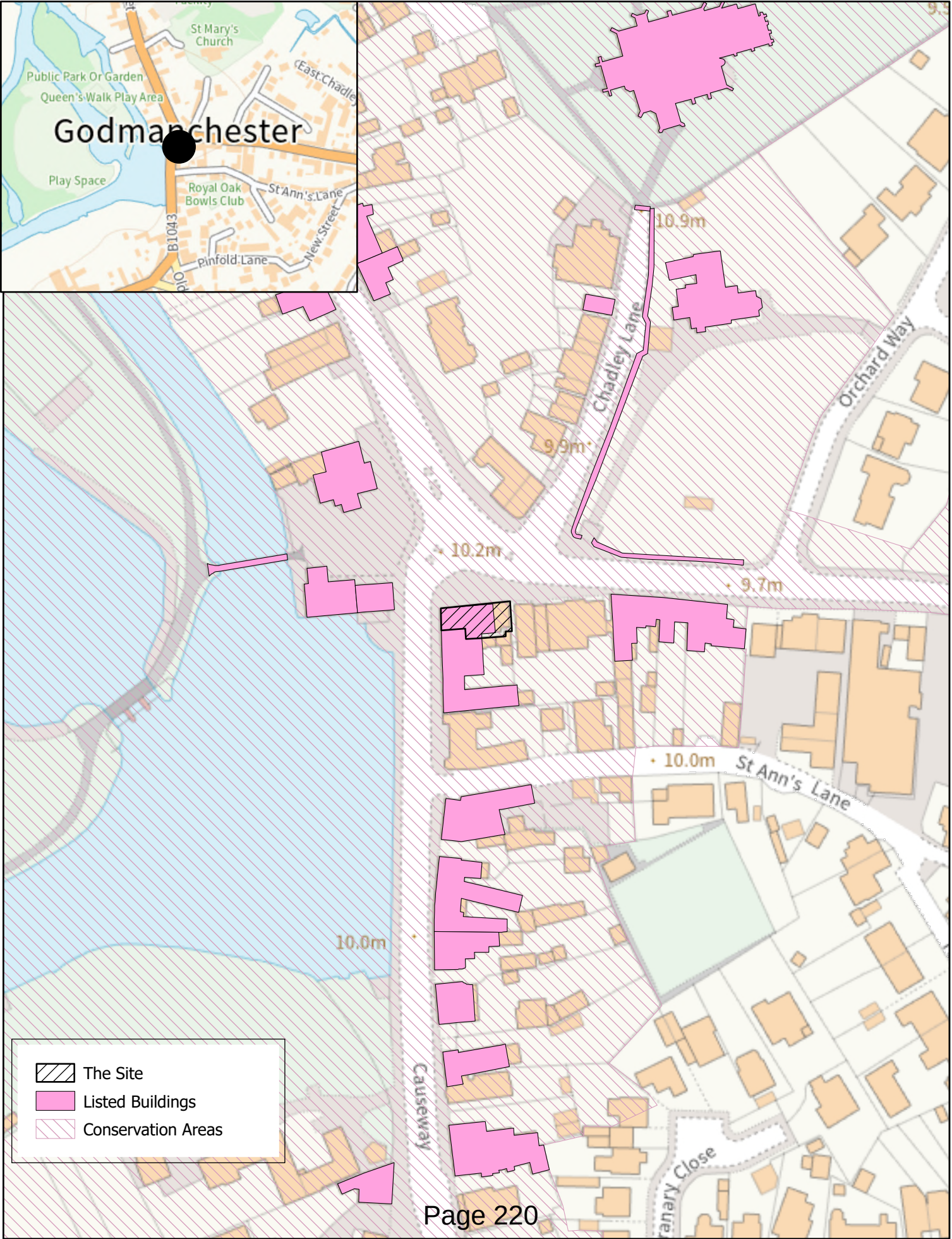
Godmanchester Town Council | Town Hall | 1 Post Street | Godmanchester | PE29 2NB
deputyceo@godmanchester-tc.gov.uk

(Please note my days of work are Tuesday to Friday 8.30am – 3.00pm)



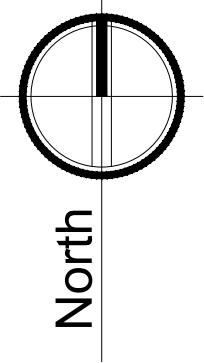
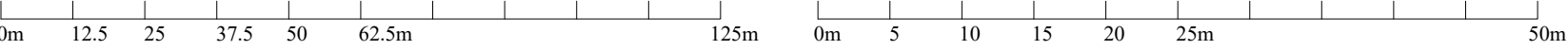
Godmanchester Town Council

Town Hall, Post Street, Godmanchester, Cambridgeshire. PE29 2NB

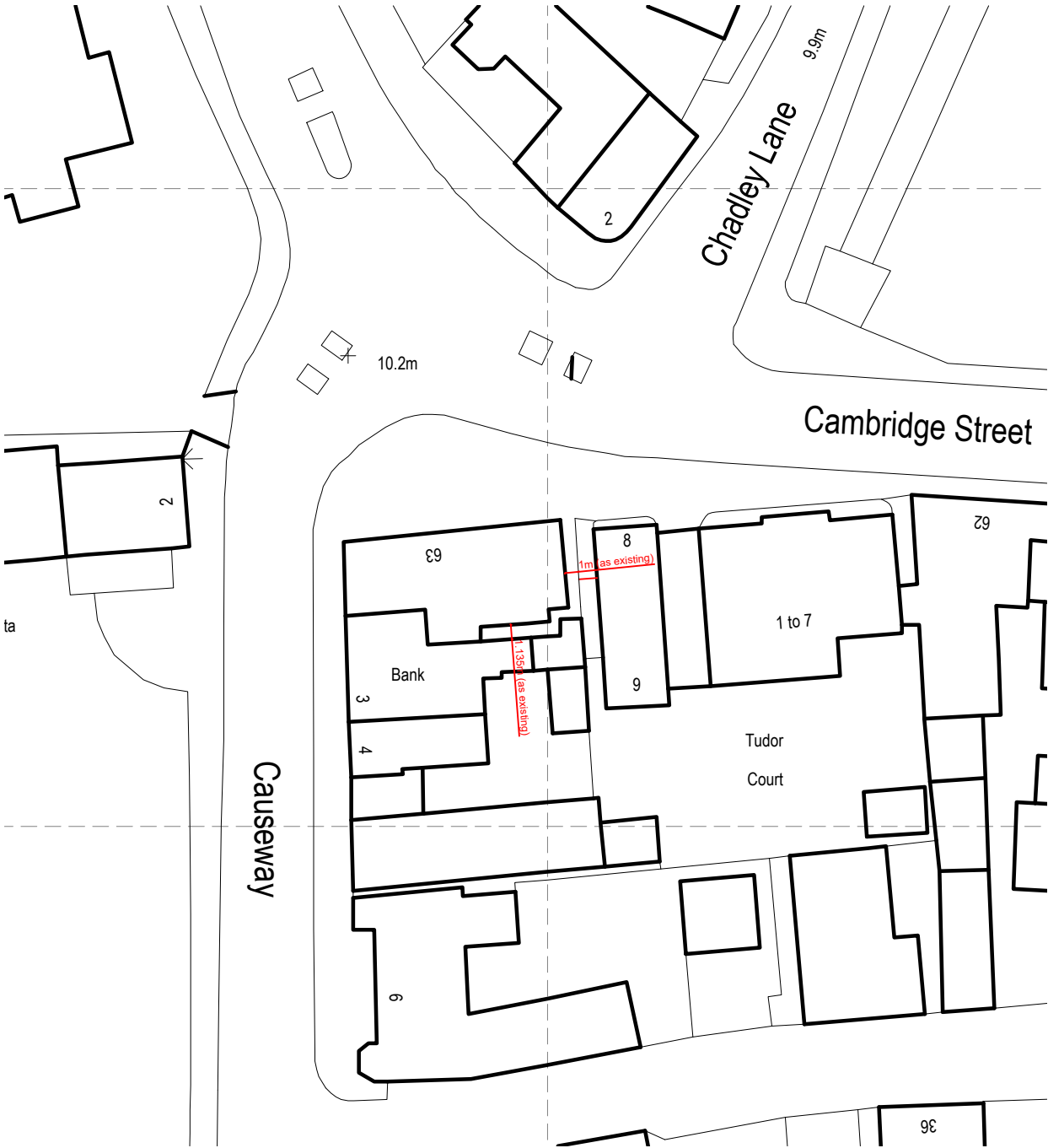


Scale: 1:1250

Scale: 1:500



Location Plan 1:1250



Block Plan 1:500

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ALL WORKS TO COMPLY WITH CURRENT CDM REGULATIONS AS APPROPRIATE. IT IS THE CLIENT'S RESPONSIBILITY TO FULLY COMPLY WITH THE CDM 2015 REGULATIONS AND THE BUILDING SAFETY ACT 2022, INCLUDING APPOINTING A PRINCIPAL DESIGNER AND PRINCIPAL CONTRACTOR FOR PROJECTS WITH MORE THAN ONE CONTRACTOR ON SITE.

NO WORKS TO COMMENCE ON SITE UNTIL ALL APPROVALS ARE CONFIRMED IN WRITING. L BEVENS ASSOCIATES LTD ACCEPTS NO LIABILITY IF THIS IS BREACHED.

IT IS THE CONTRACTORS RESPONSIBILITY TO ACCURATELY LOCATE EXISTING SERVICES PRIOR TO WORKS COMMENCING. ALL FOUNDATIONS AND STRUCTURES WITHIN 3 METERS OF A PUBLIC SEWER ARE TO BE TAKEN BELOW THE INVERT LEVEL OF THE SEWER IN ACCORDANCE WITH THE WATER UTILITY COMPANY'S REQUIREMENTS. THE LAND OWNER IS RESPONSIBLE FOR ORGANIZING, FINANCING AND OBTAINING ALL BUILD-OVERADJACENT TO AGREEMENTS BEFORE ANY WORK COMMENCES ON SITE.

NO COVENANTS/WAYLEAVES OR BYELAWS HAVE BEEN CONSIDERED IN THE PREPARATION OF THESE PLANS AND IT IS THE CLIENT/DEVELOPER'S RESPONSIBILITY TO ADVISE IF ANY SUCH COVENANTS WAYLEAVES OR BYELAW EXIST THAT MAY AFFECT THE PROPOSAL.

- CDM 2015 Notes**
1. ALL BUILDING WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT HSE REQUIREMENTS.
 2. EXISTING ELECTRICAL AND PLUMBING SERVICES TO BE CLEARLY IDENTIFIED AND ADEQUATE MEASURES TAKEN TO ENSURE THEY ARE SAFE BEFORE WORK COMMENCES ON SITE.
 3. ENSURE SAFE ACCESS INTO AND OUT OF THE BUILDING AT ALL TIMES DURING COMMENCEMENT OF WORKS ON SITE.
 4. DEMOLITION/REMOVAL WORK ON SITE TO BE CARRIED OUT BY COMPETENT PERSONS AND DONE IN A SAFE AND COHERENT MANNER.
 5. ALL FLOOR, WALL AND ROOF ELEMENTS ARE TO BE SUITABLY PROPPED/BRACED DURING THE WORKS. TEMPORARY WORKS ARE TO BE DESIGNED BY A SUITABLY COMPETENT PERSON.
 6. PROVIDE SUITABLE SCAFFOLDING DECKS AND WORKING PLATFORMS. ENSURE MATERIALS STORED ABOVE GROUND LEVEL ARE PROVIDED WITH SUITABLE SUPPORT. ENSURE ANY NEW OR EXISTING FLOOR DECKS ARE NOT OVERLOADED.
 7. ENSURE SAFE LIFTING PROCEDURES ARE IN PLACE FOR DELIVERY AND MOVING OF MATERIALS AND DURING INSTALLATION OF STRUCTURAL MEMBERS. ALL CRANE AND MACHINE OPERATIVES TO BE SUITABLE COMPETENT.
 8. ENSURE ADEQUATE FIRE ESCAPE IS MAINTAINED FROM BUILDING AT ALL TIMES DURING WORKS ON SITE.
 9. GIVE CAREFUL CONSIDERATION TO ANY NEW MECHANICAL OR ELECTRICAL EQUIPMENT, LIGHT FITTINGS, SECURITY DEVICES TO ENSURE ADEQUATE ACCESS IS MAINTAINED WITHIN BUILDING AND CIRCULATION ROUTES ARE MAINTAINED.
 10. HALF BOARD SIZES FOR PLASTERBOARD SHEETS ARE ENCOURAGED TO MAKE HANDLING EASIER ON SITE.
 11. OFF-SITE FABRICATION AND PREFABRICATED ELEMENTS ARE ENCOURAGED TO MINIMISE ON SITE HAZARDS.

General Notes

Quality Standards

The overall quality standard for the project shall be that which is expected from a quality residential development. The project is to comply with all current British or European Standard Statutory Regulations, and good practice. However there are to be considered as the minimum requirements as set out in all relevant legislation and any statutory instrument, Building Regulation, by law, or European Standard and Code of Practice.

The buildings will be designed with materials, components and techniques that are readily available, reliable and maintainable and that the building should be maintained in accordance with good practice and the guidelines and recommendations contained in the maintenance manuals.

1. L Bevens Associates Architects Ltd drawings are to be read in conjunction with other relevant engineers and specialist drawings for the project.

2. Dimensions are not to be scaled from drawings, either manually or electronically.

3. All dimensions and setting out information is to be checked on site prior to work commencing. Any dimensional discrepancies are to be reported to L Bevens Associates Architects Ltd before the affected work proceeds.

4. Any discrepancies found on the drawings or between the drawings and any other relevant information must be brought to the attention of L Bevens Associates Architects Ltd as soon as they are discovered.

5. Construction Design & Management (CDM) Regulations 2015; This project is subject to these regulations. The drawings and notes provided by L Bevens Associates Architects Ltd are to be included in the Health and Safety Construction Phase Plan and forwarded to the Principal Contractor.

6. All materials used in this project must be in accordance with British and European Standards and Codes of Practice and/or any other regulations current at the date of initial issue of the drawing.

7. No substances that may cause harm or damage shall be used in the project in particular substances not in accordance with current British and European Standard Specifications and Codes of Practice.



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10 Cricketers Way
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Tel: 01354 693969
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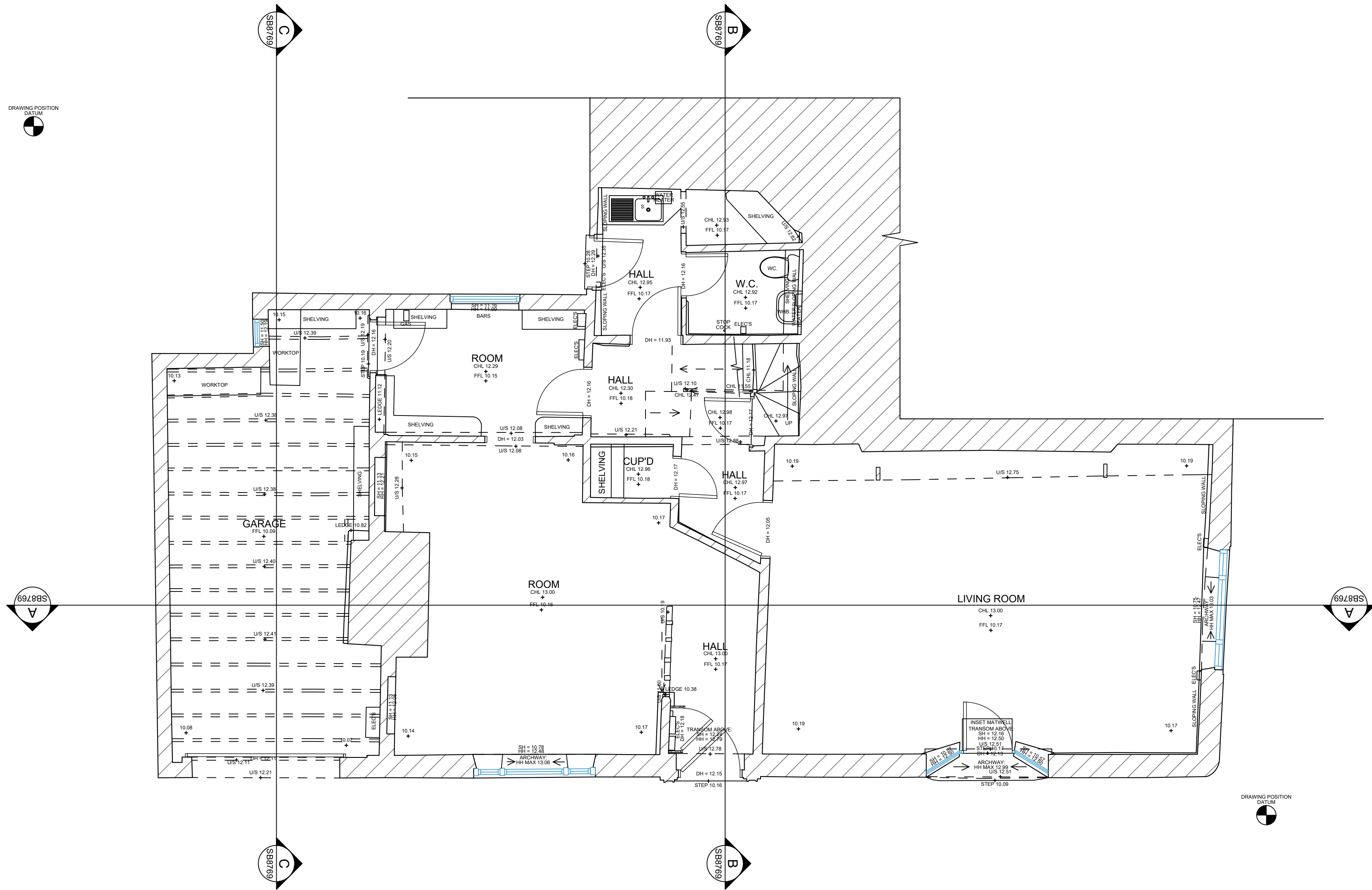
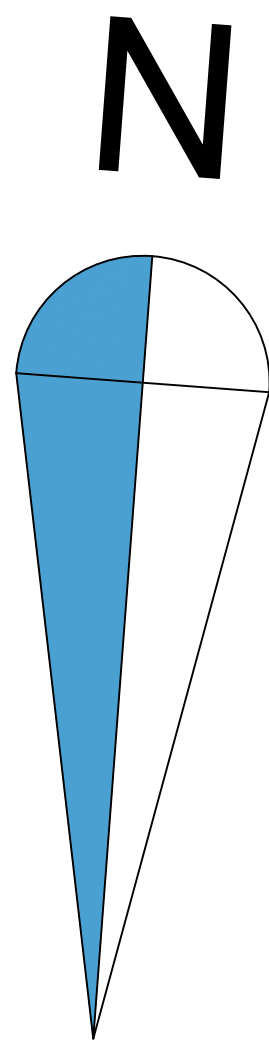
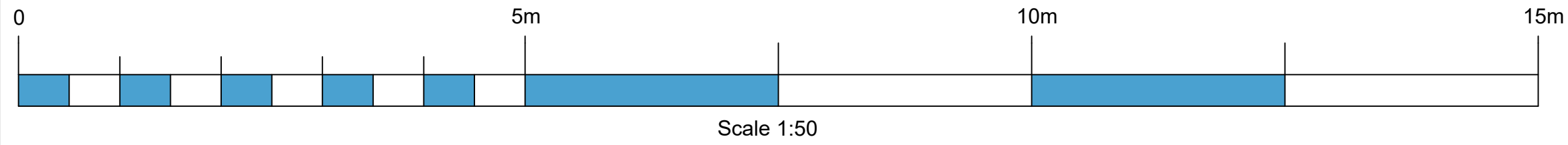
DRAWING STATUS	PRELIMINARY PLANNING	☐ CONSTRUCTION	☐ FILE COPY
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CLIENT
Mr. A Perryman

PROJECT
63 Cambridge Street, Godmanchester, Cambridgeshire.

DRAWING TITLE
Location Plan
Block Plan

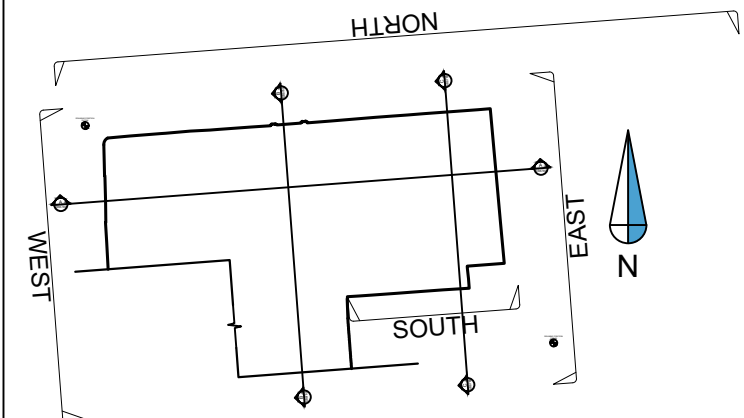
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1:1250 & 1:500 @ A3	March 2026	LB	
DRAWING NUMBER	REVISION		
CH26/LBA/711/FP-1-100			



GROUND FLOOR PLAN



Notes:



Rev	Comments	By	Chkd	Date
A	Section C-C added South Elevation added.	PD	CW	30.05.2023
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Bath: 01225 314370 - London: 02039 066892

Project Name
63 Cambridge Street, Godmanchester,
Huntingdon PE29 2AY

CAD Drawing Name
SB8769 - MBS - REV A

Drawing Title
GROUND FLOOR PLAN

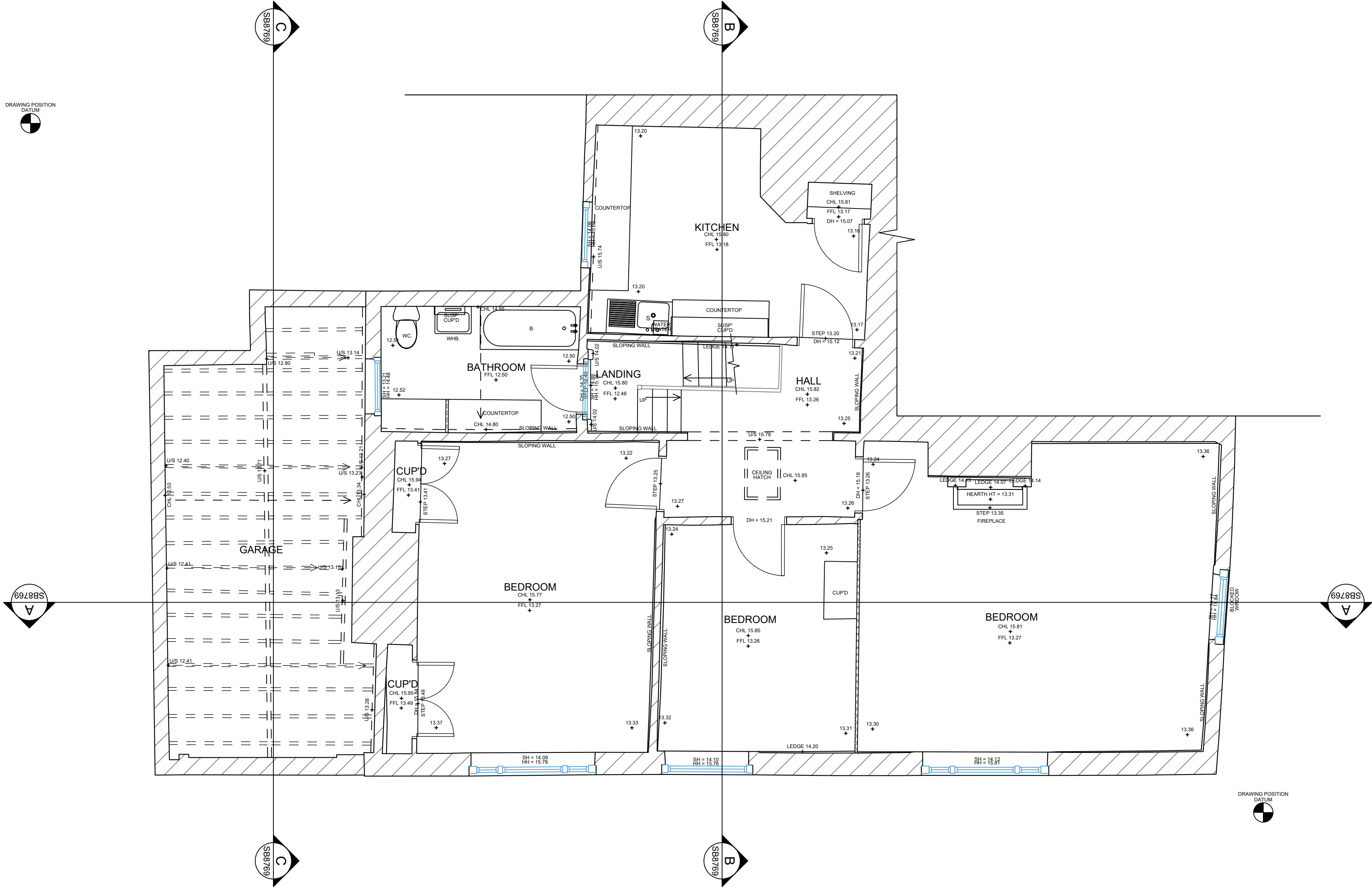
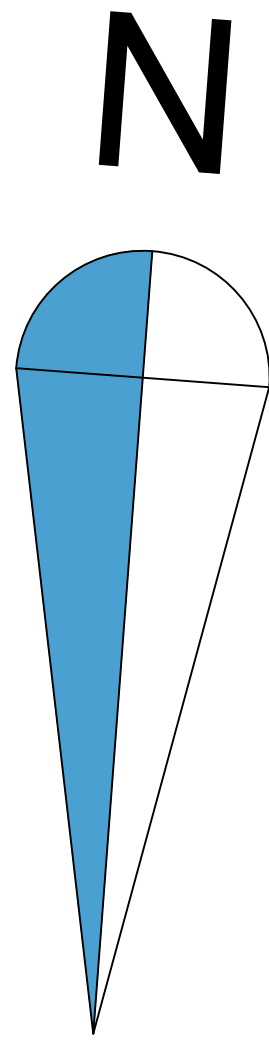
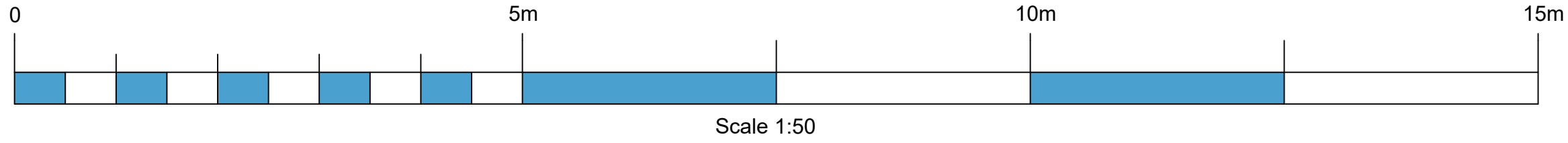
Client Artifex Conservation Architects	Date 10/05/2023
	Scale A1 @ 1:50

Drawn By SB - PD	Checked By SB - CW	SB Code SB8769	Revision A
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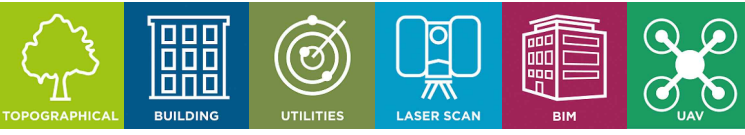
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FIRST FLOOR PLAN



Notes:

Rev

Rev	Comments	By	Chkd	Date
A	Section C-C added South Elevation added.	PD	CW	30.05.2023
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Project Name
63 Cambridge Street, Godmanchester,
Huntingdon PE29 2AY

CAD Drawing Name
SB8769 - MBS - REV A

Drawing Title
FIRST FLOOR PLAN

Client Artifex Conservation Architects	Date 10/05/2023
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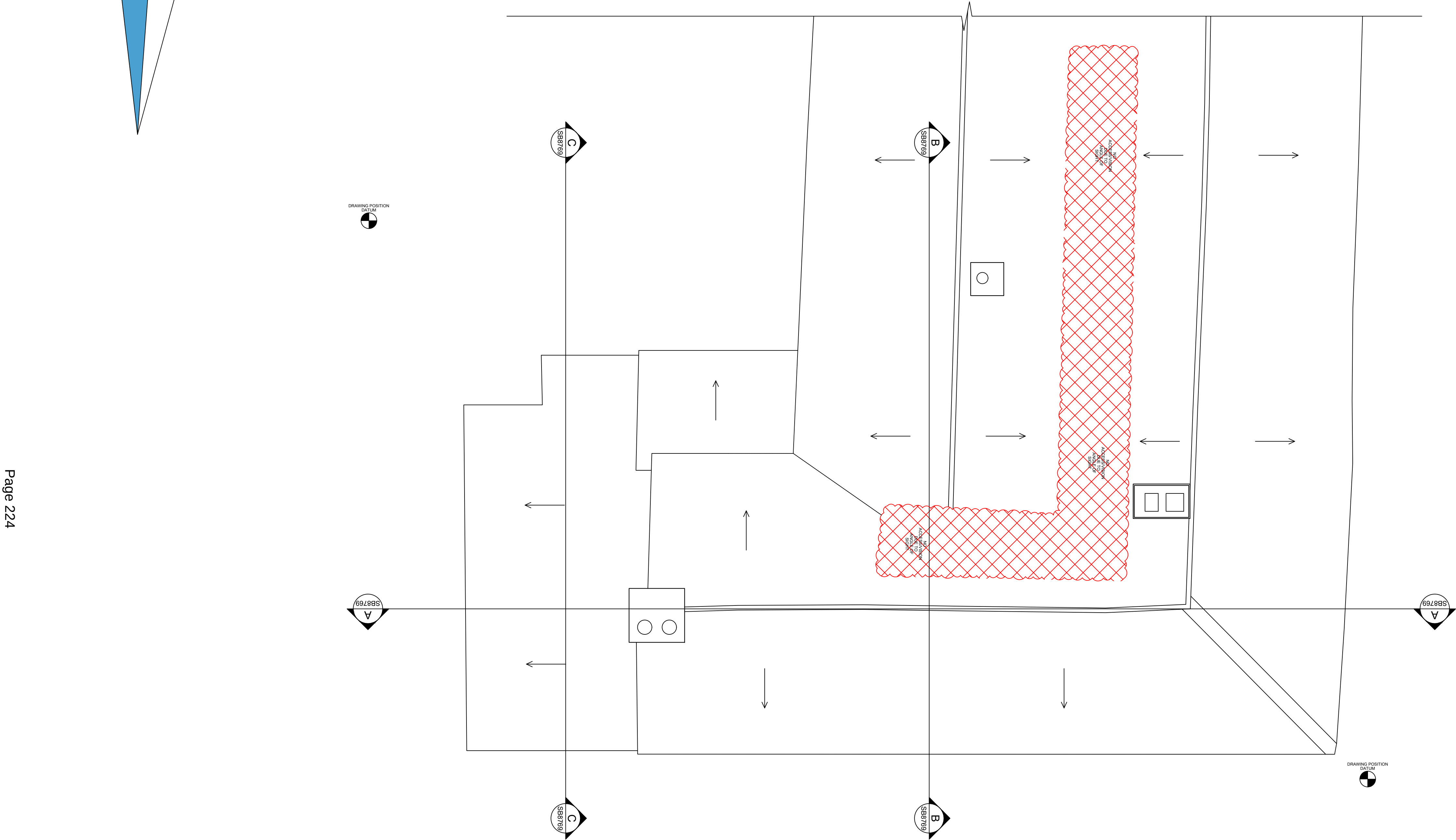
Drawn By SB - PD	Checked By SB - CW	SB Code SB8769	Revision A
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Grid Orientation ARBITRARY	Site Level Datum OS GPS
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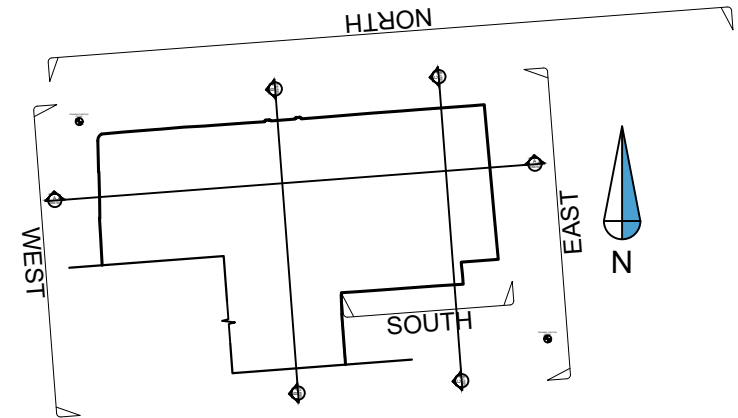
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ROOF PLAN

Notes:



Rev	Comments	By	Chkd	Date
A	Section C-C added South Elevation added.	PD	CW	30.05.2023
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Project Name
63 Cambridge Street, Godmanchester,
Huntingdon PE29 2AY

CAD Drawing Name
SB8769 - MBS - REV A

Drawing Title
ROOF PLAN

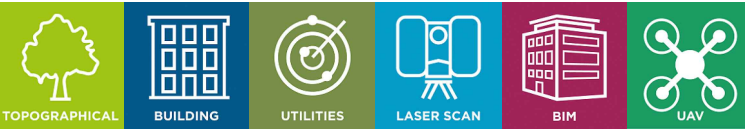
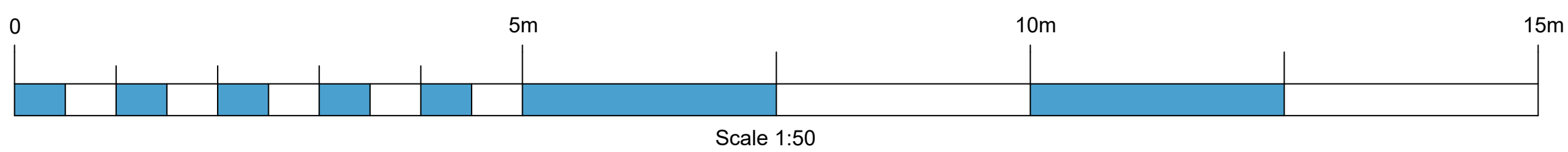
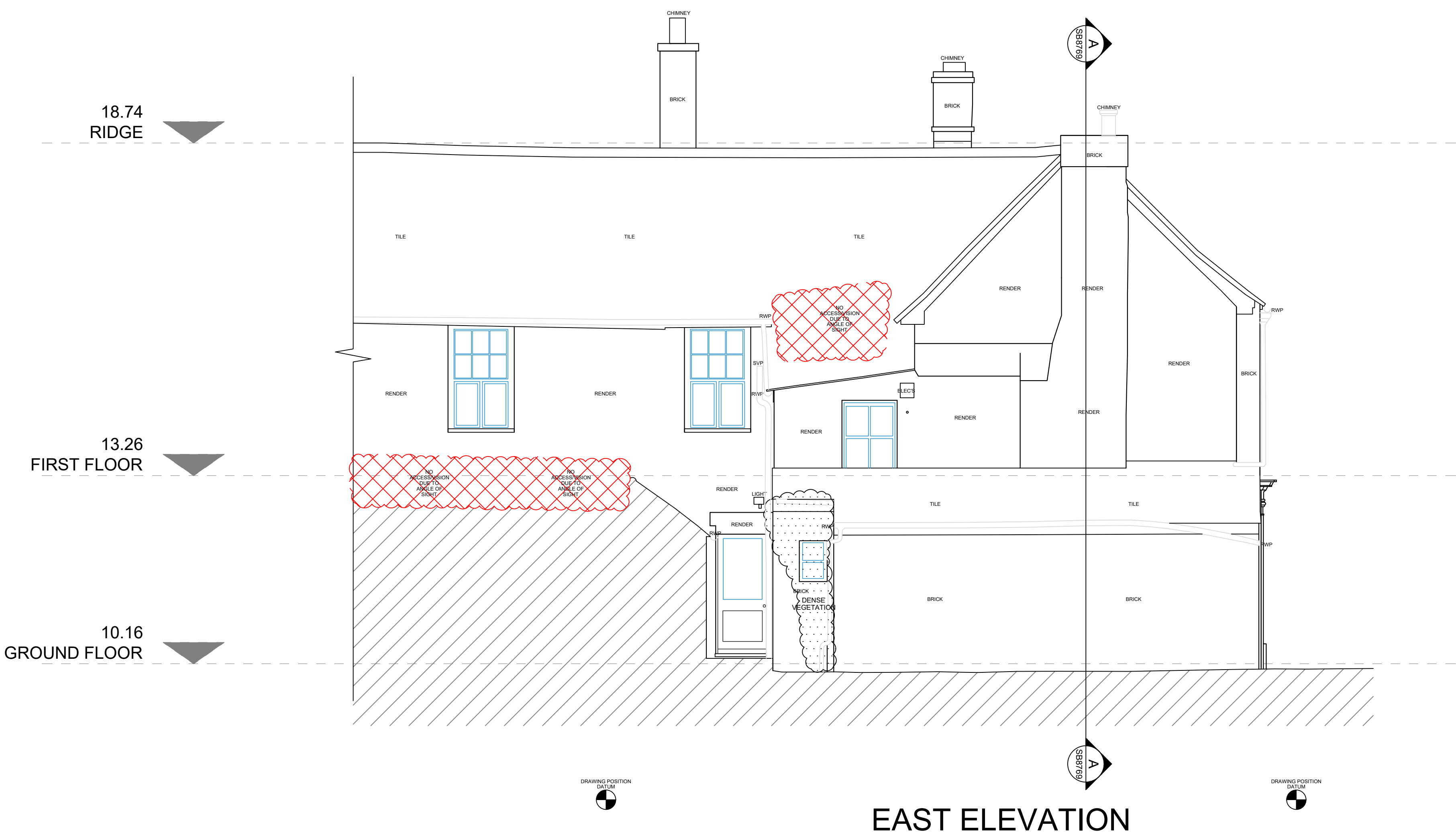
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Drawn By SB - PD	Checked By SB - CW	SB Code SB8769	Revision A
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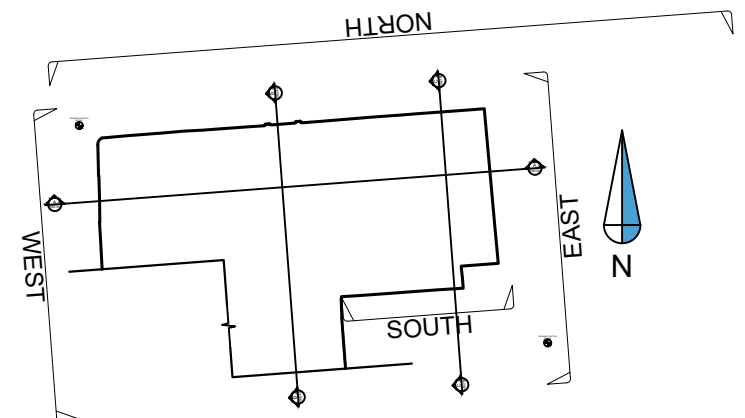
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A	Section C-C added South Elevation added.	PD	CW	30.05.2023
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Project Name
63 Cambridge Street, Godmanchester,
Huntingdon PE29 2AY

CAD Drawing Name
SB8769 - MBS - REV A

Drawing Title
EAST ELEVATION

Client Artifex Conservation Architects	Date 10/05/2023
	Scale A1 @ 1:50

Drawn By SB - PD	Checked By SB - CW	SB Code SB8769	Revision A
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Grid Orientation ARBITRARY	Site Level Datum OS GPS
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NORTH ELEVATION

Notes:

Rev	Comments	By	Chkd	Date
A	Section C-C added South Elevation added.	PD	CW	30.05.2023
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Project Name
63 Cambridge Street, Godmanchester,
Huntingdon PE29 2AY

CAD Drawing Name
SB8769 - MBS - REV A

Drawing Title
NORTH ELEVATION

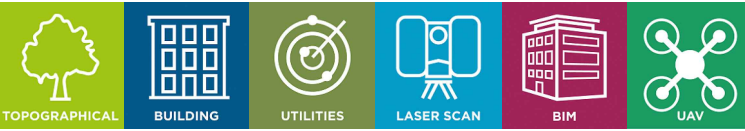
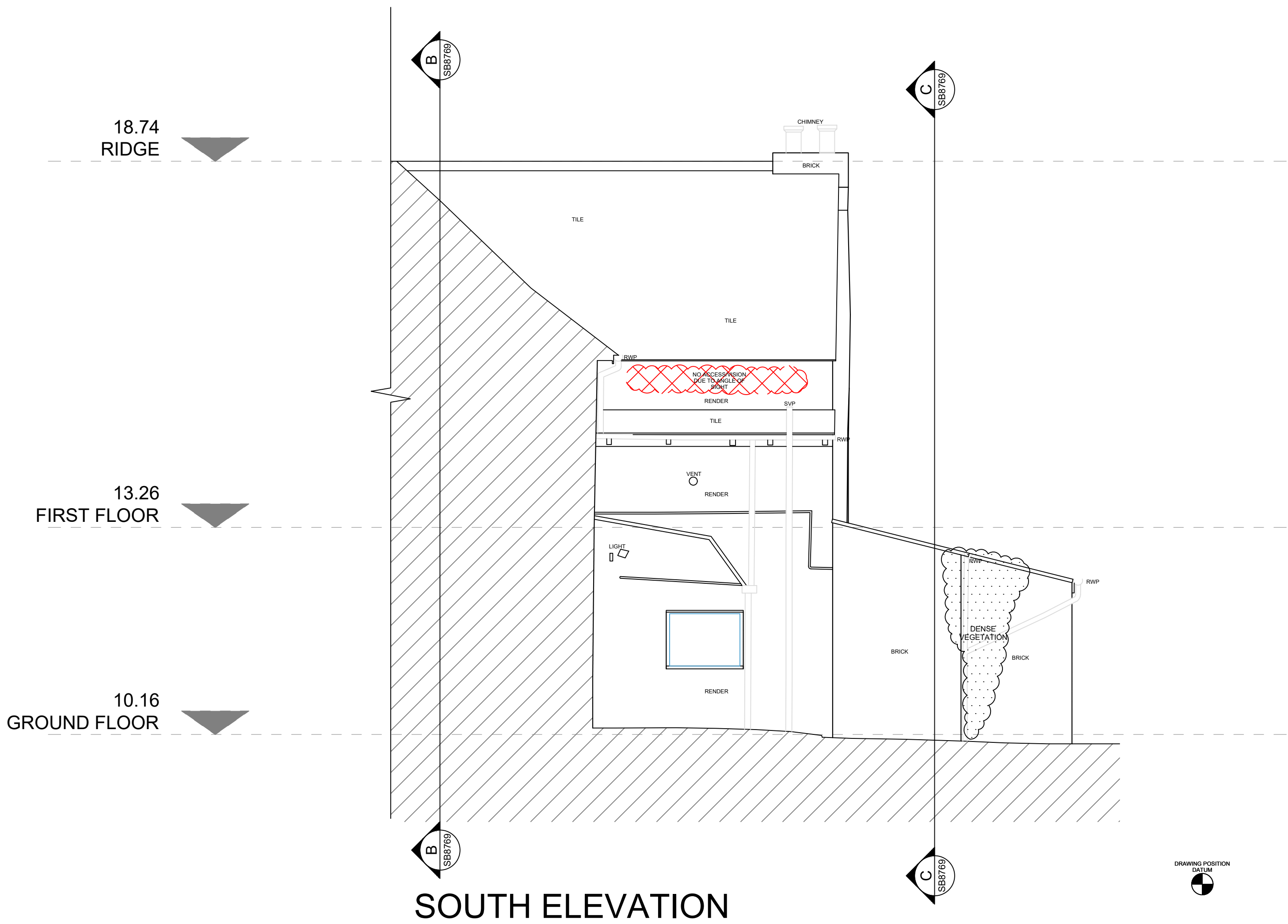
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Drawn By SB - PD	Checked By SB - CW	SB Code SB8769	Revision A
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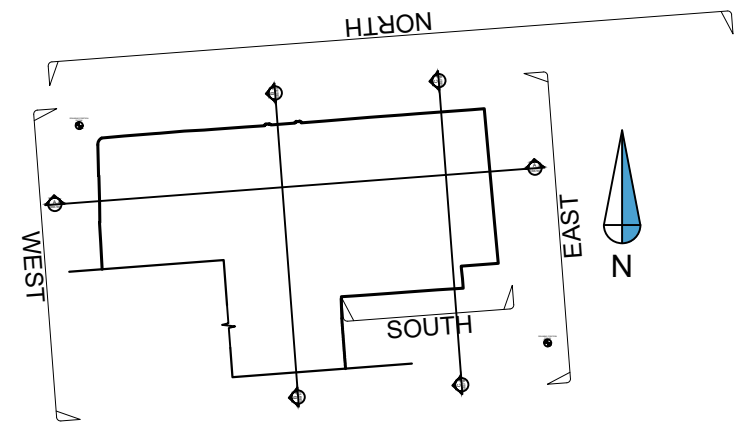
Grid Orientation ARBITRARY	Site Level Datum OS GPS
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Rev	Comments	By	Chkd	Date
A	Section C-C added South Elevation added.	PD	CW	30.05.2023
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Project Name
63 Cambridge Street, Godmanchester,
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CAD Drawing Name
SB8769 - MBS - REV A

Drawing Title
SOUTH ELEVATION

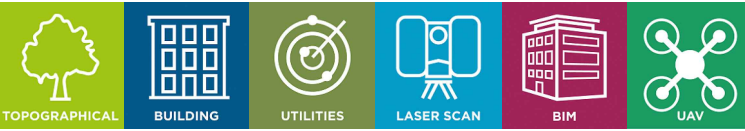
Client Artifex Conservation Architects	Date 10/05/2023 Scale A1 @ 1:50
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Drawn By SB - PD	Checked By SB - CW	SB Code SB8769	Revision A
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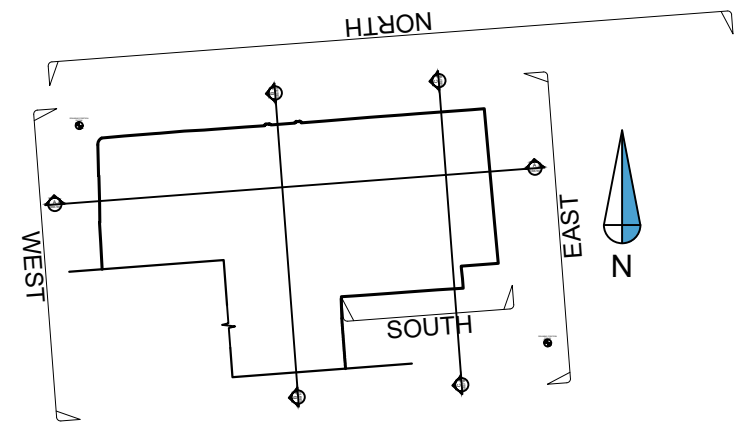
Grid Orientation ARBITRARY	Site Level Datum OS GPS
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Notes:



Rev	Comments	By	Chkd	Date
A	Section C-C added South Elevation added.	PD	CW	30.05.2023
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Project Name
63 Cambridge Street, Godmanchester,
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CAD Drawing Name
SB8769 - MBS - REV A

Drawing Title
WEST ELEVATION

Client Artifex Conservation Architects	Date 10/05/2023 Scale A1 @ 1:50
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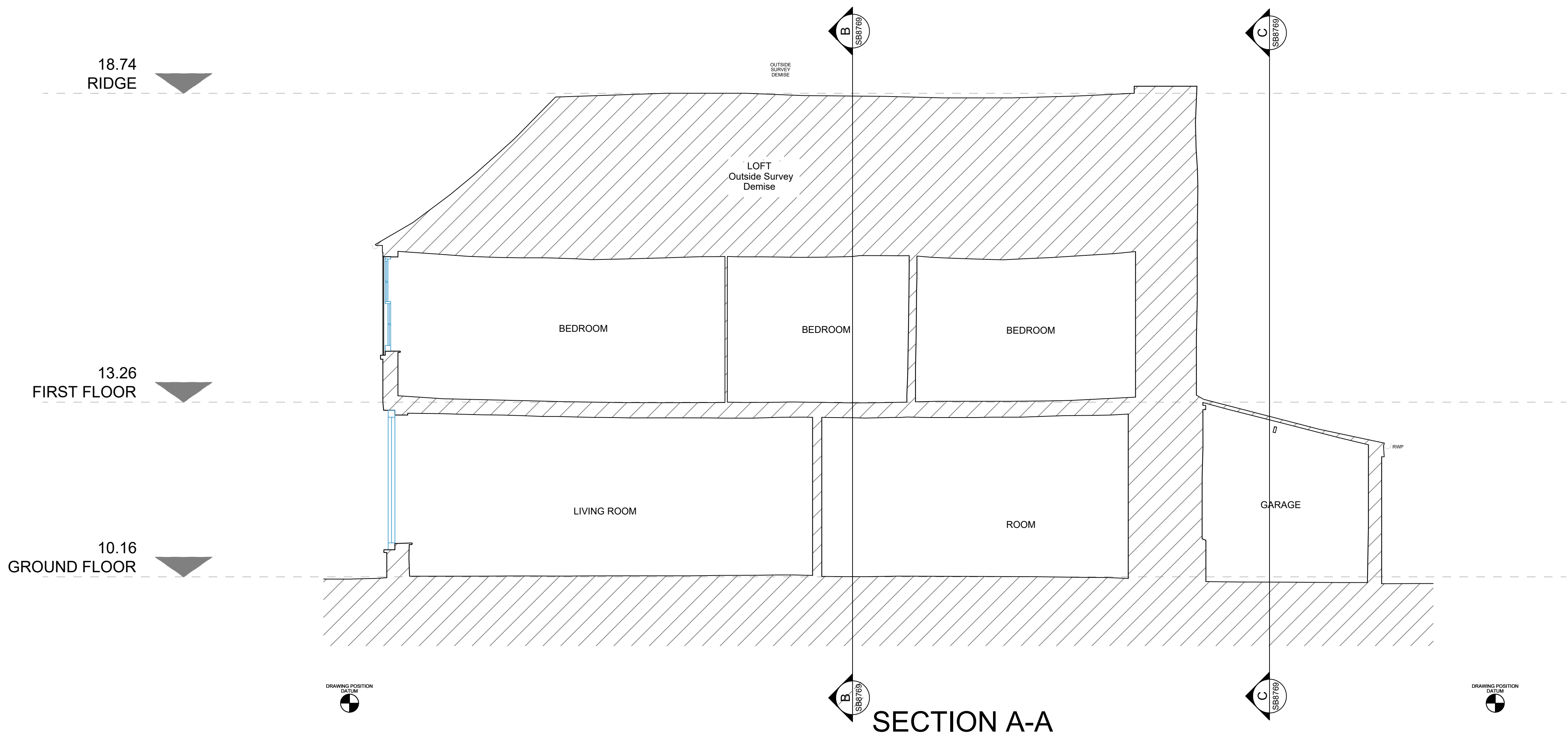
Drawn By SB - PD	Checked By SB - CW	SB Code SB8769	Revision A
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Grid Orientation ARBITRARY	Site Level Datum OS GPS
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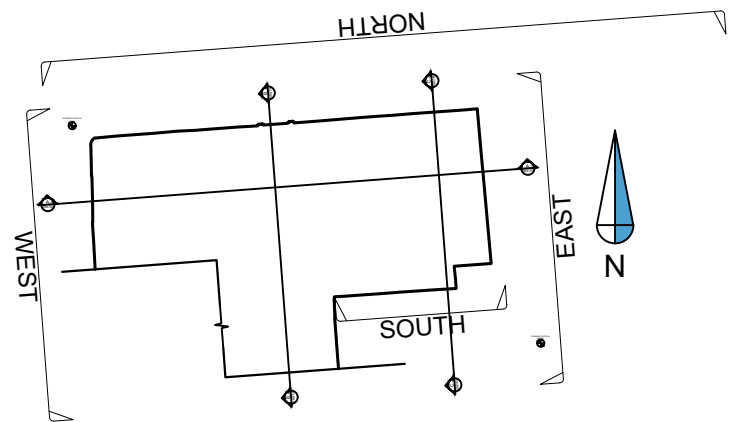
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Notes:



Rev	Comments	By	Chkd	Date
A	Section C-C added South Elevation added.	PD	CW	30.05.2023
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Project Name
63 Cambridge Street, Godmanchester,
Huntingdon PE29 2AY

CAD Drawing Name
SB8769 - MBS - REV A

Drawing Title
SECTION A-A

Client
Artifex Conservation
Architects

Date
10/05/2023

Scale
A1 @ 1:50

Drawn By
SB - PD

Checked By
SB - CW

SB Code
SB8769

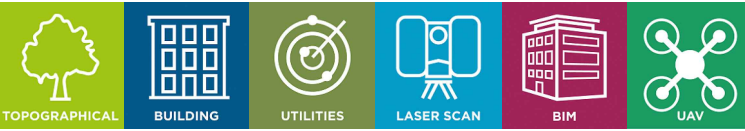
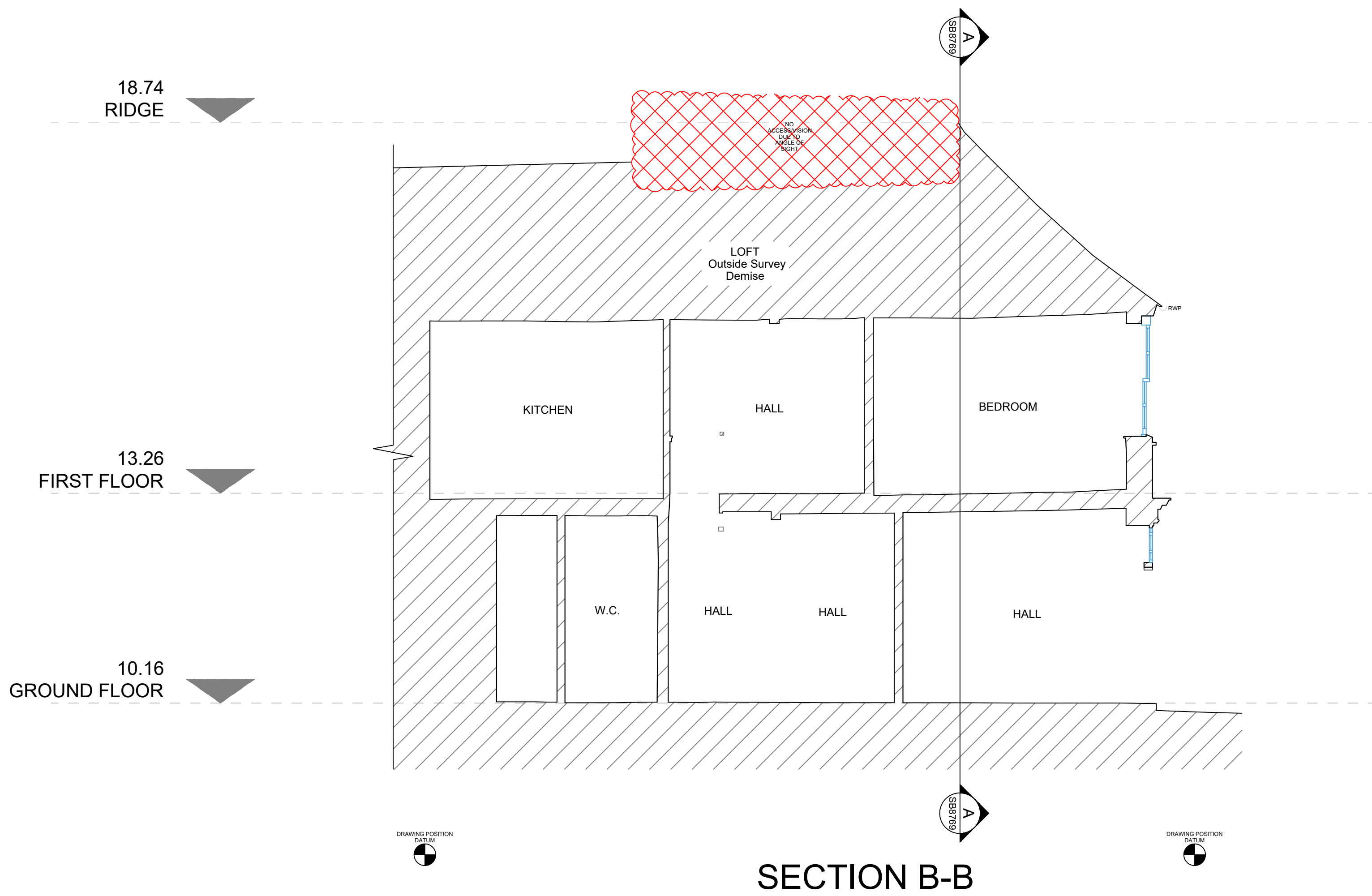
Revision
A

Grid Orientation
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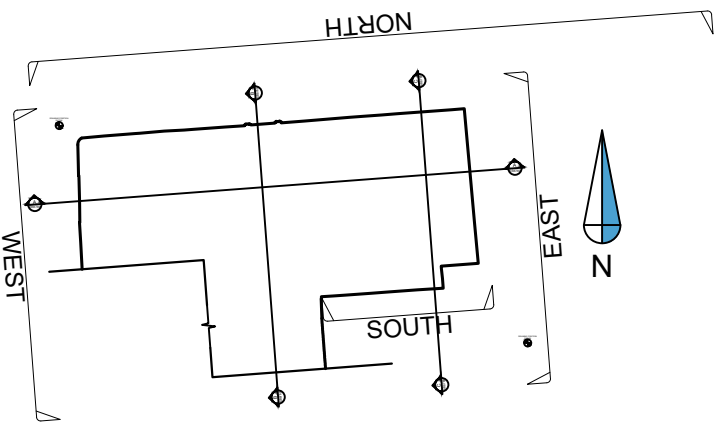
Site Level Datum
OS GPS

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Notes:



Rev	Comments	By	Chkd	Date
A	Section C-C added South Elevation added.	PD	CW	30.05.2023
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Project Name
63 Cambridge Street, Godmanchester,
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CAD Drawing Name
SB8769 - MBS - REV A

Drawing Title
SECTION B-B

Client Artifex Conservation Architects	Date 10/05/2023
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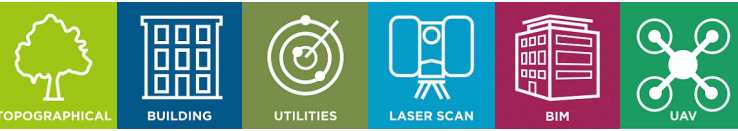
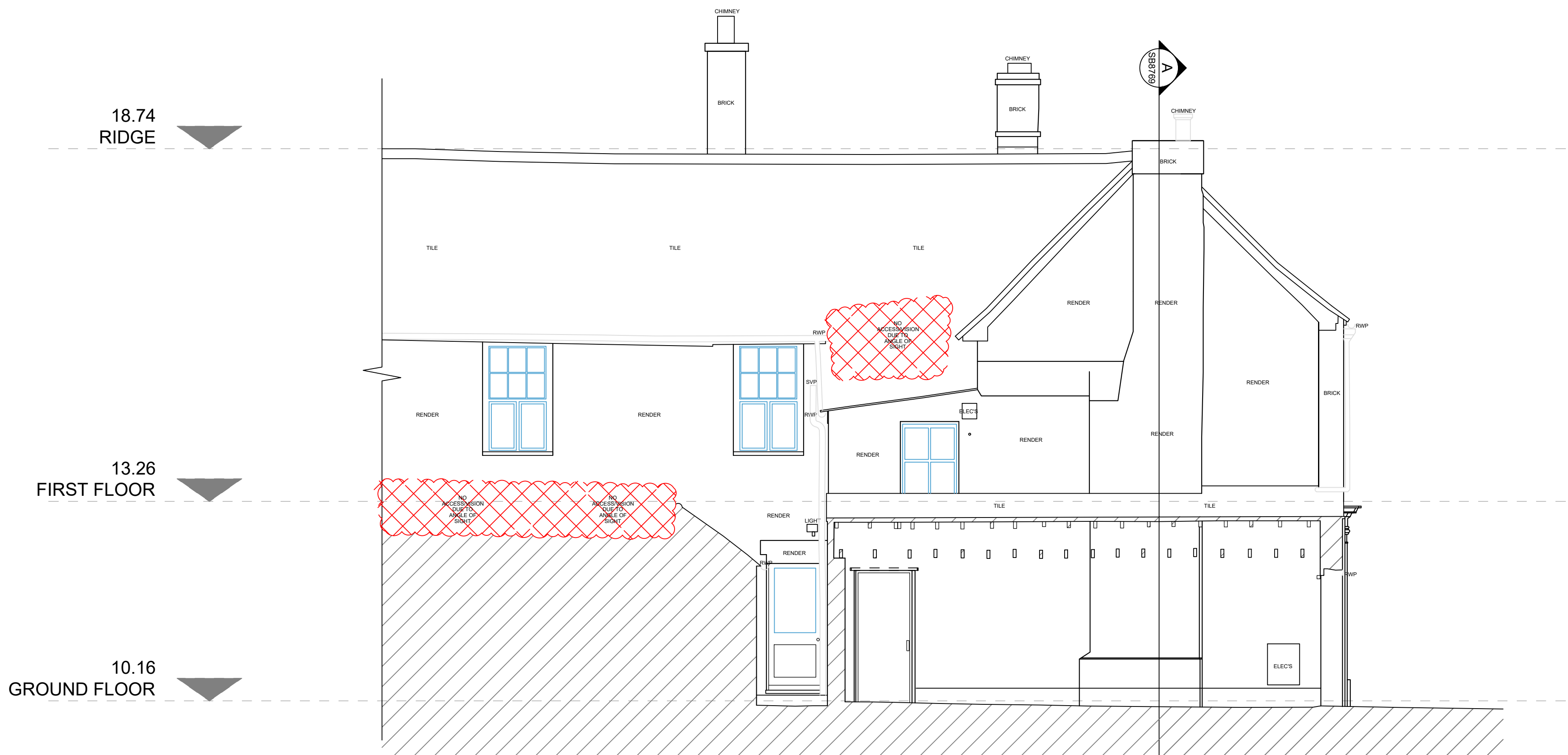
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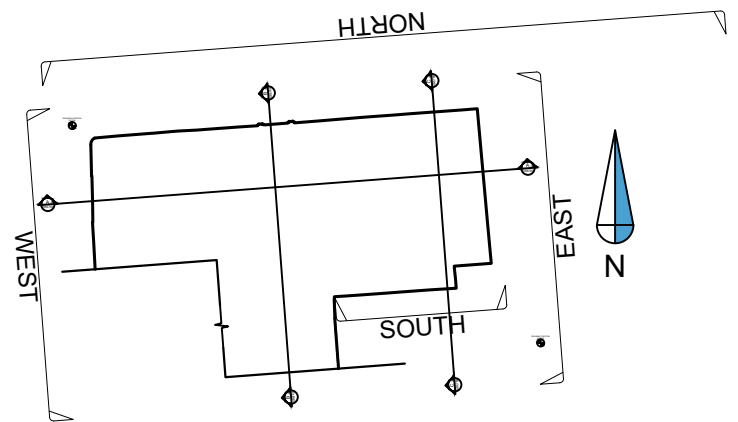
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Notes:



Rev	Comments	By	Chkd	Date
A	Section C-C added South Elevation added.	PD	CW	30.05.2023
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Project Name
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CAD Drawing Name
SB8769 - MBS - REV A

Drawing Title
SECTION C-C

Client Artifex Conservation Architects	Date 10/05/2023 Scale A1 @ 1:50
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Drawn By SB - PD	Checked By SB - CW	SB Code SB8769	Revision A
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Grid Orientation ARBITRARY	Site Level Datum OS GPS
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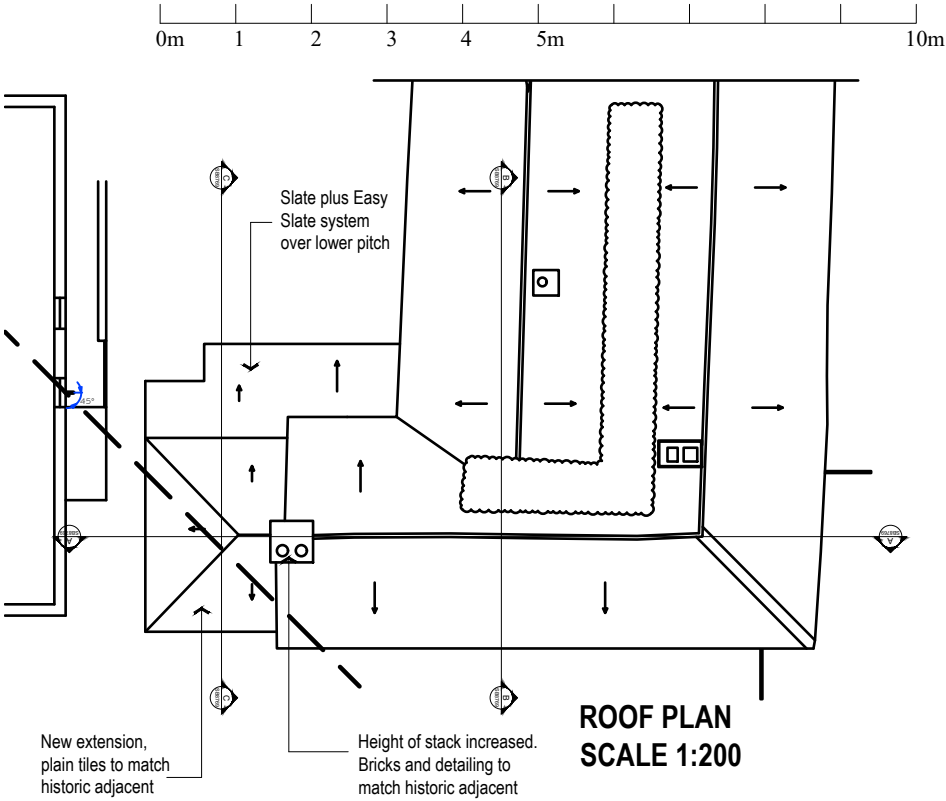


DOOR SCHEDULE

	Door	Location	Action	Notes
Ground	D7	Entrance Door	New	Refer to Drg. No. CH26/LBA/711/FP-1-104
	D8	Office 3/Office 2	New	Refer to Drg. No. CH26/LBA/711/FP-1-104
	D9	Stairs		Refer to Drg. No. CH26/LBA/711/FP-1-104
	D13	Office 2	New	Refer to Drg. No. CH26/LBA/711/FP-1-104
	D14	Office 1	New with new side lights	Refer to Drg. No. CH26/LBA/711/FP-1-104
First	D10	Wc	New	Refer to Drg. No. CH26/LBA/711/FP-1-104
	D11	Landing	New	Refer to Drg. No. CH26/LBA/711/FP-1-104
	D12	Office 1	New	Refer to Drg. No. CH26/LBA/711/FP-1-104
	D13	Wc	New	Refer to Drg. No. CH26/LBA/711/FP-1-104

WINDOW SCHEDULE

	Window	Location	Action	Notes
Ground	W1	Bedroom 3	New	Refer to Drg. No. CH26/LBA/711/FP-1-104
	W2	Hall	New	Refer to Drg. No. CH26/LBA/711/FP-1-104
	W3	Kitchen	New in existing opening	Refer to Drg. No. CH26/LBA/711/FP-1-104
First	W4	Study	New	Refer to Drg. No. CH26/LBA/711/FP-1-104
	W5	Bath/wc	New	Refer to Drg. No. CH26/LBA/711/FP-1-104
	W6	Landing	New	Refer to Drg. No. CH26/LBA/711/FP-1-104
	W7	Wc	New	Refer to Drg. No. CH26/LBA/711/FP-1-104
	W8	Stair light	Existing window depth reduced/opening modified. New window	Refer to Drg. No. CH26/LBA/711/FP-1-104
	W9	Kitchen	Bottom sash leaf reinstated	
	W10	Bedroom 1	Replacement like for like	



CDM 2015 Notes

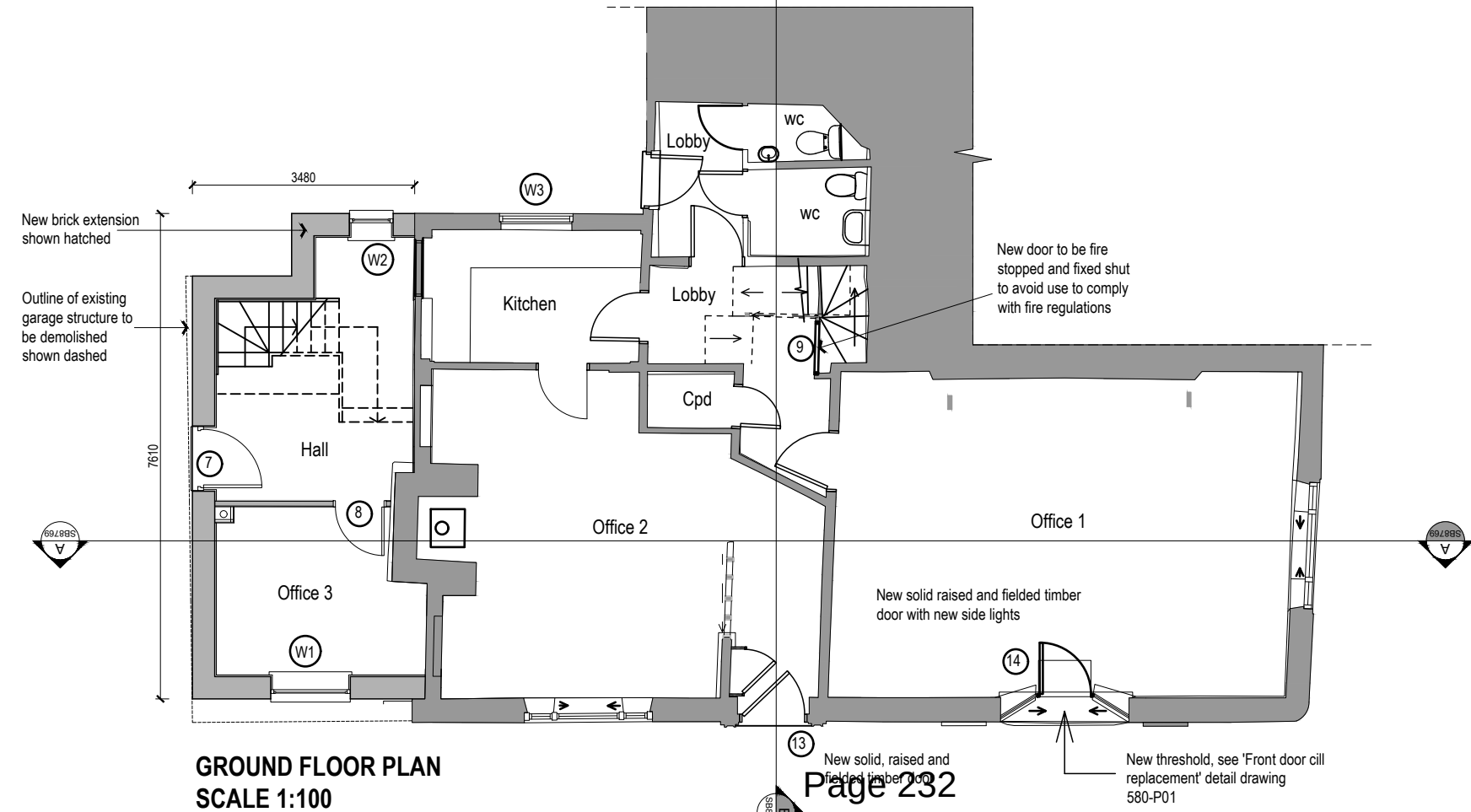
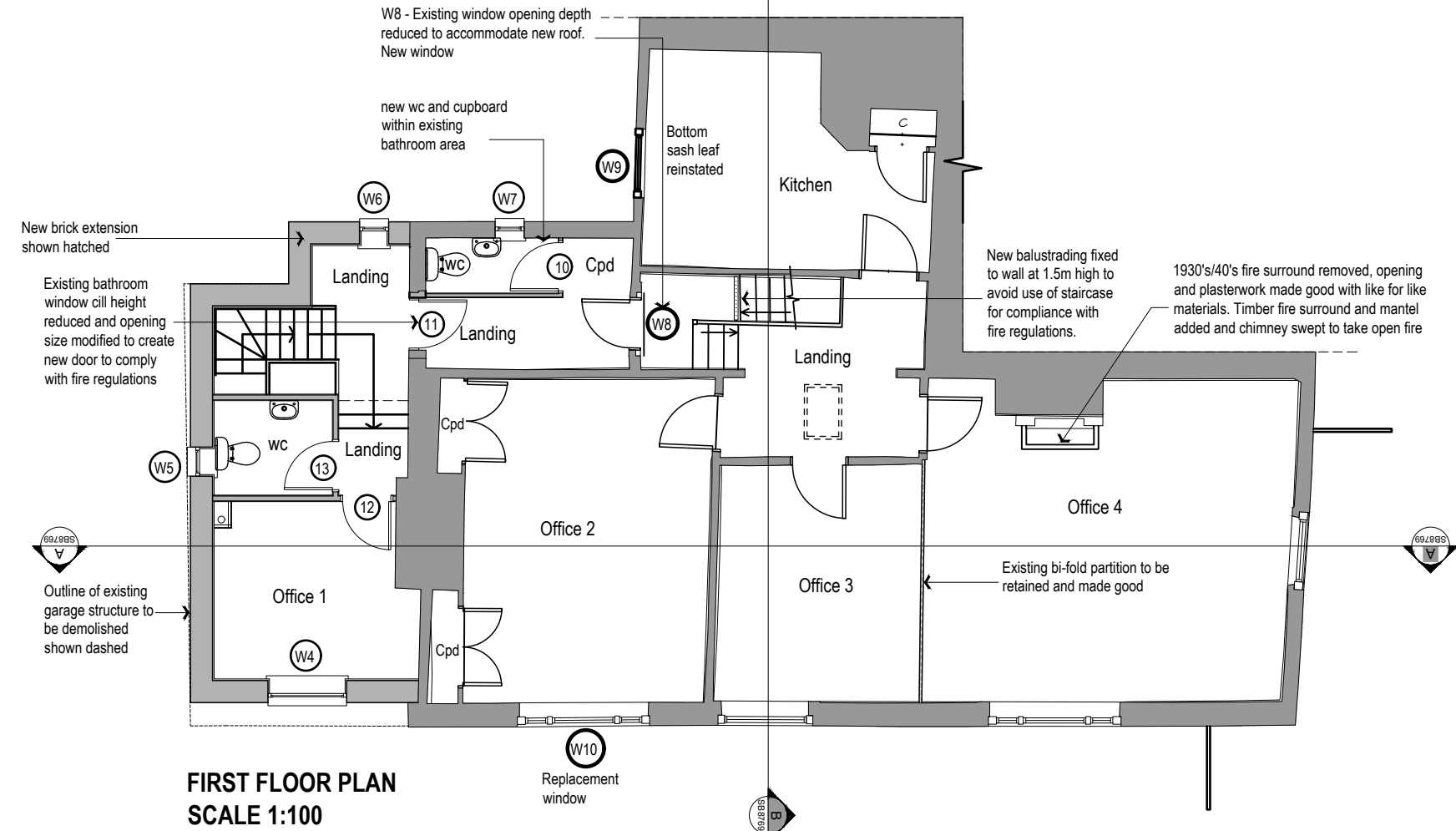
- ALL BUILDING WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT HSE REQUIREMENTS.
- EXISTING ELECTRICAL AND PLUMBING SERVICES TO BE CLEARLY IDENTIFIED AND ADEQUATE MEASURES TAKEN TO ENSURE THEY ARE SAFE BEFORE WORK COMMENCES ON SITE.
- ENSURE SAFE ACCESS INTO AND OUT OF THE BUILDING AT ALL TIMES DURING COMMENCEMENT OF WORKS ON SITE.
- DEMOLITION/REMOVAL WORK ON SITE TO BE CARRIED OUT BY COMPETENT PERSONS AND DONE IN A SAFE AND COHERENT MANNER.
- ALL FLOOR, WALL AND ROOF ELEMENTS ARE TO BE SUITABLY PROPPED/BRACED DURING THE WORKS. TEMPORARY WORKS ARE TO BE DESIGNED BY A SUITABLY COMPETENT PERSON.
- PROVIDE SUITABLE SCAFFOLDING DECKS AND WORKING PLATFORMS. ENSURE MATERIALS STORED ABOVE GROUND LEVEL ARE PROVIDED WITH SUITABLE SUPPORT. ENSURE ANY NEW OR EXISTING FLOOR DECKS ARE NOT OVERLOADED.
- ENSURE SAFE LIFTING PROCEDURES ARE IN PLACE FOR DELIVERY AND MOVING OF MATERIALS AND DURING INSTALLATION OF STRUCTURAL MEMBERS. ALL CRANE AND MACHINE OPERATIVES TO BE SUITABLE COMPETENT.
- ENSURE ADEQUATE FIRE ESCAPE IS MAINTAINED FROM BUILDING AT ALL TIMES DURING WORKS ON SITE.
- GIVE CAREFUL CONSIDERATION TO ANY NEW MECHANICAL OR ELECTRICAL EQUIPMENT, LIGHT FITTINGS, SECURITY DEVICES TO ENSURE ADEQUATE ACCESS IS MAINTAINED WITHIN BUILDING AND CIRCULATION ROUTES ARE MAINTAINED.
- HALF BOARD SIZES FOR PLASTERBOARD SHEETS ARE ENCOURAGED TO MAKE HANDLING EASIER ON SITE.
- OFF-SITE FABRICATION AND PREFABRICATED ELEMENTS ARE ENCOURAGED TO MINIMISE ON SITE HAZARDS.

General Notes

Quality Standards
The overall quality standard for the project shall be that which is expected from a quality residential development. The project is to comply with all current British or European Standard Statutory Regulations, and good practice. However these are to be considered as the minimum requirements as set out in all relevant legislation and any statutory instrument, Building Regulation, by law, or European Standard and Code of Practice.

The buildings will be designed with materials, components and techniques that are readily available, reliable and maintainable and that the building should be maintained in accordance with good practice and the guidelines and recommendations contained in the maintenance manuals.

- L. Bevens Associates Architects Ltd drawings are to be read in conjunction with other relevant engineers and specialists drawings for the project.
- Dimensions are not to be scaled from drawings, either manually or electronically.
- All dimensions and setting out information is to be checked on site prior to work commencing. Any dimensional discrepancies are to be reported to L. Bevens Associates Architects Ltd before the affected work proceeds.
- Any discrepancies found on the drawings or between the drawings and any other relevant information must be brought to the attention of L. Bevens Associates Architects Ltd as soon as they are discovered.
- Construction Design & Management (CDM) Regulations 2015; This project is subject to these regulations. The drawings and notes provided by L. Bevens Associates Architects Ltd are to be included in the Health and Safety Construction Phase Plan and forwarded to the Principal Contractor.
- All materials used in this project must be in accordance with British and European Standards and Codes of Practice and/or any other regulations current at the date of initial issue of the drawing.
- No substances that may cause harm or damage shall be used in the project in particular substances not in accordance with current British and European Standard Specifications and Codes of Practice.



L. Bevens Associates Architects Ltd
The Doghouse
10 Cricketers Way
Chatteris
Cambridgeshire
PE16 6JR
Tel: 01354 652969
Mob: 07739 562818
Email: enquiries@lbevens-associatesltd.co.uk
Web: www.lbevens-associatesltd.co.uk

DRAWING STATUS	PRELIMINARY	PLANNING	CONSTRUCTION	FILE COPY
	☐	☐	☐	☐

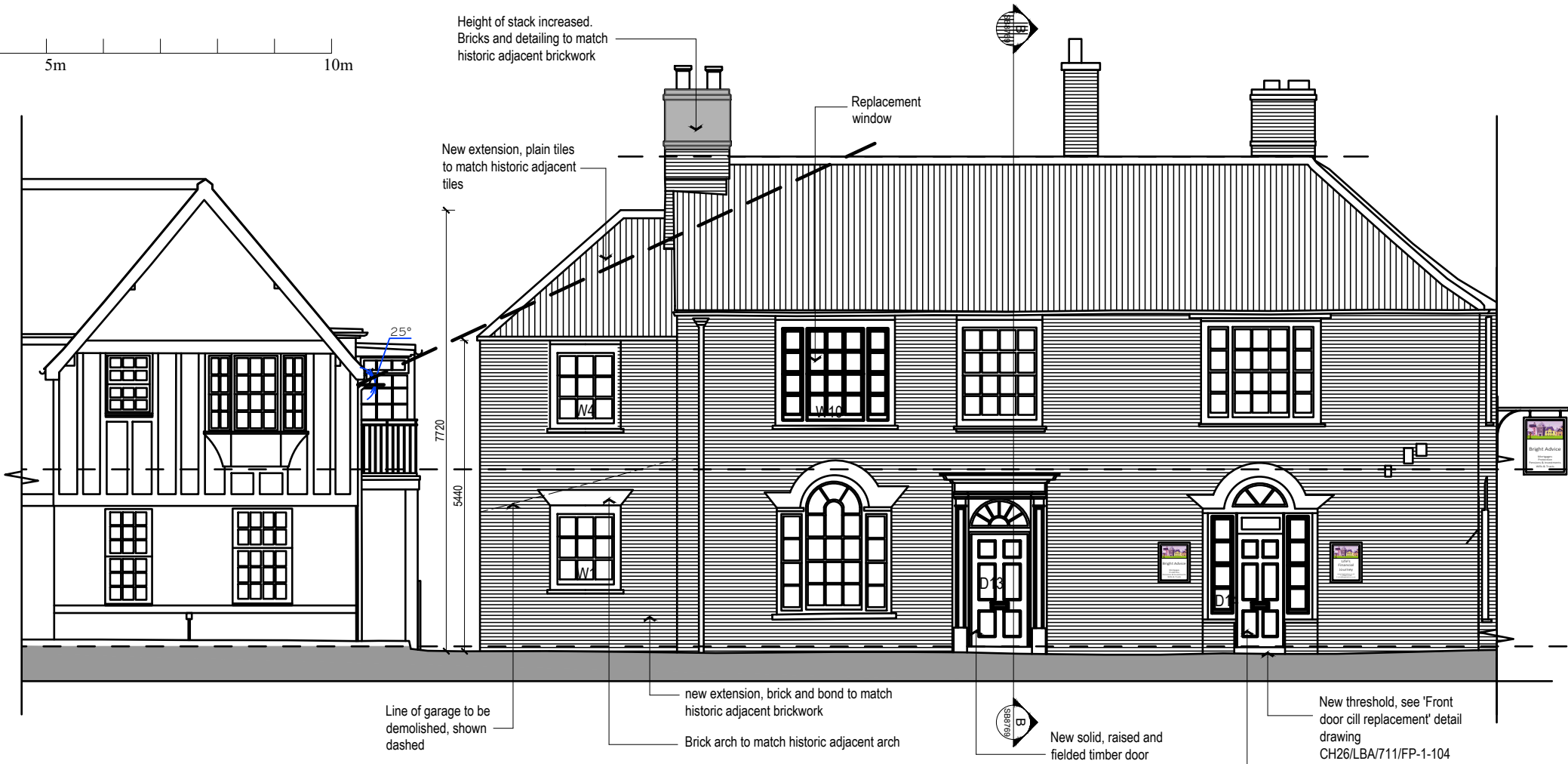
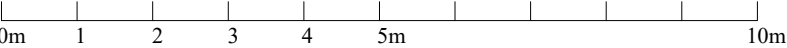
CLIENT
Mr. A. Perryman
PROJECT
163 Cambridge Street, Godmanchester, Cambridgeshire.

DRAWING TITLE
Proposed Floor Plans

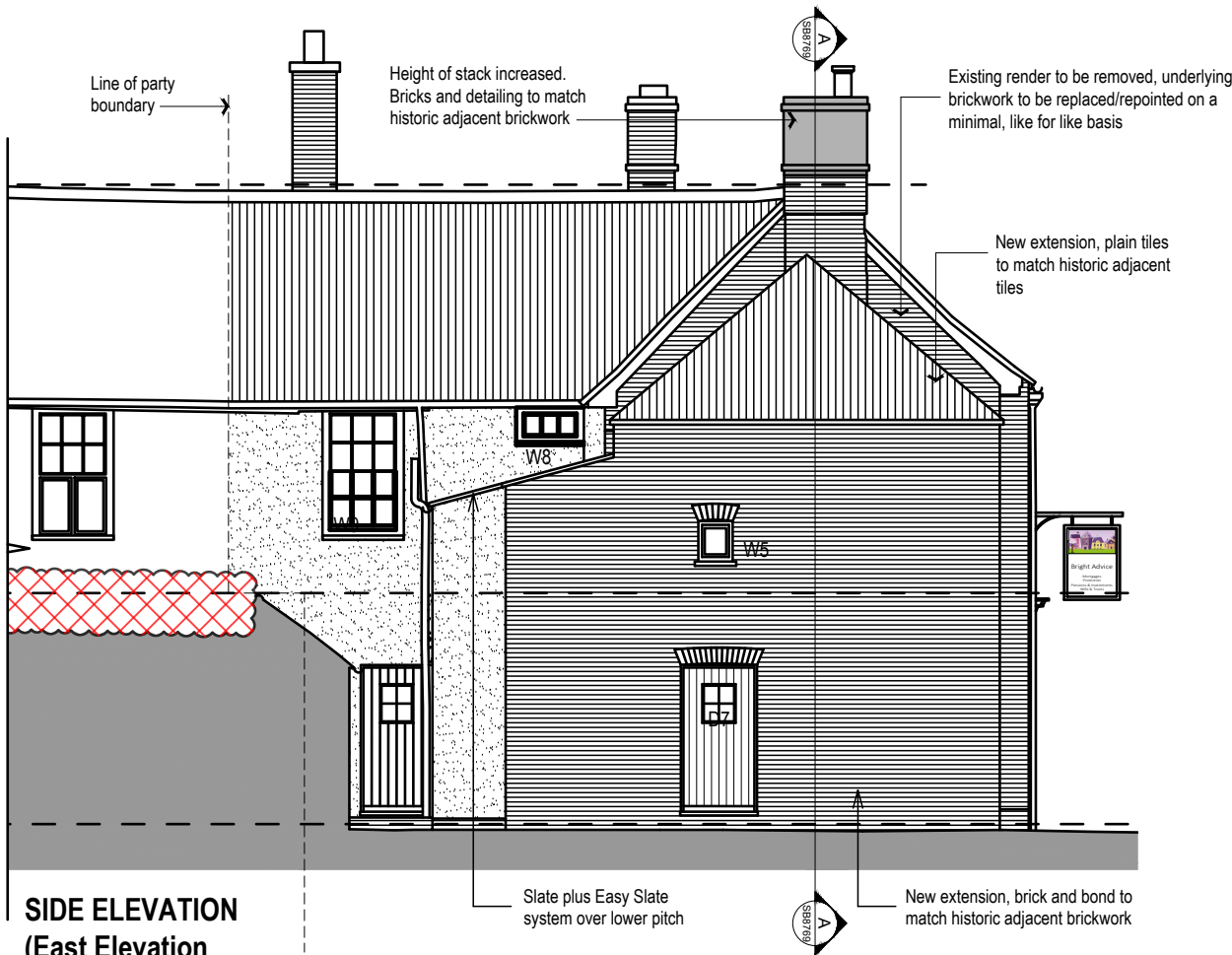
SCALE: 1:100 @ A3
DATE: March 2020
DRAWN: LB
CHECKED: LB
REVISION:

CDM 2015 REGISTRATION NO.
CH26/LBA/711/FP-1-101

Scale: 1:100



CAMBRIDGE STREET ELEVATION (North Elevation)



SIDE ELEVATION
(East Elevation)

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DRAWING STATUS	PRELIMINARY	☐	CONSTRUCTION	☐
	PLANNING	☒	FILE COPY	☐

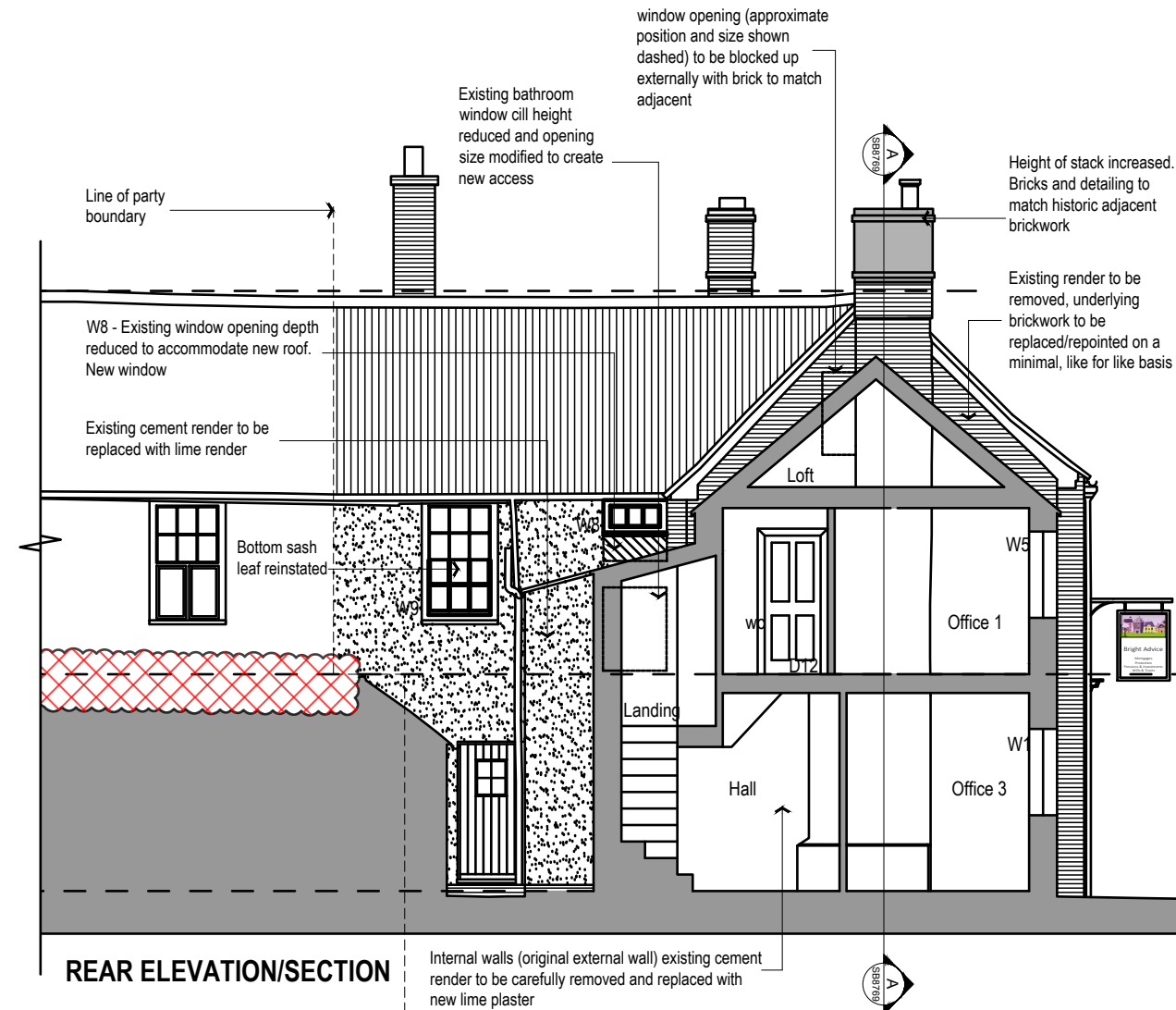
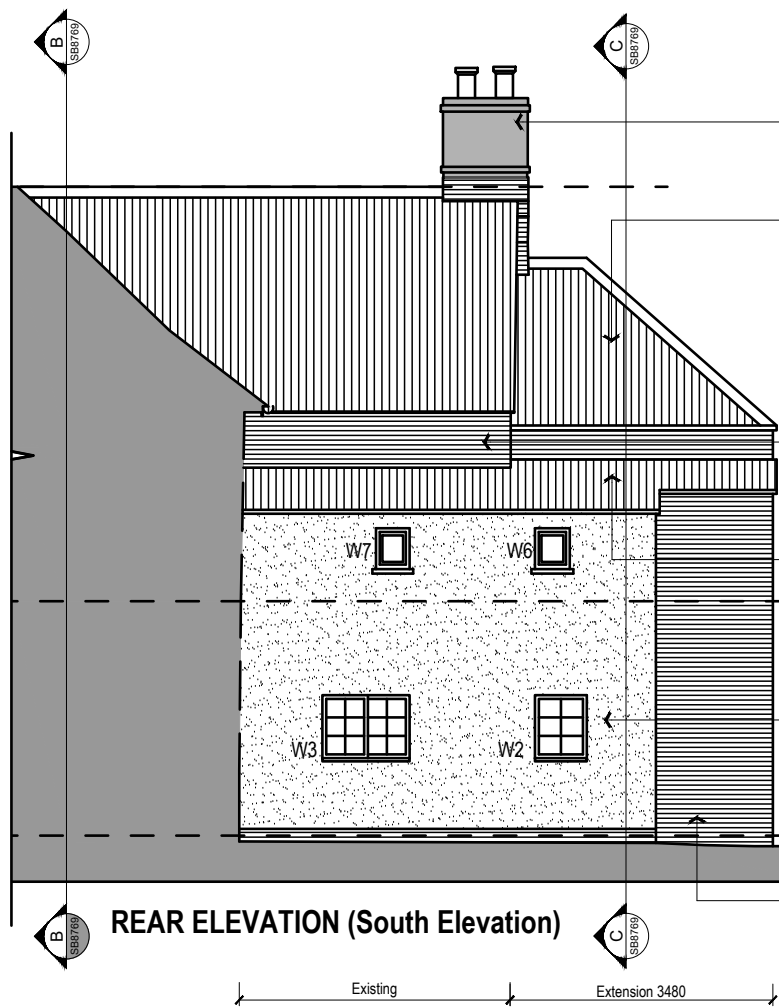
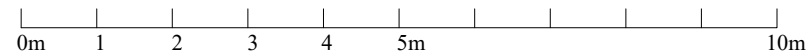
CLIENT
Mr A Perryman

PROJECT
63 Cambridge Street, Godmanchester,
Cambridgeshire

DRAWING TITLE
Proposed Cambridge Street Elevation
Proposed Side Elevation (East Elevation)

SCALE	DATE	DRAWN	CHECKED
1:100 @ A3	March 2026	LB	
DRAWING NUMBER	REVISION		
CH26/LBA/711/FP-1-102			

Scale: 1:100



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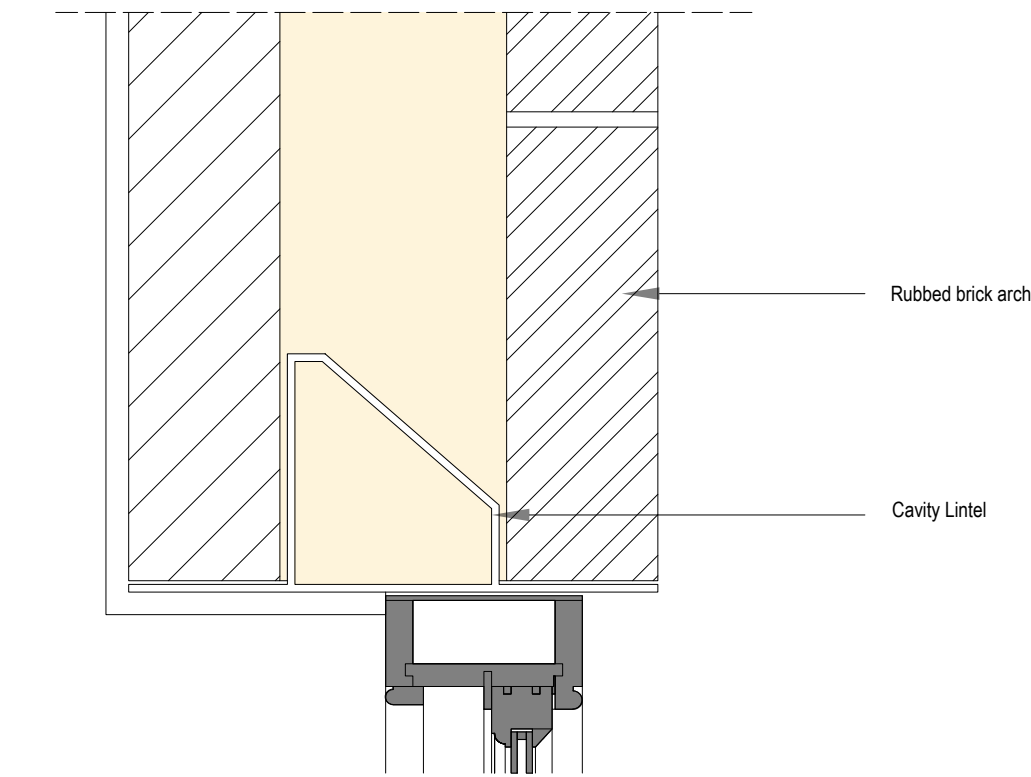
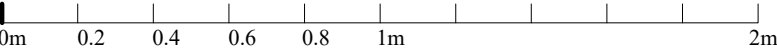
CLIENT
Mr. A Perryman

PROJECT
63 Cambridge Street, Godmanchester, Cambridgeshire.

DRAWING TITLE
Proposed Rear Elevation (South)
Proposed Side Elevation (West)
Proposed Rear Elevation/Section

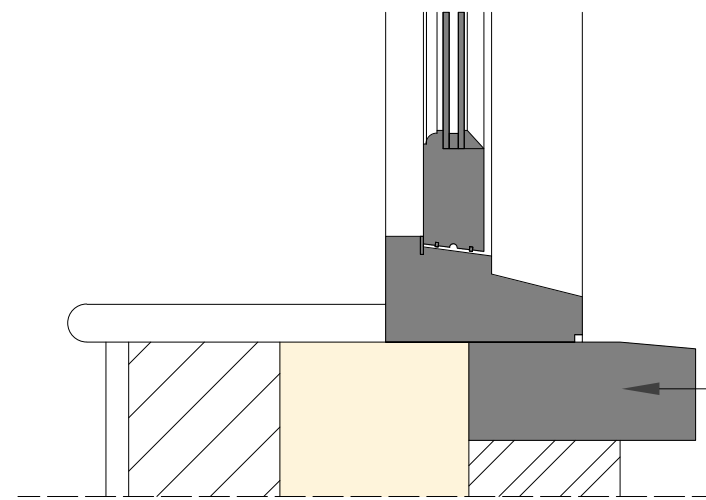
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DRAWING NUMBER	REVISION		
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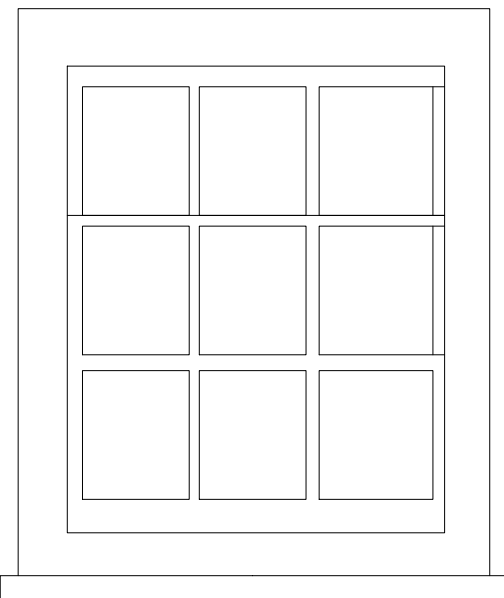


Rubbed brick arch

Cavity Lintel

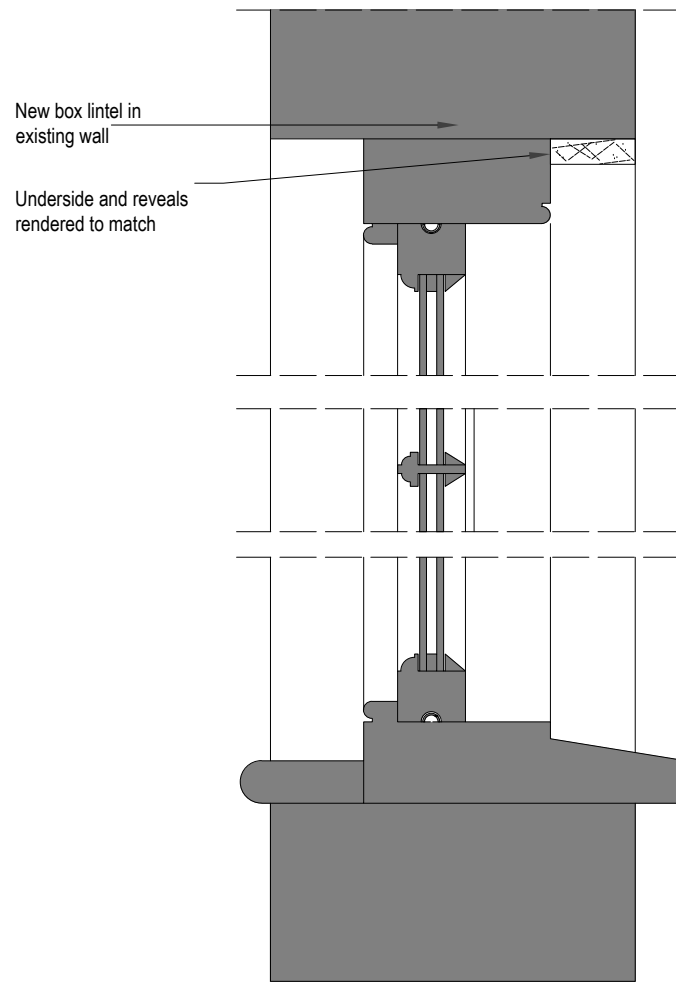


Timber sub sill



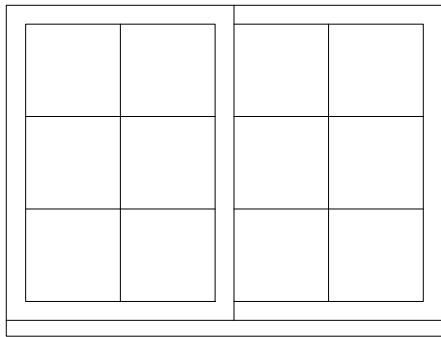
Window 1 and 4

Elevation Scale 1:20 Detail Scale 1:5



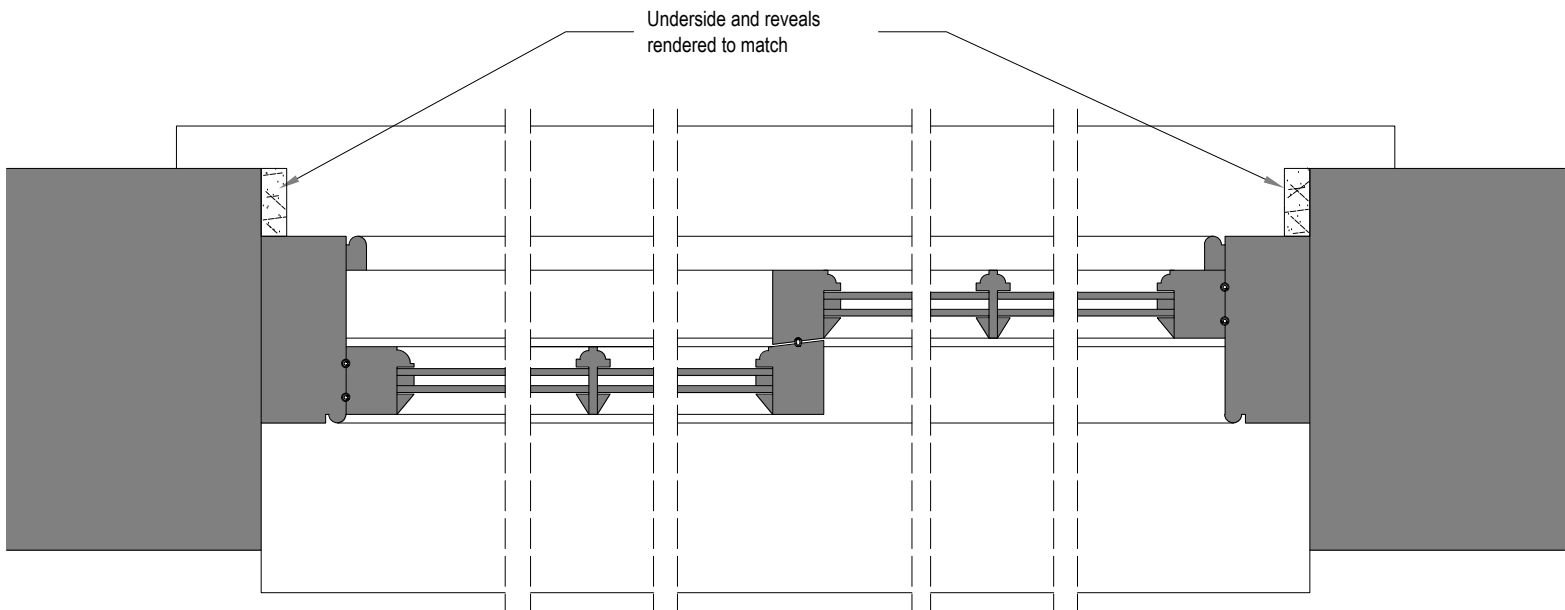
New box lintel in existing wall

Underside and reveals rendered to match

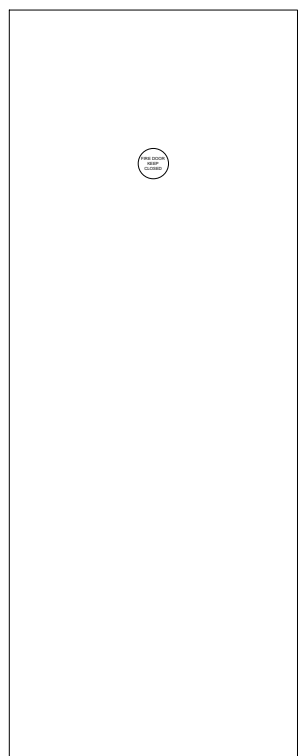
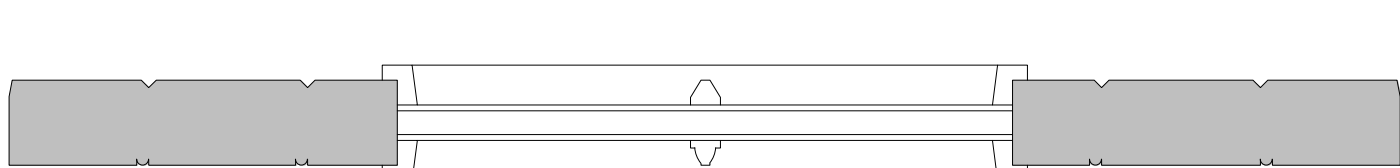


Window 3

Elevation Scale 1:20 Detail Scale 1:5

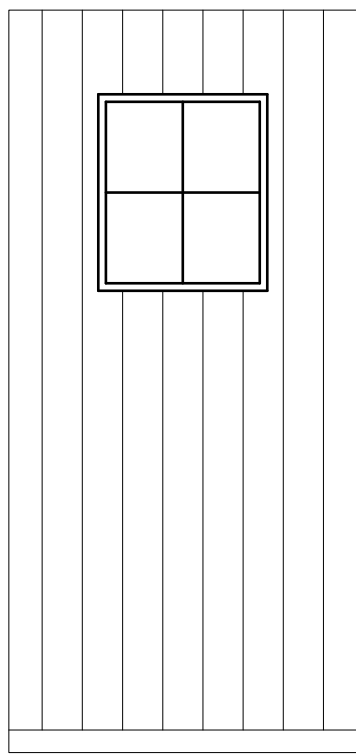


Underside and reveals rendered to match



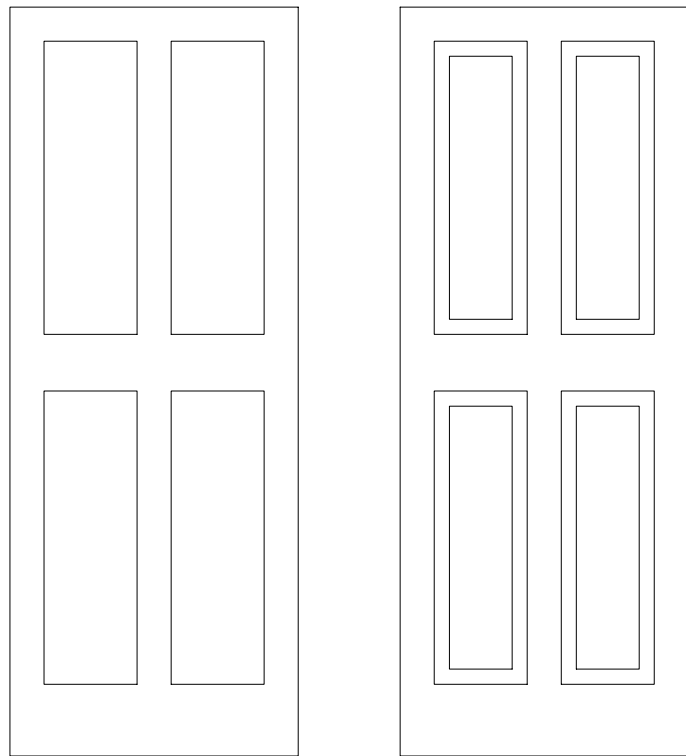
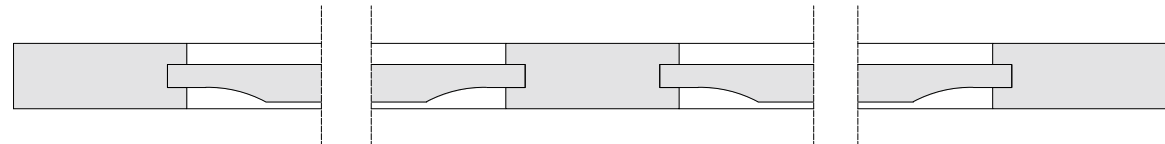
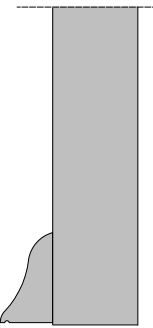
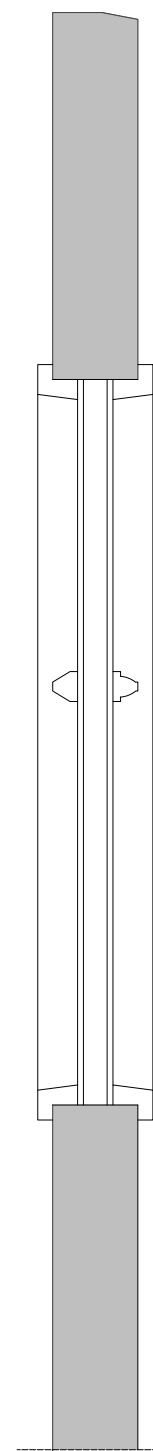
DOOR 1

Elevation Scale 1:20
New Fire Door to Stairs
New plywood FD30s



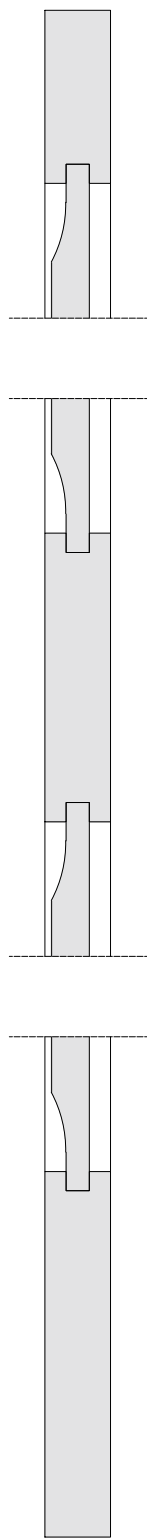
DOOR 7

Elevation Scale 1:20 Detail Scale 1:5



DOOR 8, 9, 10, 11, 12, 13

Elevation Scale 1:20 Detail Scale 1:5

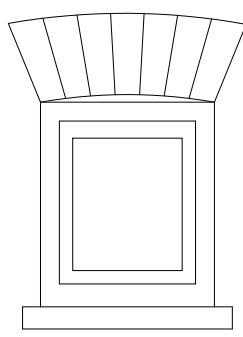


OTHER WORK

ALL INTERNAL DOORS
Remove hardboard covering.
Upgrade to fire doors and frames with
Envirograf intumescent paint, colour white

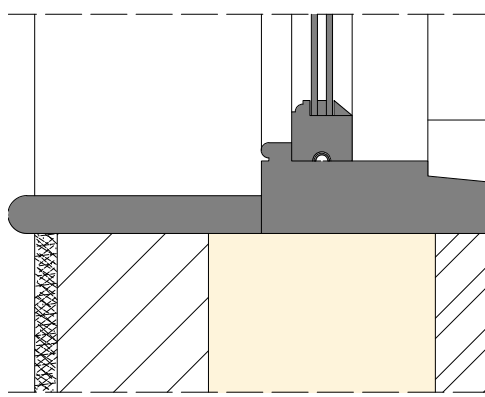
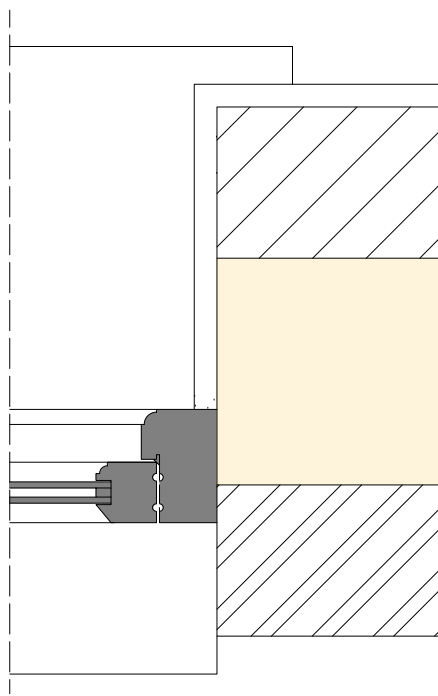
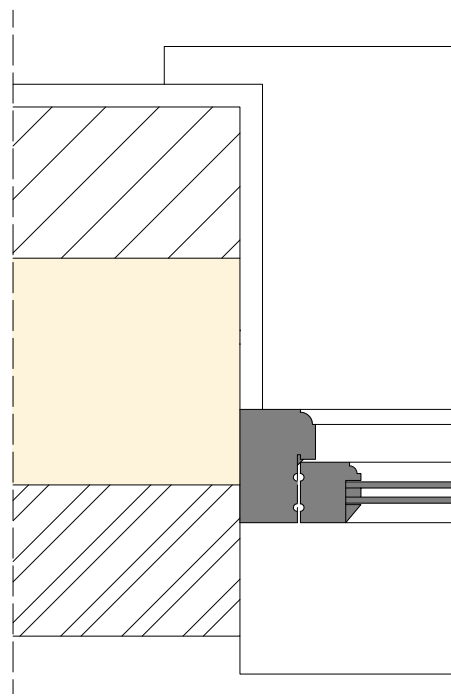
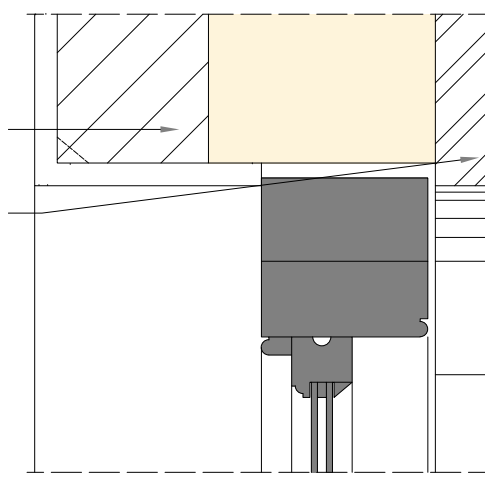
FLUE LINER
Flexible flue liner installed to existing chimney. Register plate installed at bottom of chimney and terminated at top of new chimney height. Around flue filled with vermiculite insulation.

NEW STUDWORK WALLS
12.5mm Plasterboard to both sides
Either 47x47 or 89x38mm timber studwork filled with acoustic mineral wool insulation



Window 5

Elevation Scale 1:20 Detail Scale 1:5



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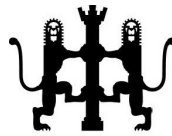
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DRAWING STATUS: PRELIMINARY ☐ CONSTRUCTION ☐
PLANNING ☒ FILE COPY ☐

CLIENT: Mr A Perryman

PROJECT: 63 Canbridge Road, Godmanchester, Cambridgeshire

DRAWING TITLE

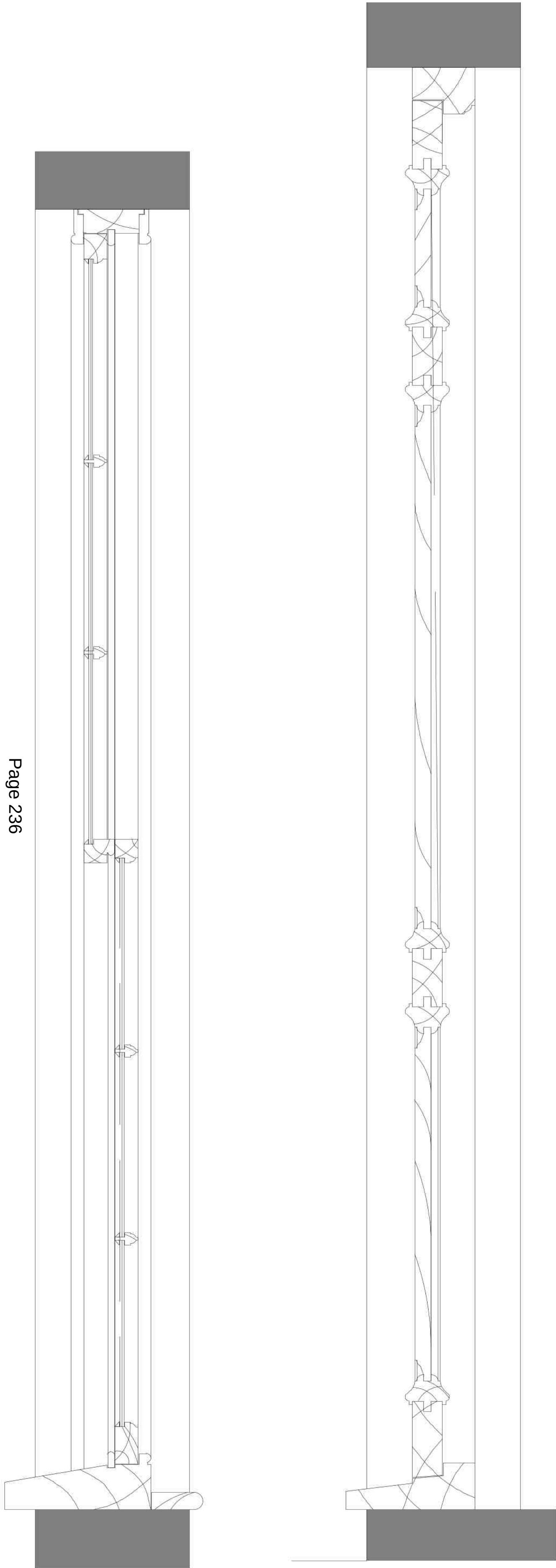
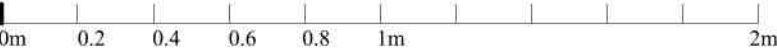
Proposed door and window details

SCALE: 1:5 and 1:20 @ A1 March 2026 DATE: LB DRAWN: CHECKED:

DRAWING NUMBER: CH26/LBA/711/FP-1-104

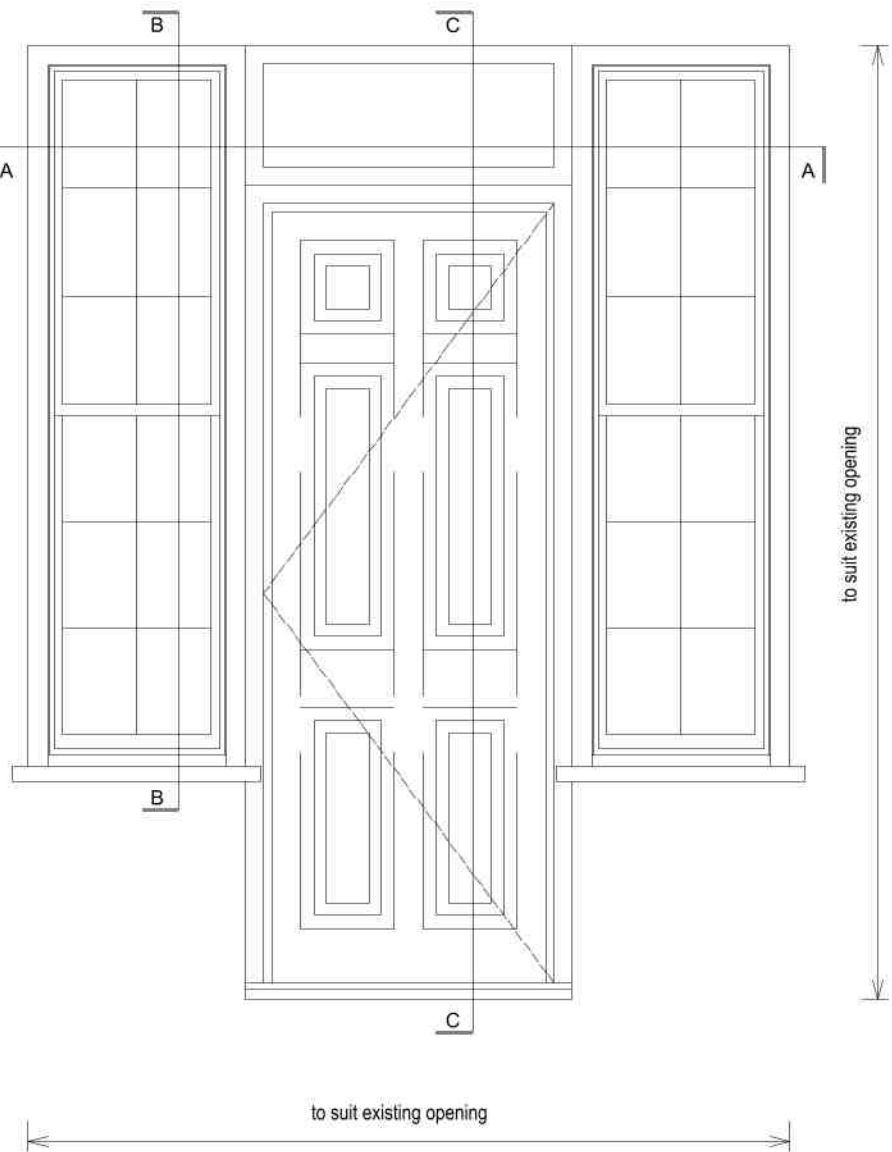
REVISION

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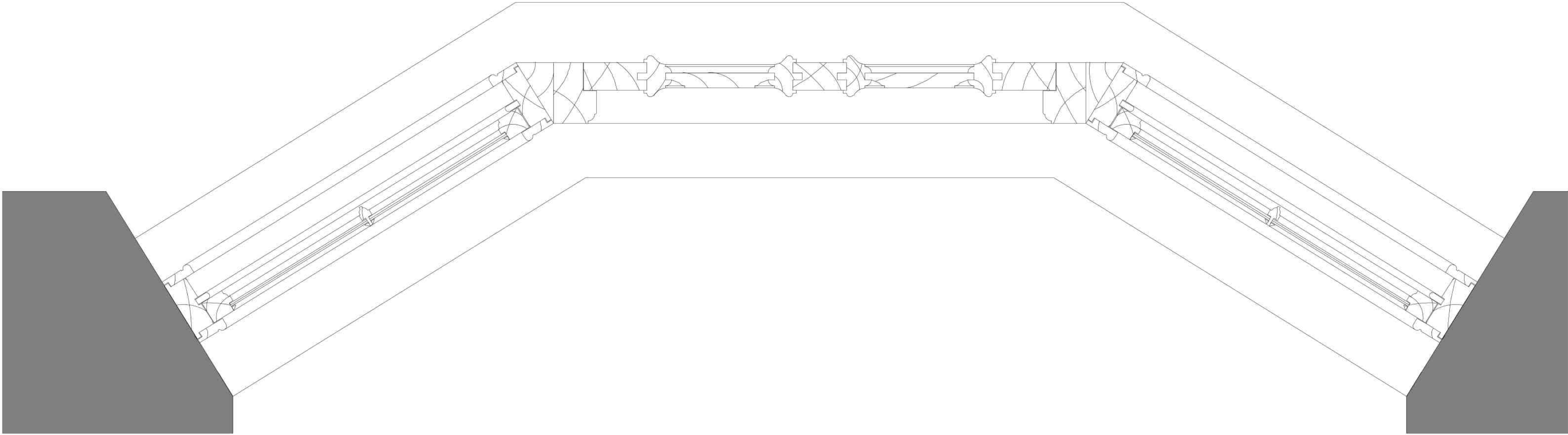


D14 - B-B

D14 - C-C



Door 14 - New door and sidelights in existing opening
Elevation Scale 1:20 Detail Scale 1:5



D14 - A-A



Phone lines open Mon-Fri 8:30-5:30

01202 872211 Give us a Call 01395 202069

or email: sales@doorsofdistinction.co.uk



D8, D9, D10, D11, D12

New internal doors
<https://www.doorsofdistinction.co.uk>

From the Mendes Collection of Clear Pine Doors

We bring you the Mendes Islington door. The Mendes Islington Pine Door offers a timeless design that seamlessly blends classic elegance with contemporary appeal. Featuring a combination of flat panels and flat recessed beading, this door creates a clean, simple, an stylish aesthetic that suits a wide range of interiors. Supplied un-finished as standard, the Islington Pine Door is the perfect choice for those who want to add their own personal touch. Whether you prefer a natural wood finish or a custom paint colour, this door allows you to finish it to your exact specifications, ensuring a professional and tailored result. Crafted from high-quality pine, it is built to last, offering both durability and timeless beauty. Ideal for any space, it provides a sophisticated, yet understated, look that will enhance the character of your home.



Islington - Code: CPISL		
Clear Pine Interior Door - Solid Core		
Imperial Sizes - 35mm thick	Recc.Price	Offer Price
24" x 78" - 610 x 1981mm	£180.00	less 25% £135.00
27" x 78" - 686 x 1981mm		
28" x 78" - 711 x 1981mm		
30" x 78" - 762 x 1981mm		
32" x 80" - 813 x 2032mm		
33" x 78" - 838 x 1981mm		

Islington FD30 - Code: FCPISL		
Clear Pine Interior Half Hour Fire Door		
Imperial Sizes - 44mm thick	Recc.Price	Offer Price
27" x 78" - 686 x 1981mm	£380.27	less 35% £247.17
30" x 78" - 762 x 1981mm		
32" x 80" - 813 x 2032mm		
33" x 78" - 838 x 1981mm		

All prices are excluding VAT

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CDM 2015 Notes

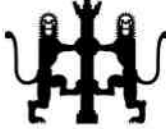
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Web: www.bevens-associatesltd.co.uk

DRAWING STATUS: PRELIMINARY ☐ PLANNING ☒ CONSTRUCTION ☐ FILE COPY ☐

CLIENT: Mr A Perryman

PROJECT: 63 Canbridge Road, Godmanchester, Cambridgeshire

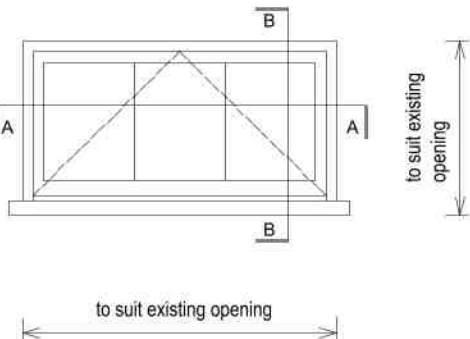
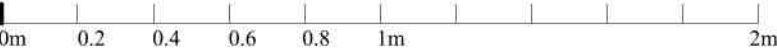
DRAWING TITLE: Proposed door and window details

Sheet 3 (D14)

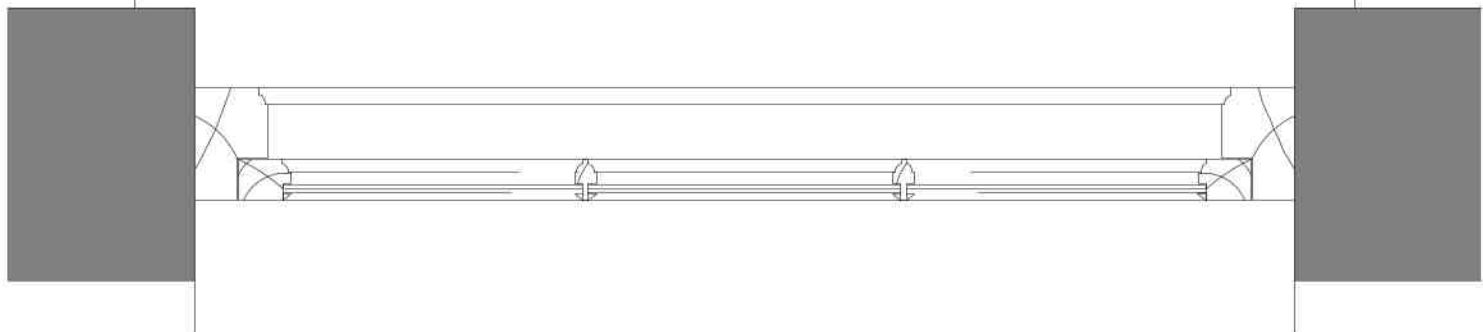
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DRAWING NUMBER: CH26/LBA/711/FP-1-106 REVISION:

Scale: 1:20

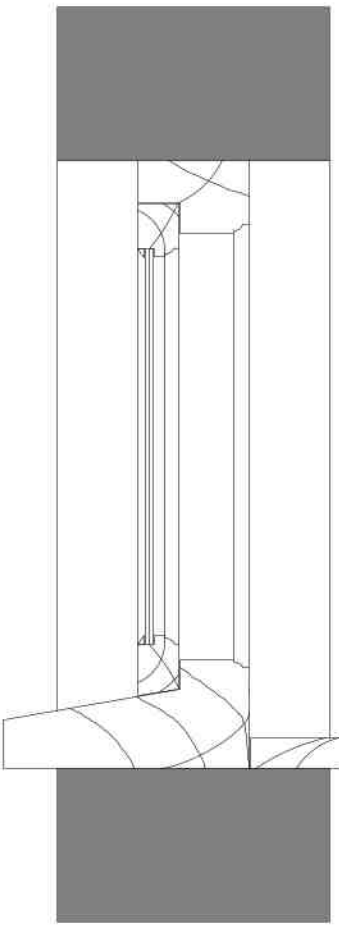


Window 8
Elevation Scale 1:20 Detail Scale 1:5

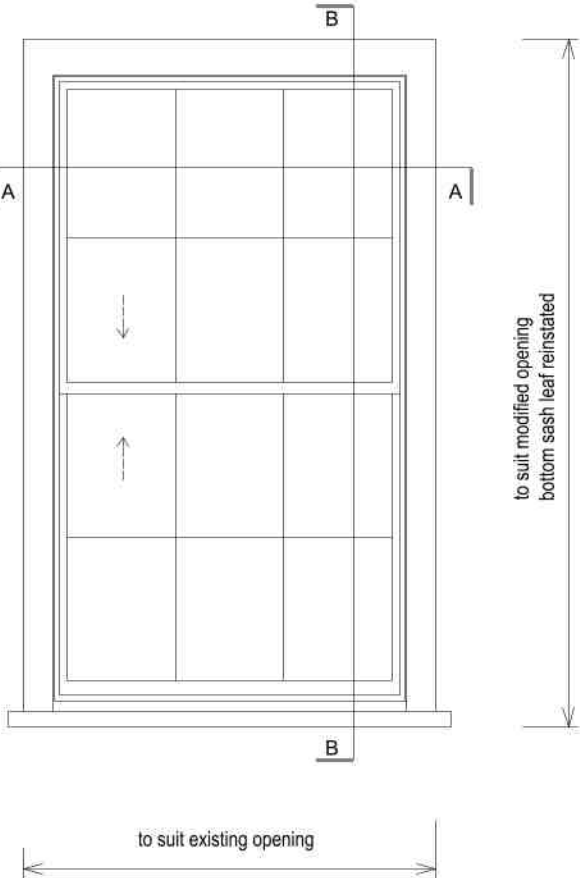
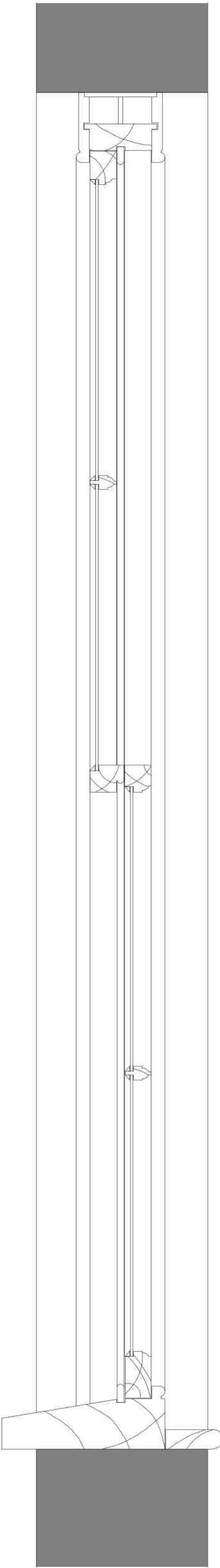


W8 - A-A

Page 237

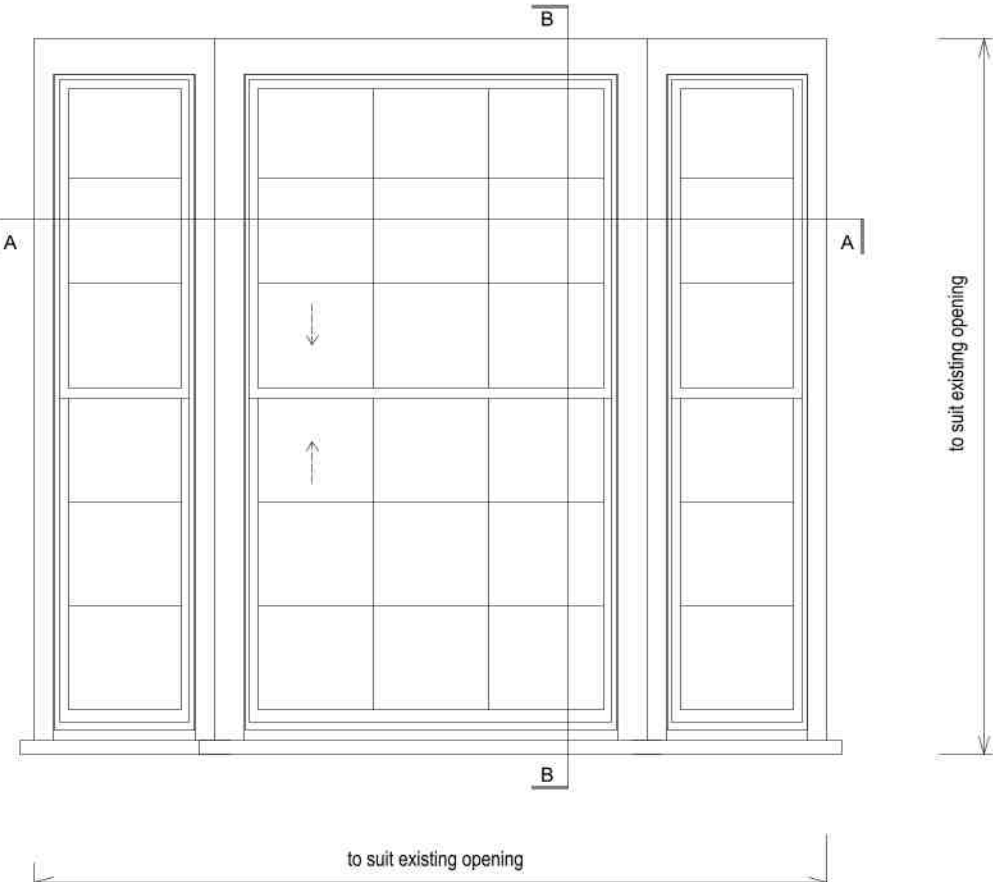
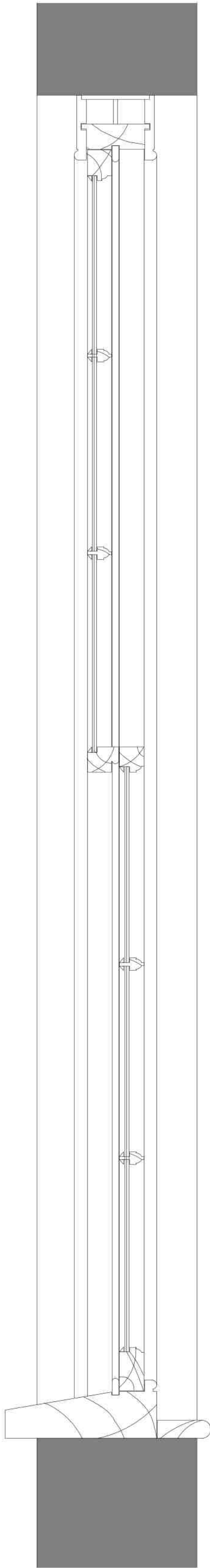


W8 - B-B



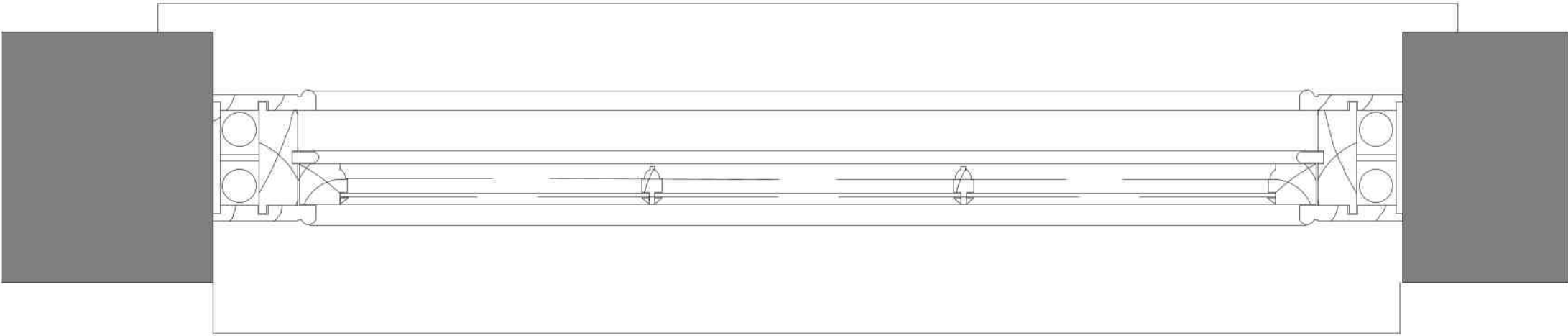
Window 9 - Bottom leaf reinstated
Elevation Scale 1:20 Detail Scale 1:5

W09 - B-B

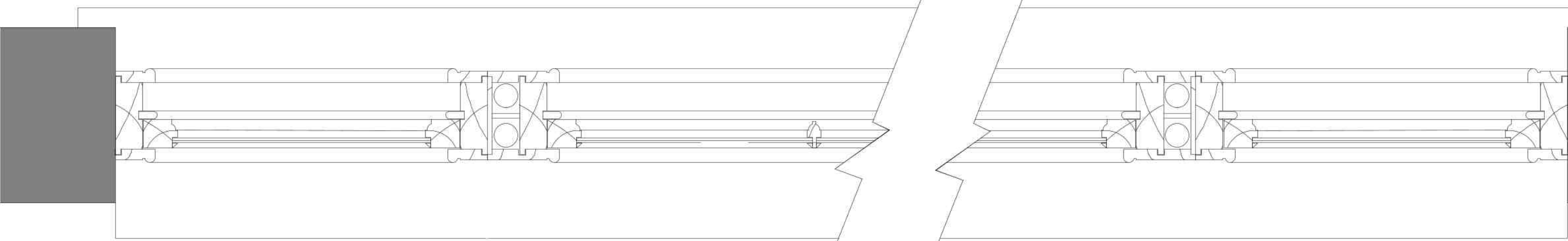


Window 10 - Replacement in existing opening
Elevation Scale 1:20 Detail Scale 1:5

W10 - B-B



W09 - A-A



W10 - A-A

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CLIENT
Mr A Perryman

PROJECT
63 Canbridge Road, Godmanchester,
Cambridgeshire

DRAWING TITLE
Proposed door and window details

Sheet 2 (W8, W9 and W10)

SCALE: 1:5 and 1:20 @ A1 March 2026 DATE: LB DRAWN: CHECKED:

DRAWING NUMBER
CH26/LBA/711/FP-1-105 REVISION

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Planning Appeal Decisions Since June 2026 Committee

Ref No	Appellant	Parish	Proposal	Site	Original Decision	Delegated or DMC	Appeal Determination	Costs
23/003 96/CL ED	Mr Robin North	Winwick	Lawful Development Certificate for use for industrial processes (B2)	Rig House, Thurning Road, Winwick, Huntingdon, PE28 5PW	Refused	Delegated	Appeal Dismissed	N/A
25/000 81/FU L	Mr A Bareham	Warboys	Retrospective application for change of use of site for storage containers using existing access.	AJ Farm, Fenside Road, Warboys	Refused	Delegated	Appeal Dismissed	N/A
26/005 47/CL PD	Mrs Bethany Williams	Sawtry	Removal of wall and replace with fence. Relocation of access gate.	19 Westfield Road, Sawtry, Huntingdon, PE28 5TX	Refused	Delegated	Appeal Withdrawn	N/A

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