

0303402FUL

NORTH

Trees Park (Callands) Ltd. Agent - Conoy & Lofthouse  
Ltd, 3 Manchester Road, Southport, PR9 9EP.

SW

Alterations and erection of dormer window to provide additional bedroom. Primrose Hill Care Home, Thames Road, Huntingdon, Cambridgeshire, PE29 1QW.

**Recommend APPROVAL.** The proposed alterations are in keeping with the existing building and will approve its appearance from the street scene.

0303451FUL

NORTH

Tesco Stores Plc. Agent - SPP (Southern) Ltd, 21-27  
Hollands Road, Suffolk, Haverhill, CB9 8PU.

SW

Installation of ATM, Tesco Garage, Tesco Stores Ltd, Abbots Ripton Road, Huntingdon, Cambridgeshire.

**Recommend APPROVAL.** The proposed installation will be beneficial to customers using this service.

0303468FUL

NORTH

Huntingdon Housing Partnership. Agent - Martindales,  
1 Avro Court, Ermine Business Park, Huntingdon,  
Cambs, PE29 6WE.

SW

Erection of 36 dwellings. Land North of Lord Protector, Butts Grove Way, Huntingdon, Cambridgeshire.

NO  
12.1.04

**Recommend REFUSAL.** Having regard to the limited area of the site and its relationship to existing residential properties, the proposal would give rise to an unsatisfactory environment for the occupiers, and insufficient amount of amenity space, including a loss of existing public open space and a potential parking problem for both existing and new residents incapable of solution within the limits of the site. The proposal is therefore considered to be over development and would be detrimental to the amenities of the area. The Council also considers that access for emergency vehicles to the rear is inadequate and that the proposed development is to be constructed on an existing flood plain. Concerns are also expressed for the safety of those residents, particularly small children, occupying those properties fronting Butts Grove Way as there is no amenity space between the road and the curtilage of these properties.

0305037CCC

WEST NO 2

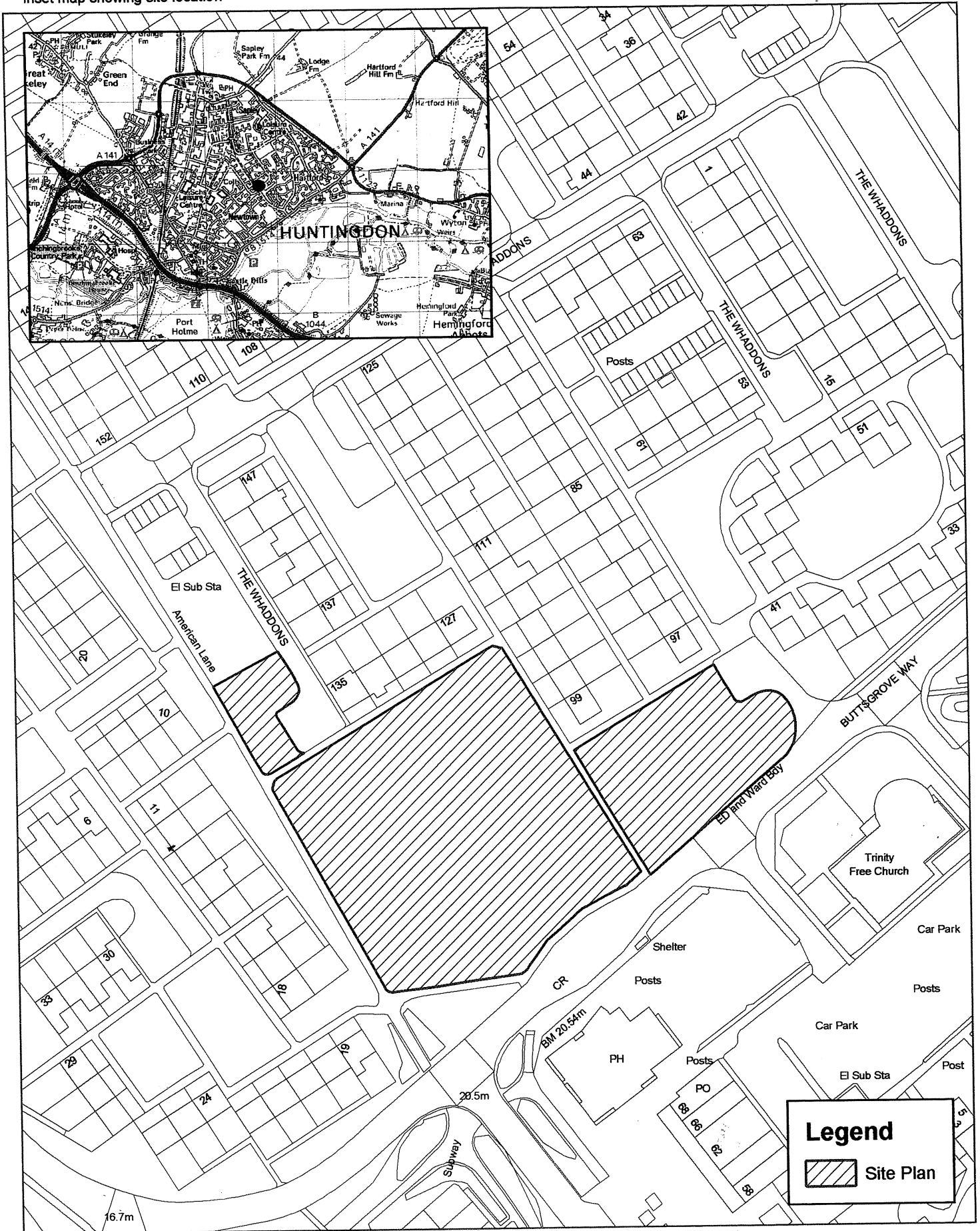
Cambridgeshire County Council. Agent-Mouchel  
Parkman, Gary Benn, PO Box 10, The Merton Centre,  
45 St. Paters Street, Bedford, MK40 2ZA.

FF

Single storey extension, land at Huntingdon Youth Centre, Sallowbush Road, Huntingdon, PE18.

**Recommend APPROVAL.** The proposed development will improve the facilities within the Centre and will provide enhanced benefits for its users.

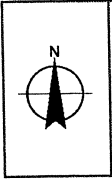
Inset map showing site location



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Scale: 1:1250

**Legend**  
 Site Plan



**Huntingdonshire**  
district council

**Development Control Panel - 10th February 2004**

Parish: Huntingdon

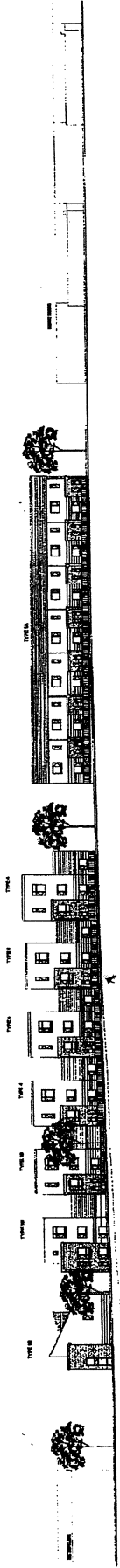
Agenda Item No.: 2

# Proposed Site Plan

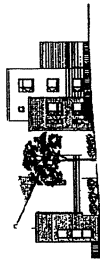


# Proposed Roof Plan

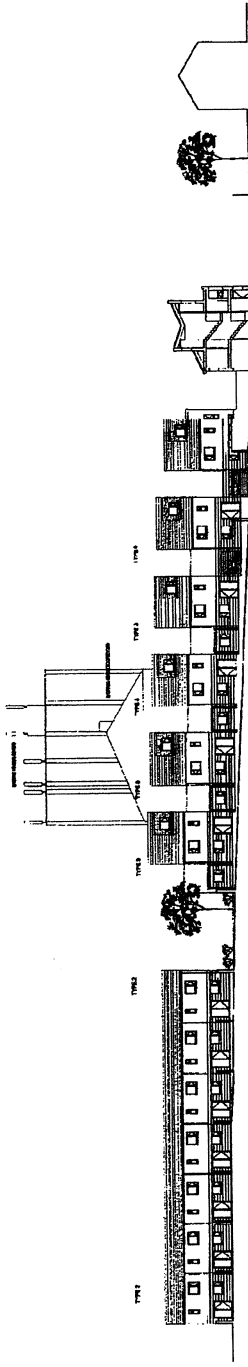




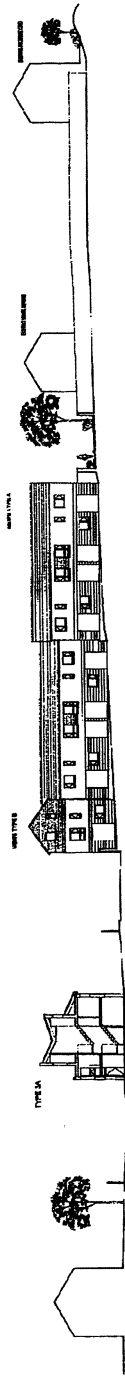
SOUTH ELEVATION BUTTS GROVE WAY



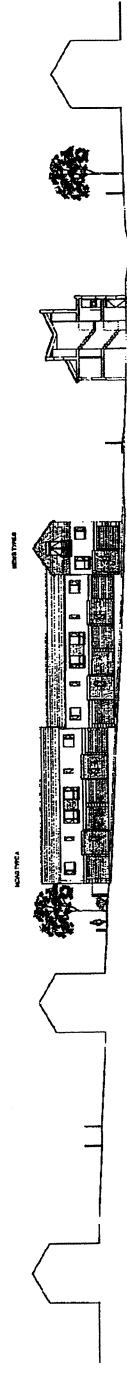
PART CORNER ELEVATION BUTTS GROVE WAY



NORTH ELEVATION TYPE 2A, 2B, 3, 4 & FLATS, SECTION AT A

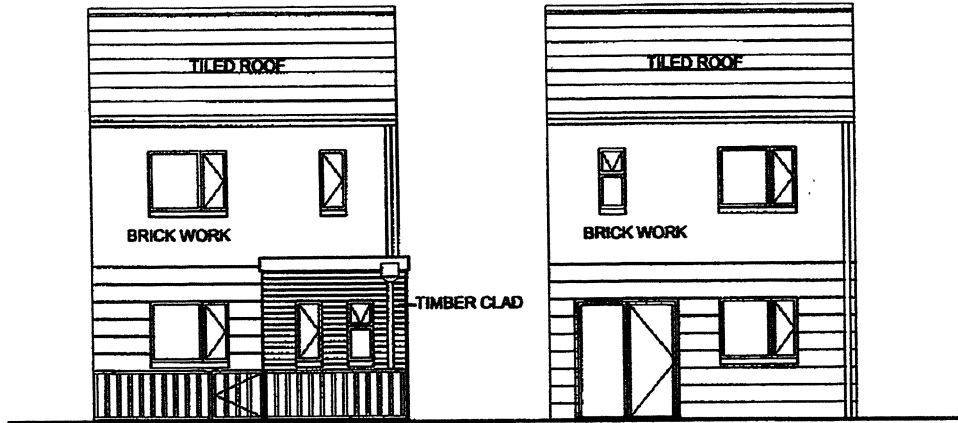


SOUTH ELEVATION TYPE 3A AND MEWS, SECTION AT B



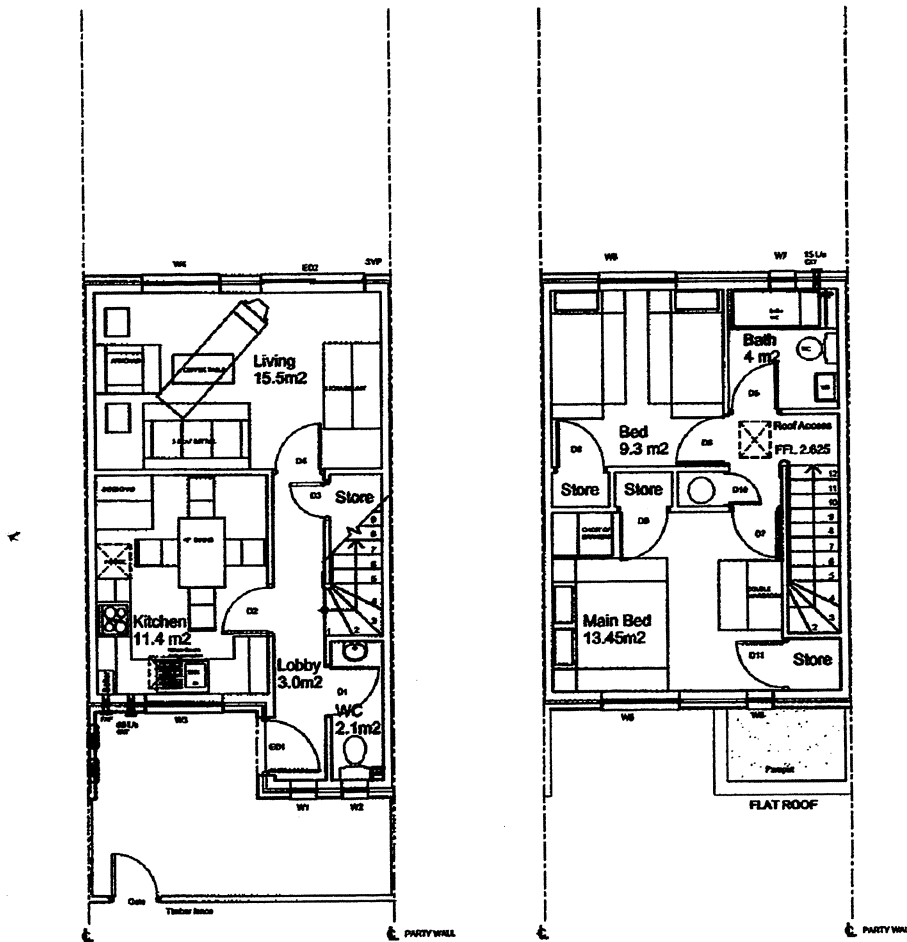
NORTH ELEVATION MEWS, SECTION AT C

# Elevations and Floor Plans - House Type 1A



FRONT ELEVATION

REAR ELEVATION



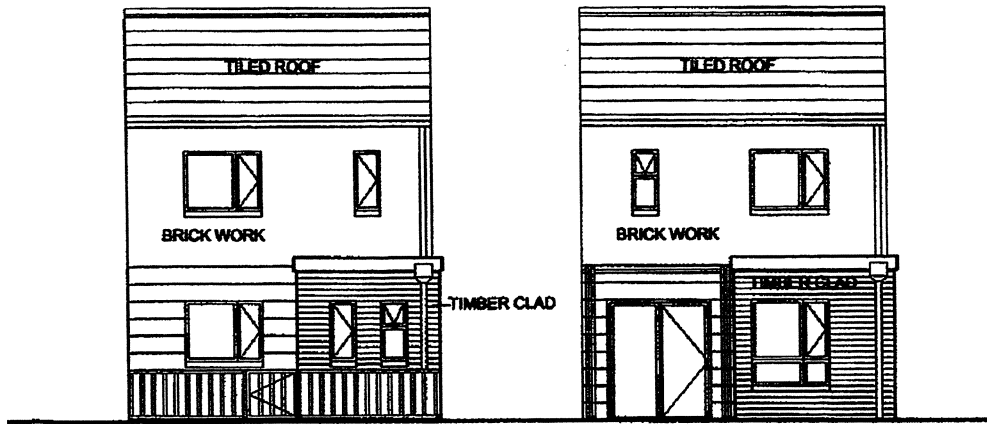
GROUND FLOOR

FIRST FLOOR

TWO BED NORTH FACING

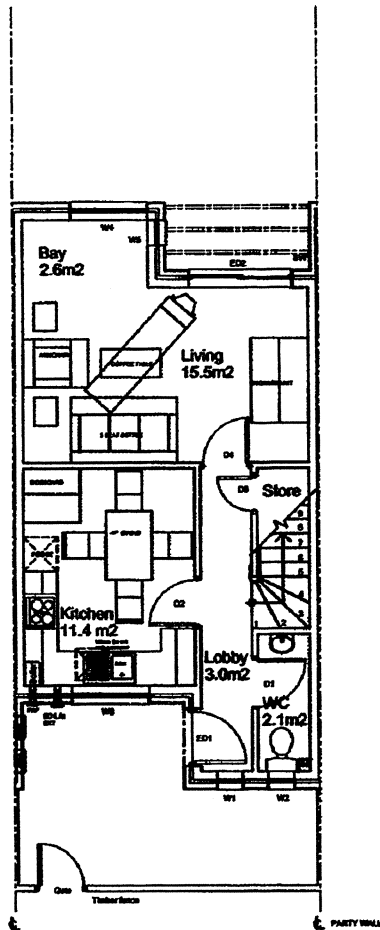
TYPE 1A

# Elevations and Floor Plans - House Type 1B

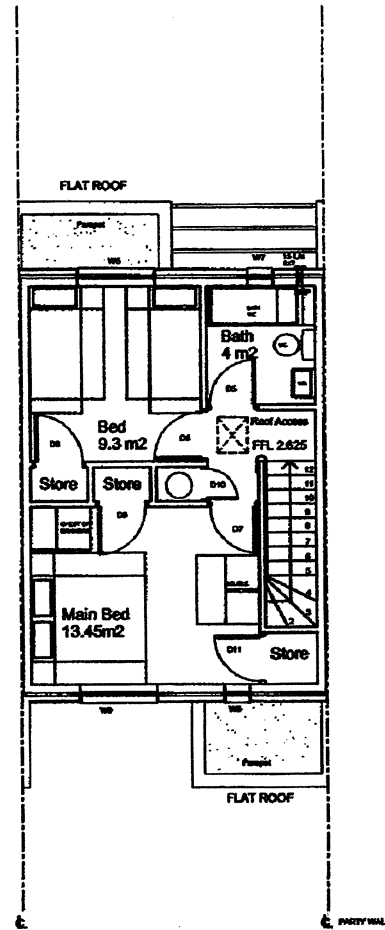


FRONT ELEVATION

REAR ELEVATION



GROUND FLOOR

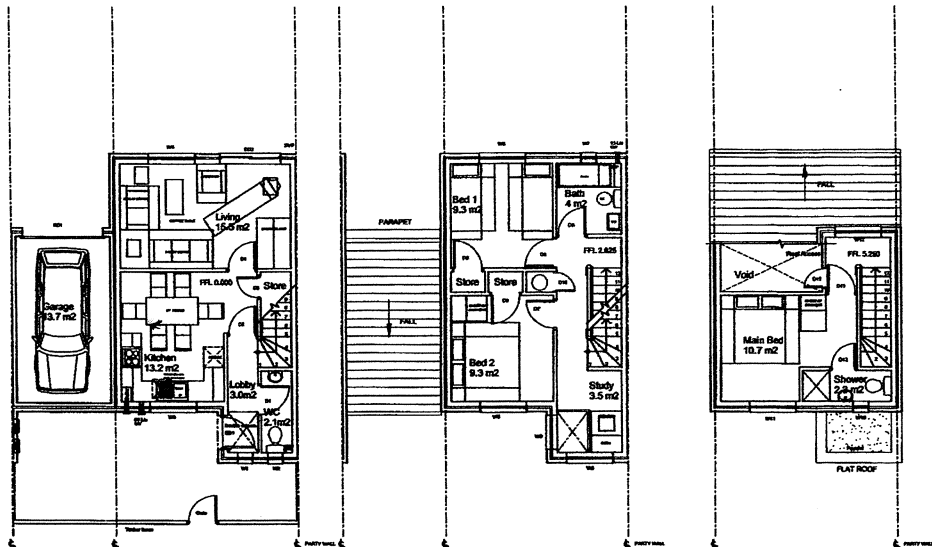
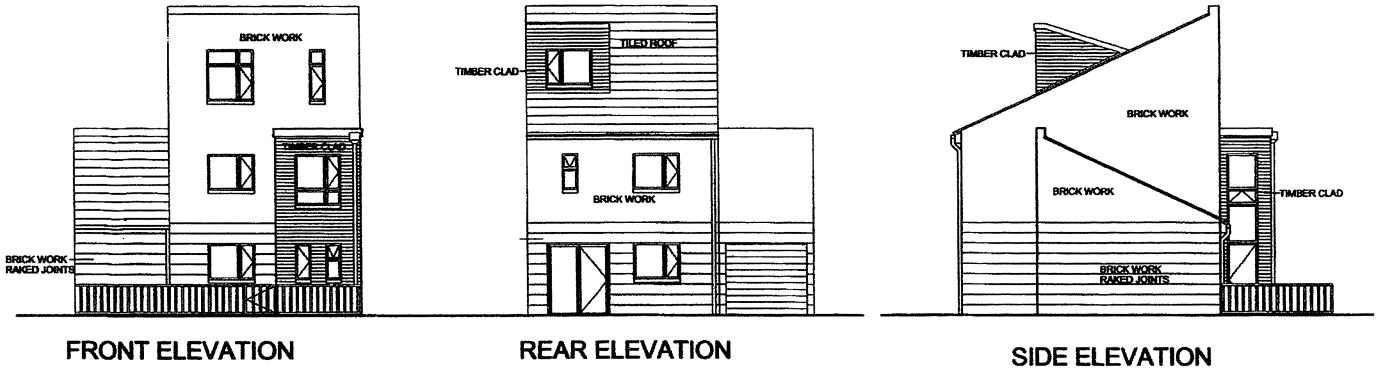


FIRST FLOOR

TWO BED NORTH FACING

TYPE 1B

# Elevations and Floor Plans - House Type 3A

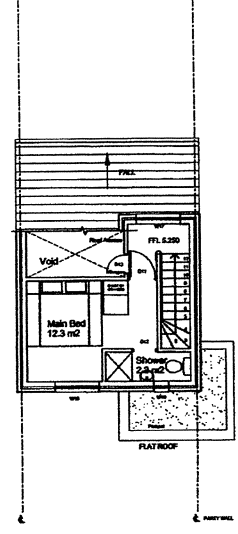
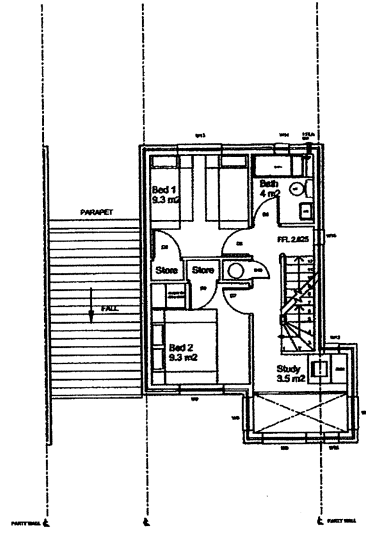
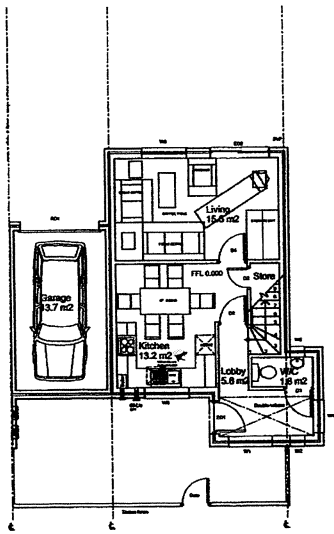
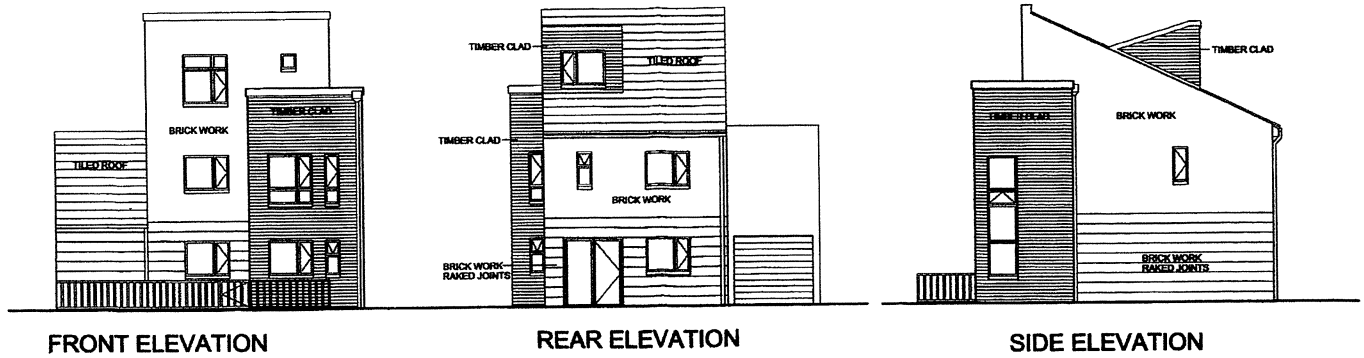


GROUND FLOOR      FIRST FLOOR      SECOND FLOOR

THREE BED WEST FACING + GARAGE  
TYPE 3A



# Elevations and Floor Plans - House Type 3B



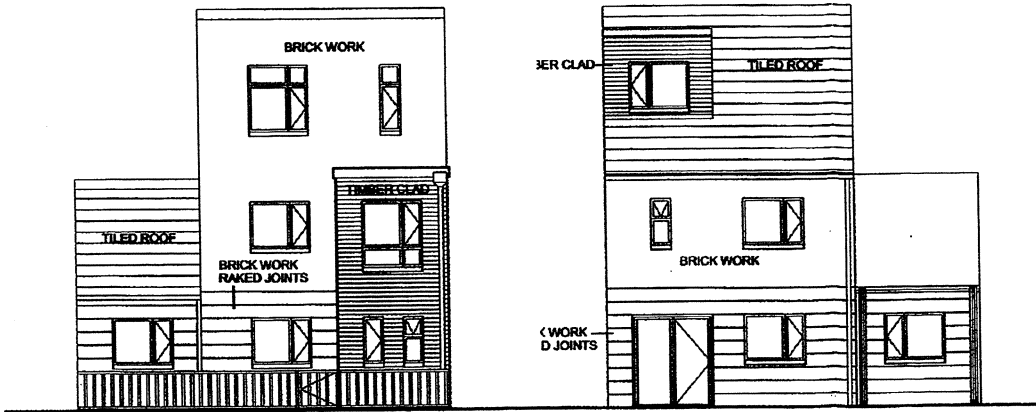
GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

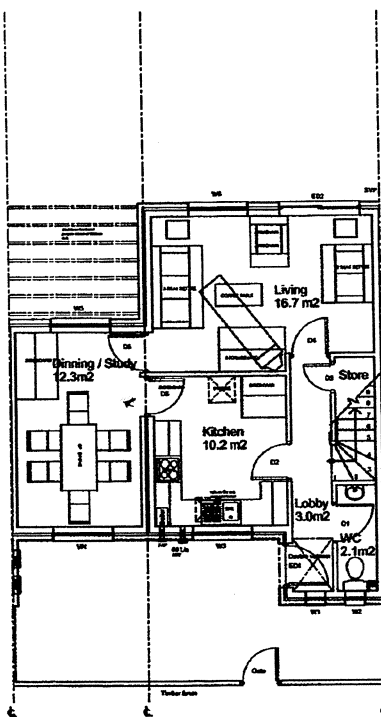
THREE BED WEST FACING + GARAGE  
TYPE 3B

# Elevations and Floor Plans - House Type 4

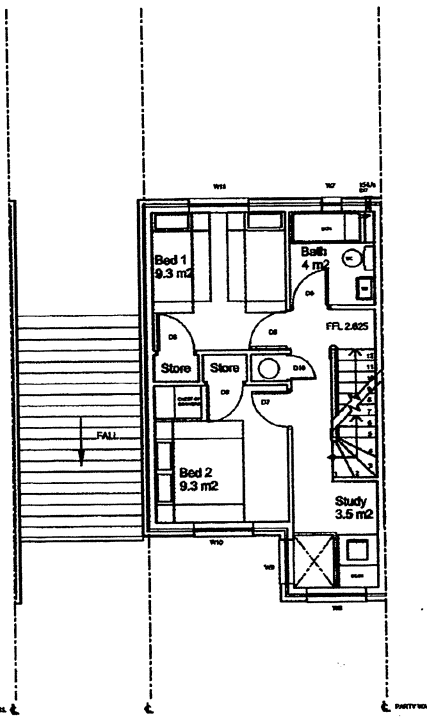


FRONT ELEVATION

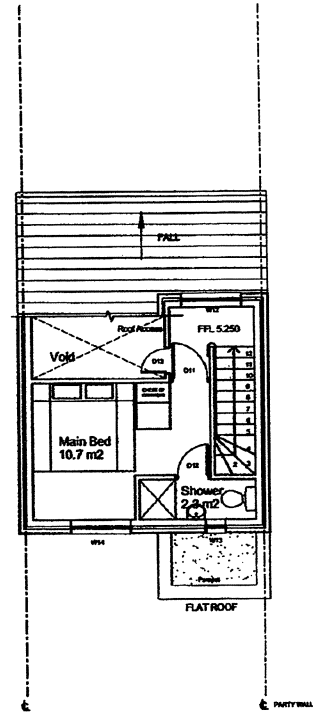
REAR ELEVATION



GROUND FLOOR



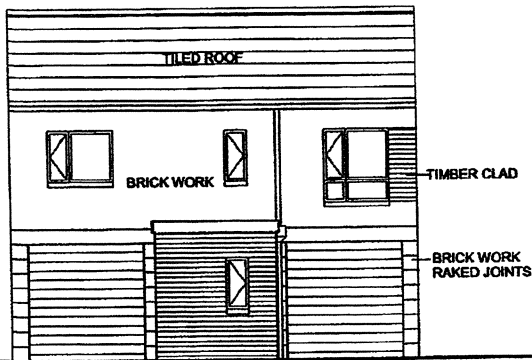
FIRST FLOOR



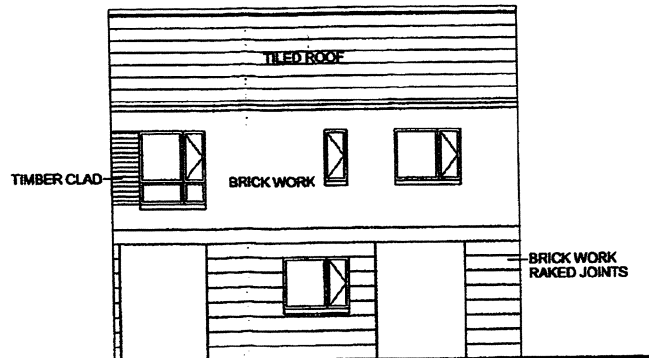
SECOND FLOOR

THREE BED SOUTH FACING WITH DINNING + GARAGE  
TYPE 4

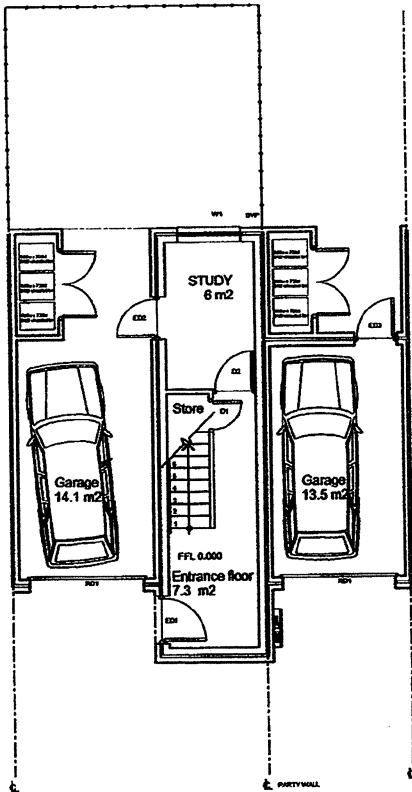
# Elevations and Floor Plans - House Type 5A



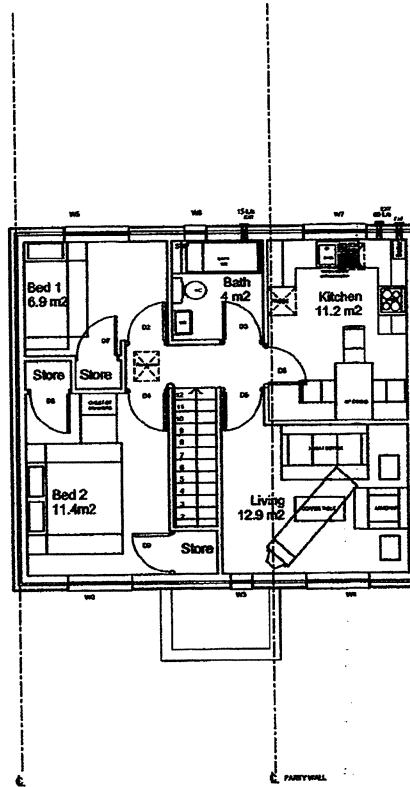
FRONT ELEVATION



REAR ELEVATION



GROUND FLOOR

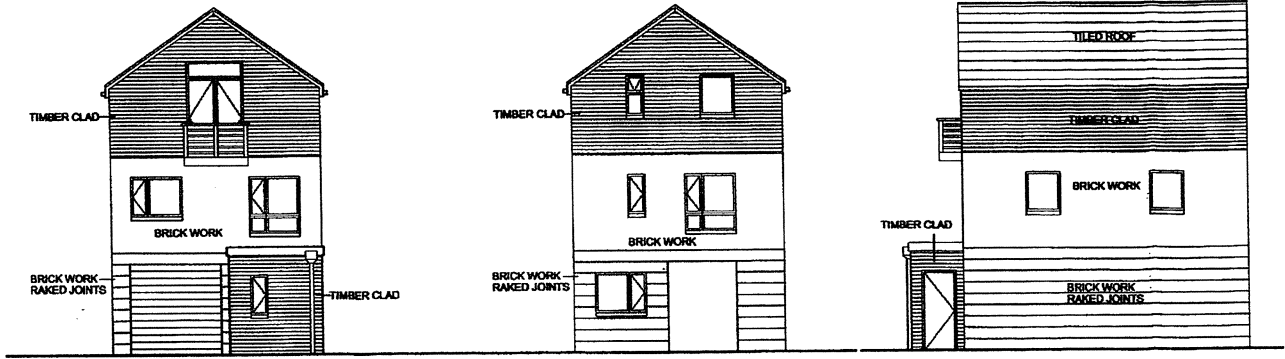


FIRST FLOOR

TWO BED NORTH FACING MEWS

TYPE 5A

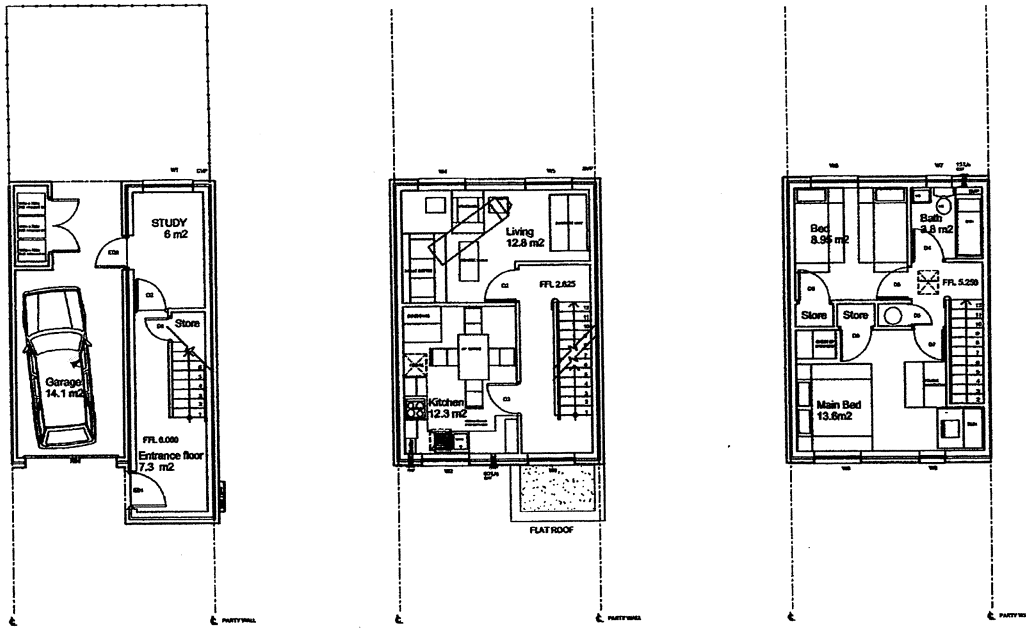
# Elevations and Floor Plans - House Type 5B



FRONT ELEVATION

REAR ELEVATION

SIDE ELEVATION



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

TWO BED NORTH FACING MEWS TYPE B  
TYPE 5B

# HUNTINGDON TOWN COUNCIL

1, Trinity Place, Hartford Road,  
HUNTINGDON PE29 3QA

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Fax: 01480 388686

e-mail: town.council@huntingdowntown.gov.uk

website: huntingdowntown.gov.uk



Town Clerk: Mike Kennedy

Our Ref: EB/JJ/O6

Your Ref: RP/np/100SG6(A)

**AGENDA ITEM No. ....2.....**

17 December 2002

Richard Probyn  
Planning Policy Manager  
Operational Services Directorate  
Huntingdonshire District Council  
Pathfinder House  
St Marys Street  
HUNTINGDON  
PE29 3TN

Dear Richard

## **OXMOOR ACTION PLAN CONSULTATION DRAFT**

I refer to your letter of 11 November inviting comments from the Town Council on the Draft Oxmoor Action Plan. I am grateful to you for sending additional copies of the Plan.

The Plan was considered in great detail by the Council's Working Party and a report of their findings was presented to the Council's Planning Committee on 12 December.

The Town Council wishes to make the following submission to your invitation for comment:

### 1. **General Observations**

To accept the sale of land in principle as necessary to fund improvements in the area, but the Town Council should obtain assurance from Huntingdonshire District Council and Cambridgeshire County Council that the funds raised from the sale of public land on the Oxmoor Estate will be ring-fenced to ensure that they are subsequently re-invested in Huntingdon Town.

### 2. **Neighbourhood Centre**

To agree that the re-development of Sapley Square with health centre provision would provide an improved heart to the community and to recommend that the scenario detailed in ideas sheet 4 be adopted in preference to ideas sheet 3.

1307  
1001

3. **Housing**

To welcome proposals for a better mix of housing on the proposed sites on the Oxmoor Estate and to recommend that the basic scenario for housing be adopted at California Road and the optimum scenarios be implemented at Buttsgrove Way, Sapley Square North and Moorhouse Drive.

4. **Play and Recreational Facilities**

To accept proposals for additional and better play and recreational facilities and environmental improvements but to request the opportunity to be consulted on the finer detail of these when the proper planning authorisations are being sought. To further request the provision of a dog exercising area at Coneygear Park.

5. **Environmental Improvements**

To express concerns about possible crime and disorder implications arising from the environmental improvements planned for Coneygear Road and Oxmire Lane.

To support the principle of enhancing the Kent Road, Surrey Road and Hazelwood Walk neighbourhood gardens subject to further consultation on the finer detail.

To support the proposal for wildlife doorstep greens but replacing the pond area with a communal barbeque area.

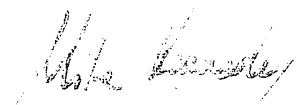
6. **Safer Routes**

To accept the proposed traffic calming measures and cycleways/footpaths for Oxmoor Lane/Ambury Road, Mayfield Rd/Buttsgrove Way and Coneygear Road providing further consideration is given to the need for pedestrian crossings in place of subways. The members also agreed that the underpass mural should be preserved.

To recommend that in terms of priority, the provision of a better mix of housing necessarily came first since this was linked with the sale of land for development. The provision of a new neighbourhood centre with new facilities should be regarded as next in importance. Environmental improvements, better play and recreational facilities and safer routes should receive attention in that order.

To suggest that housing development should take place in the order of North Sapley Square, California Road, Moorhouse Drive then Buttsgrove Way.

Yours sincerely

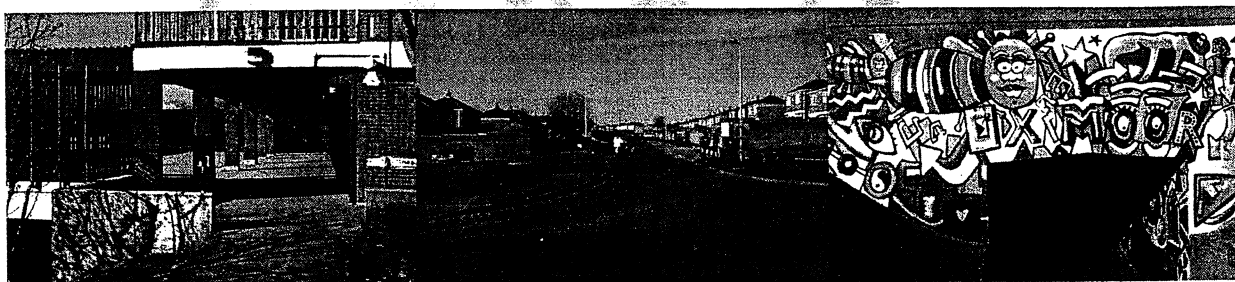


Town Clerk

5

*Interim Policy Guidance*

**Oxmoor Action Plan**



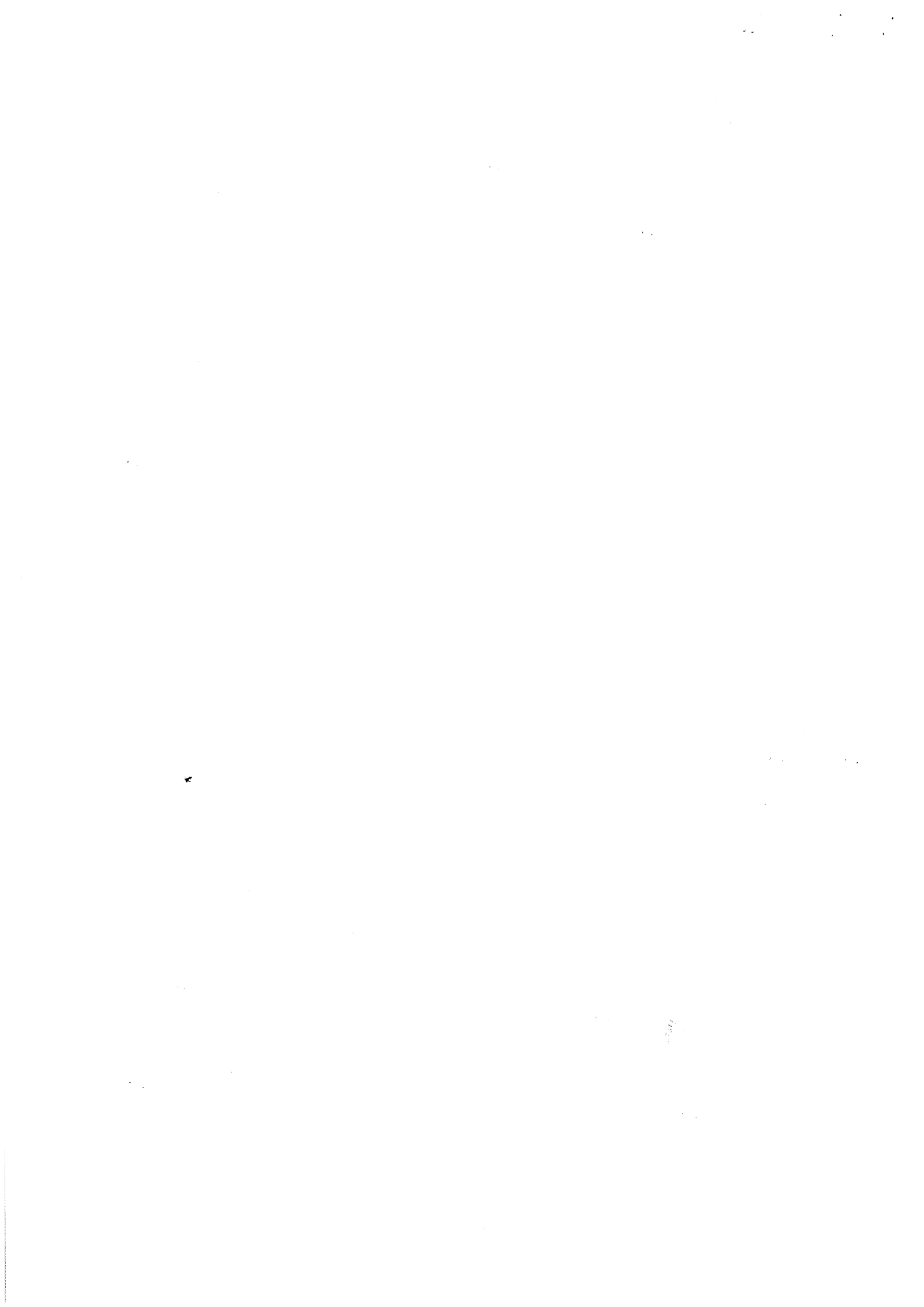
*March 2003*



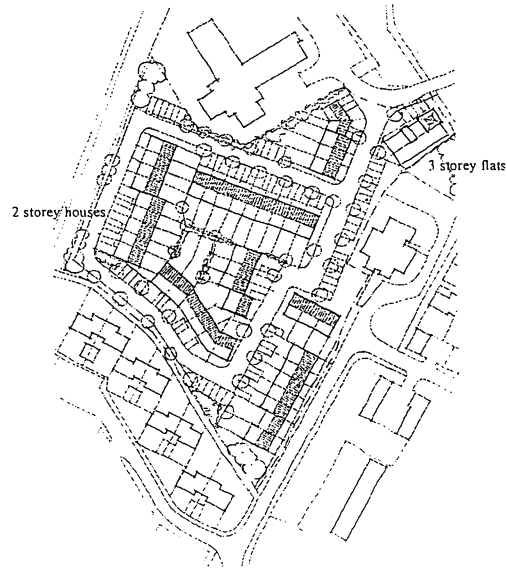
Operational Services - Planning

**Huntingdonshire**  
DISTRICT COUNCIL

[www.huntsdc.gov.uk](http://www.huntsdc.gov.uk)







Proposed development at Moorhouse Drive – optimum scenario

### Land at Buttsgrove Way

6.11 Land at Buttsgrove Way is located at the south of American Lane and close to the Lord Protector underpass. The site is very close to facilities at Mayfield Road shops and is immediately opposite Trinity Free Church. The site currently accommodates a little-used open area to the front of houses in the American Lane area and comprises a 0.63 ha site.

6.12 Design principles for the development of the site have been identified as follows:-

*The continued provision of access to The Whaddons (immediately opposite the church).*

*A built frontage on to California Road.*

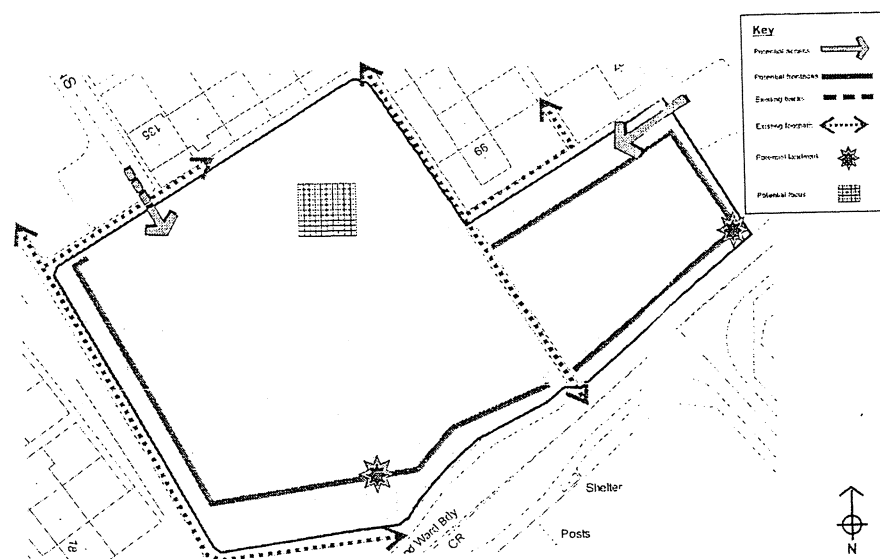


The retention of existing footpath accesses and enhancements to access to America Lane.

A footpath link from California Road bus stop.

The provision of a small play area for younger children.

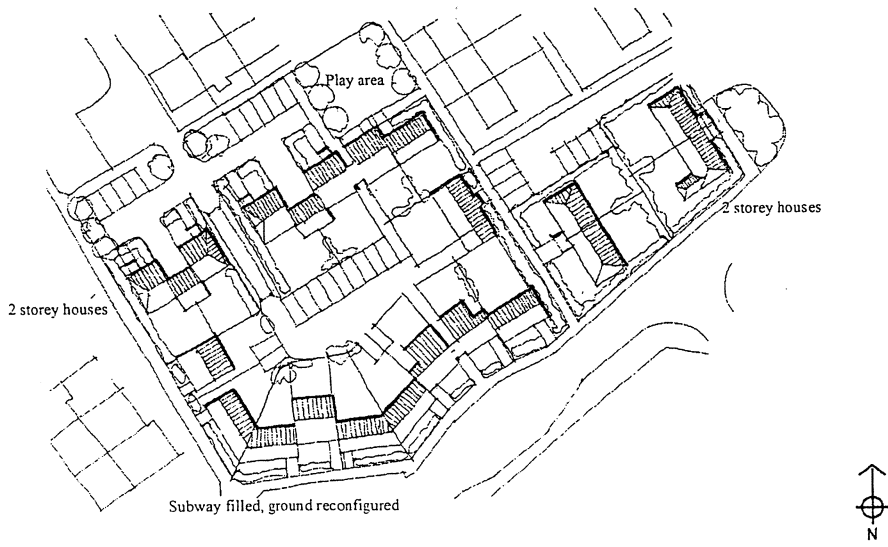
Footpath links at 'at grade' level over the California Road and Mayfield Road junction.



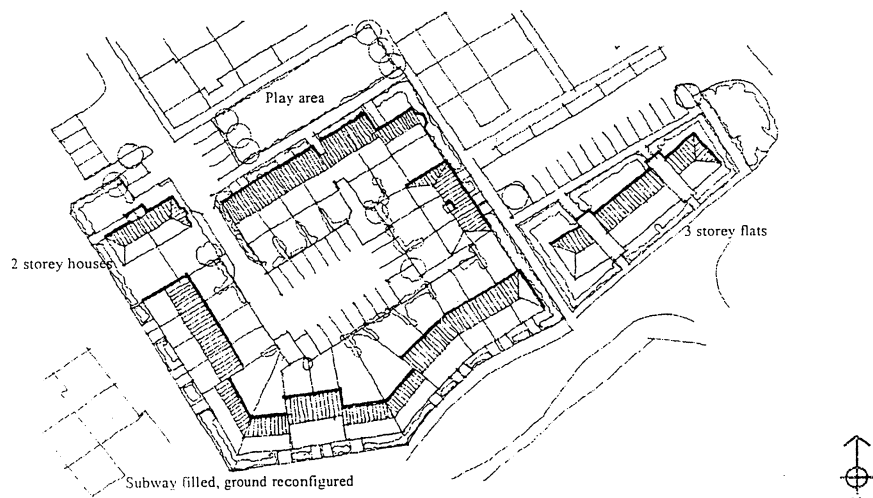
Land at Buttsgrove Way – site analysis

6.13 Again, two development scenarios have been assembled for land at Buttsgrove Way, both providing housing around a central car-parking area in a mews style, with built frontages to California Road. Both options propose the provision of a play area. The basic scenario proposes 20 houses, at a density of 31.7 to the hectare. The optimum scenario proposes 39 units, including flats, at a density of 61.9 to the hectare.





Proposed development at Butts Grove Way- basic scenario



Proposed development at Butts Grove Way- optimum scenario



