

DEVELOPMENT MANAGEMENT COMMITTEE 20th JUNE 2022

Case No: 20/01069/FUL (FULL PLANNING APPLICATION)

Proposal: DEMOLITION OF EXISTING BUNGALOW.
CONSTRUCTION OF THREE RESIDENTIAL
DWELLINGS WITH PARKING AND AMENITY LAND

Location: ASHLEA POTTON ROAD HILTON PE28 9NG

Applicant: MR EDWARD BATES

Grid Ref: 528898 266202

Date of Registration: 17.06.2020

Parish: HILTON

RECOMMENDATION - APPROVE

This application is referred to the Development Management Committee (DMC) as the Officer recommendation of approval is contrary to Hilton Council's recommendation of refusal.

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 Ashlea is a single storey dwelling, located roughly in the centre of a large corner plot at the junction of Church Lane and Potton Road, Hilton.
- 1.2 To the immediate north of the site on the other side of Church Lane is Hilton Conservation Area. The site hosts a number of trees and shrubs, although none of these are currently protected. Residential properties adjoin the site to the south and east. The site has no other significant constraints.
- 1.3 Planning permission is sought for the demolition of the existing bungalow and the construction of three two-storey dwellings with parking and amenity land. Two of the proposed dwellings would front Potton Road and the other would front Church Lane

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (20th July 2021) (NPPF 2021) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2021 at paragraph 10 provides as follows: 'So that sustainable development is pursued in a positive way, at the heart of the

Framework is a presumption in favour of sustainable development (paragraph 11).'

- 2.2 The NPPF 2021 sets out the Government's planning policies for (amongst other things):
- delivering a sufficient supply of homes;
 - building a strong, competitive economy;
 - achieving well-designed, beautiful and safe places;
 - conserving and enhancing the natural, built and historic environment
- 2.3 Planning Practice Guidance and the National Design Guide 2019 are also relevant and are material considerations

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

3. PLANNING POLICIES

- 3.1 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
- Policy LP2 – Strategy for Development
 - Policy LP4 – Contributing to Infrastructure Delivery
 - Policy LP5 – Flood Risk
 - Policy LP9 – Small Settlements
 - Policy LP11 – Design Context
 - Policy LP12 – Design Implementation
 - Policy LP14 – Amenity
 - Policy LP16 – Sustainable Travel
 - Policy LP17 – Parking Provision and Vehicle Movement
 - Policy LP25 – Housing Mix
 - Policy LP30 – Biodiversity
 - Policy LP34 – Heritage Assets and their Settings
- 3.2 Supplementary Planning Documents and Guidance
- Huntingdonshire Design Guide SPD (2017) – sections 2.1, 3.2, 3.7, 3.8 and 4.4
 - Huntingdonshire Townscape and Landscape Assessment SPD 2022
 - Developer Contributions SPD 2011
 - Cambridgeshire Flood and Water SPD 2017
 - Huntingdonshire Tree Guidance Note 3
 - Annual Monitoring Review regarding housing land supply

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

4. PLANNING HISTORY

- 4.1 19/70216/PENQ for Erection of 4 dwellinghouses, following demolition of existing dwelling house known as 'Ashlea', REPLY dated 20.12.2019

5. CONSULTATIONS

- 5.1 Hilton Parish Council - Hilton Parish Council Planning Committee have considered the amended plans and resolved to continue to recommend this application for refusal for similar reasons to the previous objections. That is:
- Overdevelopment of the site and the density of the resulting housing
 - Exacerbation of the existing parking issues on Church Lane which have previously been reported to both HPC and HDC
 - Safety issues with regards to the access on/off Potton Road, particularly reversing onto Potton Road near the chicanes
- 5.2 CCC Highways Team - Following the recent submission of the tracking plans for the estate car for plot 2 (drawing 001rev P1), which still appears to be extremely tight in relation to the car and the kerb line and the existing island.
That said the tracking does indicate that the manoeuvring is possible within the cars steering parameters and I could therefore not object.
However, I would point out that should issues arise in the future with the resident of the dwelling, the Highway Authority will not consider the relocation of this island at its own cost, and it will be the responsibility of the home owner to fund any relocation requested.
As previously indicated the parking arrangement is similar to the dwelling surrounding the location, with no internal parking and turning. I note that the access to plot 3 has been moved south from the previous iteration, which looks to works satisfactorily.
Given the above I have no objections to that proposed please append the following conditions to any consent granted.
- 5.3 CCC Archaeology Team - Although this site lies in an area of archaeological potential, situated at the junction of Potton Road and Church Lane and only 150m from the Grade I listed 14th century Church of St Mary Magdalene (National Heritage List for England reference 1128440), it is not thought likely that archaeological investigation of this spatially constrained plot would be likely to yield significant new information to contribute to our understanding of the development of settlement and land use in this area, and consequently would not be justifiable under the terms of the NPPF.
- 5.4 CCC Environmental Health Team – no concerns raised.
- 5.5 National Grid – apparatus identified (gas pipes) so will need to contact relevant authority.
- 5.6 The Wildlife Trust – initial concerns regarding potential for bats.

Officer comment – revised PEA addresses this concern.

6. REPRESENTATIONS

- 6.1 Comments received from occupants of The Corner House, 3,4,7,9, and 12 and 10 Chapel Close.

Summary:

- * Highway safety
- * Lack of parking/congestion particularly on Church Lane
- * Loss of light
- * Density/overdevelopment
- * Impact on conservation area/out of keeping
- * Green space should be prioritised

7. ASSESSMENT

- 7.1 When determining planning applications, it is necessary to establish what weight should be given to each plan's policies in order to come to a decision. The following legislation, government policy and guidance outline how this should be done.
- 7.2 As set out within the Planning and Compulsory Purchase Act 2004 (Section 38(6)) and the Town and Country Planning Act 1990 (Section 70(2)) in dealing with planning applications the Local Planning Authority shall have regard to have provisions of the development plan, so far as material to the application, and to any other material considerations. This is reiterated within paragraph 47 of the NPPF (2019). The development plan is defined in Section 38(3)(b) of the 2004 Act as "the development plan documents (taken as a whole) that have been adopted or approved in that area".
- 7.3 In Huntingdonshire the Development Plan consists of:
- Huntingdonshire's Local Plan to 2036 (2019)
 - Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)
 - St Neots Neighbourhood Plan (2016)
 - Godmanchester Neighbourhood Plan (2017)
 - Houghton and Wyton Neighbourhood Plan (2018)
 - Huntingdon Neighbourhood Plan (2019)
 - Bury Neighbourhood Plan (2021)
 - Buckden Neighbourhood Plan (2021)
- 7.4 The statutory term 'material considerations' has been broadly construed to include any consideration relevant in the circumstances which bears on the use or development of the land: Cala Homes (South) Ltd v Secretary of State for Communities and Local Government & Anor [2011] EWHC 97 (Admin); [2011] 1 P. & C.R. 22, per Lindblom J. Whilst accepting that the NPPF does not change the statutory status of the Development Plan, paragraph 2 confirms that it is a material

consideration and significant weight is given to this in determining applications.

- 7.5 The main matters for consideration are:
- The Principle of Development
 - Design, Visual Amenity and the impact upon the Character of the Area
 - Impact upon Residential Amenity
 - Highways Safety, Parking Provision and Access
 - Biodiversity
 - Flood Risk and Drainage
 - Trees
 - Other issues

The Principle of Development

- 7.6 Hilton is defined as a Small Settlement within Policy LP9 of Huntingdonshire's Local Plan to 2036. Policy LP9 states that residential development within the built-up area of Small Settlements is supported, where it is sustainable in relation to the level of services within the settlement, the opportunities for users to access services by sustainable modes of transport, and in regard to its effect on the character of the immediate locality.
- 7.7 The application site is within the built-up area of Hilton such that the principle of development is considered to be acceptable subject to all other material planning considerations.
- 7.8 The development is considered to accord with Policy LP 9 of Huntingdonshire's Local Plan to 2036 as it is located within the built-up area of the settlement.

Design, Visual Amenity and the impact upon the Character of the Area

- 7.9 Paragraph 127 of the National Planning Policy Framework (NPPF) states planning decisions should ensure that developments will, amongst others, function well and add to the overall quality of the area, is visually attractive as a result of good architecture, layout, appropriate landscaping and is sympathetic to local character including the surrounding built environment and landscape setting.
- 7.10 Paragraph 130 of the NPPF states that the character and quality of an area and the way it functions and should take account of any local design standards or style guides in plans or supplementary planning documents.
- 7.11 The Hilton Conservation Area is located to the north of Church Lane and the gardens of the bungalow 'Ashlea' do not form part of the Conservation Area or any 'green area' of the village. For clarity: The bungalow would be entitled to make use of the

Permitted Development Rights (Town and Country Planning (General Permitted Development Order) 2015) associated with a residential dwelling, including the erection of outbuildings or hard standing incidental to the existing dwelling, as well as extensions to the dwelling and as such the garden is not 'protected green space'

- 7.12 Local Policy LP11 sets out the mechanisms for achieving high standards of design for all development, particularly those that will significantly add to, or create new communities and will be supported where it is demonstrated that it responds positively to its context and has drawn inspiration from the key characteristics of its surroundings, including natural, historic and built environment.
- 7.13 Local Policy LP12 states new development will be expected to be well designed based upon a thorough understanding of the constraints and appraisal of the site's context, delivering attractive, usable and long-lasting buildings and spaces. A proposal will be supported where it can demonstrate that it contributes positively to the areas character and identity, successfully integrates with adjoining buildings, the routes and spaces between buildings, topography and landscape.
- 7.14 The 1990 Act gives local planning authorities a general duty to preserve Listed Buildings and to preserve or enhance the character or appearance of Conservation Areas (s.66 Planning (Listed Buildings and Conservation Areas) Act 1990). The National Planning Policy Framework 2019 states that local planning authorities need to take account of the desirability of sustaining and enhancing the significance of heritage assets (Para 192).
- 7.15 As set out above, the existing property is sited approximately within the centre of a large corner plot. at the junction of Church Lane and Potton Road.
- 7.16 The loss of the existing bungalow is considered to be acceptable as it does not make a significant contribution within the street scene or within the setting of the adjacent Conservation Area.
- 7.17 The proposed dwellings fronting onto Potton Road pick up some of the features of the nearby dwellings including projecting front gable, and a mix of render finish and brickwork such that the development is in keeping with the wider area.
- 7.18 The site is not considered to be overdeveloped as the proposed residential curtilages are reasonable and, when compared to the developments to the immediate east and south of the site, are more generous.

- 7.19 It is however recommended that Permitted Development Rights are removed to ensure neighbour amenity is protected and to ensure the amenity space and parking arrangements are retained, as well as to protect the character of the area and ensure the outdoor amenity space remains as such.
- 7.20 Householder Permitted Development Rights allow the improvement or extension of homes without the need to make a planning application or the erection of outbuildings as well as other minor works incidental to the enjoyment of a dwelling house
- 7.21 For clarity, the removal of Permitted Development Rights (as defined in Schedule 2, parts 1 and 2 of the General Permitted Development Order (2015) as amended) allows the Local Planning Authority to maintain control of the site to ensure that the visual and residential amenity of the future occupants and the neighbours is protected from potential issues such as overlooking or loss of light that might result were the Permitted Development Rights not removed.
- 7.22 Overall, the proposal is considered to respond positively to its context within the surrounding built form and contributes positively to the areas character and identity. The proposal is therefore considered to accord with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036 and the NPPF (2019) in this regard.

Impact on Residential Amenity

- 7.23 Policy LP14 of the Local Plan to 2036 states a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings. A site visit was carried out by the case officer during the consultation period of the application.
- 7.24 Amendments were sought to address concerns of overlooking of the amenity space to plot one (fronts onto Church Road) from a rear first floor window of plot three (fronts onto Potton Road). This has been overcome by reducing the number of bedrooms to plot three, in effect replacing a bedroom with a bathroom on the first floor.
- 7.25 Overall, it is considered that a high standard of amenity would be provided for all users of the development and maintained for neighbours. The development is considered acceptable in terms of overshadowing, overlooking, overbearing impact, loss of privacy, loss of light and would not have a significant detrimental impact upon residential amenity. The proposal is therefore considered to be in accordance with Policy LP14 of the Local Plan to 2036 and paragraph 127(f) of the NPPF (2019).

Highways Safety, Parking Provision and Access

- 7.26 Policy LP17 of the Local Plan to 2036 seeks to ensure that new development incorporates appropriate space for vehicle movements, facilitates access for emergency vehicles and service vehicles and incorporates adequate parking for vehicles and cycles.
- 7.27 Concerns have been raised by residents of Church Lane in particular regarding lack of parking and highway safety concern. The Parish Council has also commented that the development will exacerbate the existing parking issues and have concerns regarding highway safety issues, particularly with access onto and from Potton Road.
- 7.28 It is acknowledged that Church Lane is a busy area for parking as some of the properties on the northern side do not benefit from off road parking. Church Lane does not have restricted parking although it is noted some of the residents of Church Lane do not have any off-street parking, but this layout is of a historical nature.
- 7.29 The existing bungalow has off road parking for up to three vehicles and plot one, which utilises the existing access from Church Lane, will maintain the existing parking provision.
- 7.30 Unauthorised parking on pavements by other residents or poor parking by other users of the highway is controlled under different legislation and is a matter for the Police to enforce on as opposed to the planning department.
- 7.31 It is noted the tracking plans for the estate car for plot 2 (drawing 001rev P1), still appears to be extremely tight in relation to the car and the kerb line and the existing island. However, the Local Highways Authority (Cambridgeshire County Council) has considered the submitted tracking plan (001 rev P1) and confirmed the tracking does indicate that the manoeuvring is possible within the cars steering parameters and therefore do not object.
- 7.32 They have further clarified that should issues arise in the future with the residents of the dwellings, the Highway Authority will not consider the relocation of this island at its own cost, and it will be the responsibility of the home owner to fund any possible relocation sought by the applicant. The agent has been made aware of this and the LHA's comments were sent to the agent 05.05.2021. The comments are also available on Public Access.
- 7.33 The parking arrangement is similar to the dwelling surrounding the location, with no internal parking and turning such that it is accepted that vehicles may be required to exit in a reverse gear onto the public highway.

- 7.34 The Local Highways Authority have reviewed the proposals and have no objection on Highway Safety grounds overall, subject to conditions.
- 7.35 All the dwellings are three-bedroomed. Officers have secured a reduction in the number of bedrooms during the lifetime of the application to assist with reducing the likely number of cars associated with the development.
- 7.36 Plots two and three have two off-road parking spaces whilst plot one has three off-road parking spaces. It is not ideal that these are a tandem parking arrangement, however it is not considered that the development would have a significantly harmful impact in terms of on street parking and the free flow of traffic in the area. Given the number of bedrooms proposed for each dwelling, the development is considered to have made sufficient off-road parking provision for each of these. These parking spaces should be secured, in perpetuity, by condition.
- 7.37 Policy LP17 of the Local Plan to 2036 and the Huntingdonshire Design Guide (2017) seek the provision of secure and covered cycle parking on the basis of one space per bedroom. Each of the plots includes cycle stores to the rear of the properties in accordance with Policy LP17, details of which can be secured by condition. These should be secured in perpetuity by condition.
- 7.38 Subject to conditions the proposed development is considered to accord with Policy LP17 of the Local Plan to 2036.

Trees

- 7.39 Hard and soft landscaping – it is recognised that the development will result in the loss of existing trees on-site but these are not protected and could be removed at any time.
- 7.40 Proposed replacement landscaping includes native species hedging to the northern and western boundaries of the whole site as well as new trees will help to overcome this. This additional soft landscaping can be secured as part of a standard hard/soft landscape condition.
- 7.41 Subject to conditions the proposed development is considered to accord with Policy LP31 of the Local Plan to 2036

Biodiversity

- 7.42 Policy LP30 of the Local Plan to 2036 requires proposals to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated. Policy LP30 of the Local Plan to 2036 also requires development proposals to ensure no net loss in biodiversity and provide a net gain in biodiversity where possible.

- 7.43 A submitted PEA dated November 2021 by Greenwillows Associates Ltd and an accompanying letter from the ecologist, concludes that the site is of low ecological value with close mown lawns and well-kept ornamental and vegetable beds. The orchard has some potential for nesting birds and although it was recommended this be kept, the layout of the development prohibits this.
- 7.44 A follow-up Phase 2 Dusk Bat Emergency survey requested as a result of the concerns of the Wildlife Trust relating to the demolition of the bungalow and the potential for an impact on bats which are known to forage on site. No bats were identified as emerging or roosting but a precautionary method should be taken in relation to bats during any demolition and if bats are identified all works should cease and the advice of a qualified ecologist be taken before continuing. The revised PEA addresses the concerns raised by the Wildlife Trust regarding bats.
- 7.45 The recommendations of the PEA and the associated letter should be carried out in full, to secure a biodiversity gain and to protect any wildlife, on site. The plans also include bat and bird boxes as well as gaps in fencing to allow for the movement of hedgehogs.
- 7.46 Subject to conditions, including a Biodiversity Method Statement to secure an implementation scheme for the mitigation measures, the proposed development is considered to accord with Policy LP30 of the Local Plan to 2036.

Flood Risk

- 7.47 National guidance and Policy LP5 of the Local Plan to 2036 seek to steer new developments to areas at lowest risk of flooding, and advises this should be done through application of the Sequential Test, and if appropriate the Exceptions Test.
- 7.48 The proposed dwelling is situated in Flood Zone 1 based on the Environment Agency Floods Maps and the Strategic Flood Risk Assessment (2017) and is therefore at low risk of flooding. In this regard, the proposed development is therefore considered to accord with Policy LP5 of the Local Plan to 2036.
- 7.49 The applicant proposes to discharge surface water via soakaways and foul drainage to be dealt with via mains sewer. This would accord with the general drainage hierarchy principles as set out through Part H of the Building Regulations. In order to ensure that drainage is appropriately managed for each dwelling however, it is prudent to secure the final drainage details via planning condition – in line with Local Plan policy LP15 and the aims of the Flood and Water SPD.

Accessible and Adaptable Homes

- 7.50 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.
- 7.51 The agent has confirmed on 25.05.2022 that the proposed development is designed in accordance with and will be built in accordance with the M4(2) standards.
- 7.52 A condition will be imposed upon any consent to ensure that the development is built in accordance with these standards and that they are maintained for the life of the development.

Water Efficiency

- 7.53 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.
- 7.54 The agent has confirmed on 25.05.2022 that the proposed development is designed in accordance with and will be built in accordance with the LP12 (j) standards.
- 7.55 A condition will be imposed upon any consent to ensure that the development is built in accordance with these standards and that they are maintained for the life of the development.

Other Issues

- 7.56 Breaking the speed limit, poor parking on pavements or parking too close to a junction are not material planning considerations. These are controlled under separate legislation.

Community Infrastructure Levy (CIL):

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

Bin UU:

- 7.58 A Unilateral Undertaking for bins has been received dated 15.06.2020 such that the development complies with Policy LP4 of the Huntingdonshire Local Plan to 2036.
- 7.59 There are no other material planning considerations which have a significant bearing on the determination of this application.

Conclusion:

- 7.60 With regards to the other matters the proposed development is considered to be compliant with relevant national and local planning policy as:
- The proposed development would have no significant adverse impact on the overall character of the conservation area due to its scale, bulk and massing and design and would not result in over development of the site.
 - The proposal would satisfactorily safeguard the amenities of the existing neighbouring dwellings as well as the future occupants of the proposed dwellings.
 - There are no overriding highway safety issues and the proposal is acceptable with regards to parking provision.
 - The proposal is acceptable with regards to biodiversity.
 - The proposal is acceptable in terms of flood risk.
 - The proposal is acceptable with regards to trees.
- 7.61 There are no other material planning considerations which have a significant bearing on the determination of this application.
- 7.62 Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is therefore recommended that planning permission should be granted.

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

- Time Limit
- Approved Plans
- Details of external materials
- Details of Hard and Soft Landscaping
- Details of Biodiversity Method Statement
- Details of foul and surface water drainage
- Vehicular Access
- Parking and turning
- Removal of PD Rights
- Levels
- Compliance with LP12j (water efficiency standards) and LP25 (accessible and adaptable homes)
- Details bins/cycle storage

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

CONTACT OFFICER:

Enquiries about this report to **Kathy Render Senior Development Management Officer** – Kathy.render@huntingdonshire.gov.uk

Kathy Render

From: clerk@hiltonparishcouncil.com
Sent: 28 April 2021 13:46
To: DMAdmin; Control, Development (Planning); DevelopmentControl
Subject: RE: Planning Permission Consultation - Ashlea Potton Road Hilton (ref 20/01069/FUL)

Hi Kathy,

Hilton Parish Council Planning Committee have considered the amended plans and resolved to continue to recommend this application for refusal for similar reasons to the previous objections. That is:

- Overdevelopment of the site and the density of the resulting housing
- Exacerbation of the existing parking issues on Church Lane which have previously been reported to both HPC and HDC
- Safety issues with regards to the access on/off Potton Road, particularly reversing onto Potton Road near the chicanes.

Kind regards
Nicola



Nicola Webster

Clerk to Hilton Parish Council

Phone: 01480 830605

Email: clerk@hiltonparishcouncil.com

10 Church End, Hilton

www.hiltonparishcouncil.com

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From: Dmadmin@huntingdonshire.gov.uk <Dmadmin@huntingdonshire.gov.uk>
Sent: 16 April 2021 11:11
To: Clerk@hiltonparishcouncil.com
Subject: RE: Planning Permission Consultation - Ashlea Potton Road Hilton (ref 20/01069/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: Demolition of existing bungalow. Construction of three residential dwellings with parking and amenity land

Site Address: Ashlea Potton Road Hilton

Reference: 20/01069/FUL

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Development Management
Huntingdonshire District Council

T: 01480 388388

E: dadmin@huntingdonshire.gov.uk

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Development Management Committee



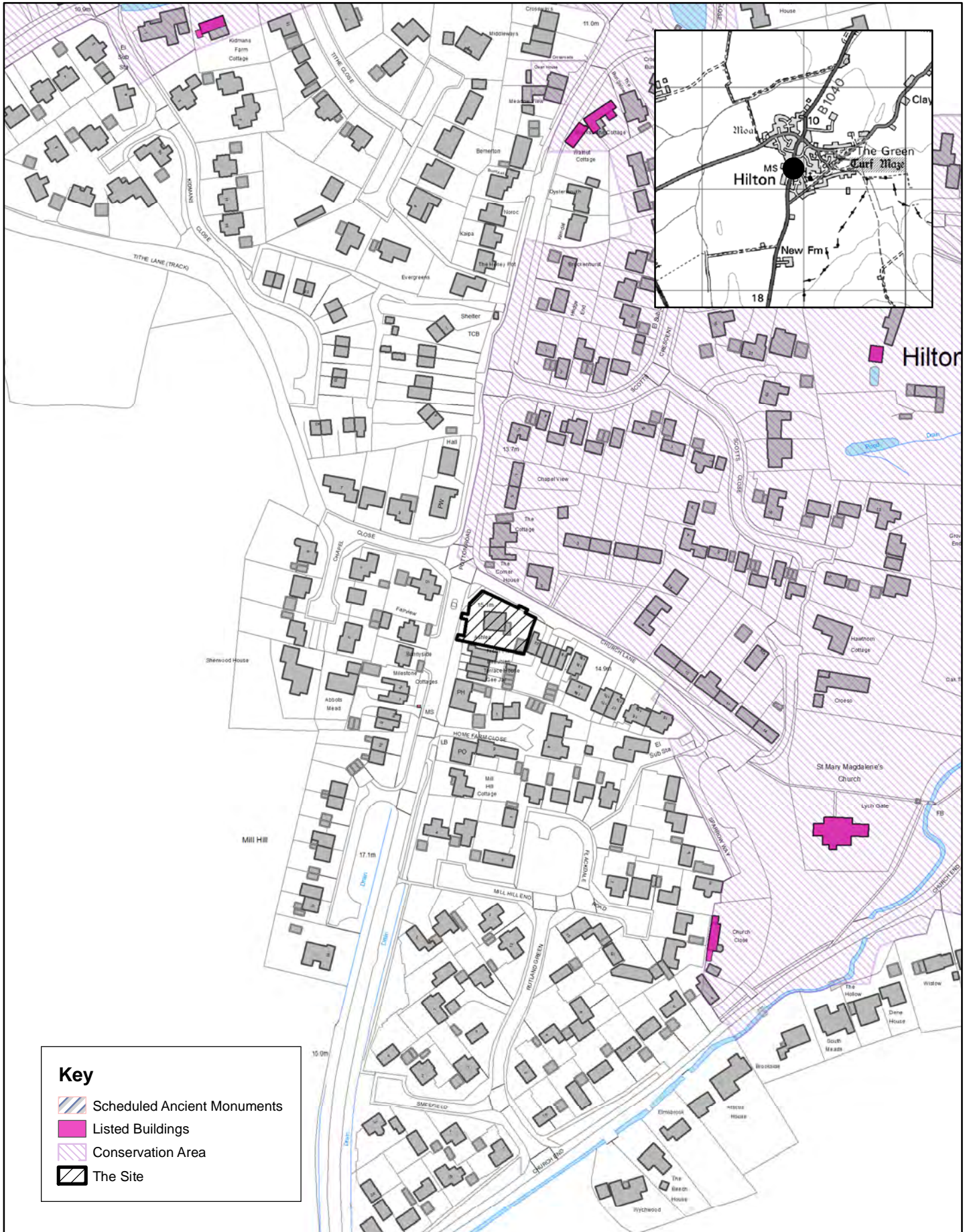
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Application Ref:20/01069/FUL

Date Created: 25/05/2022

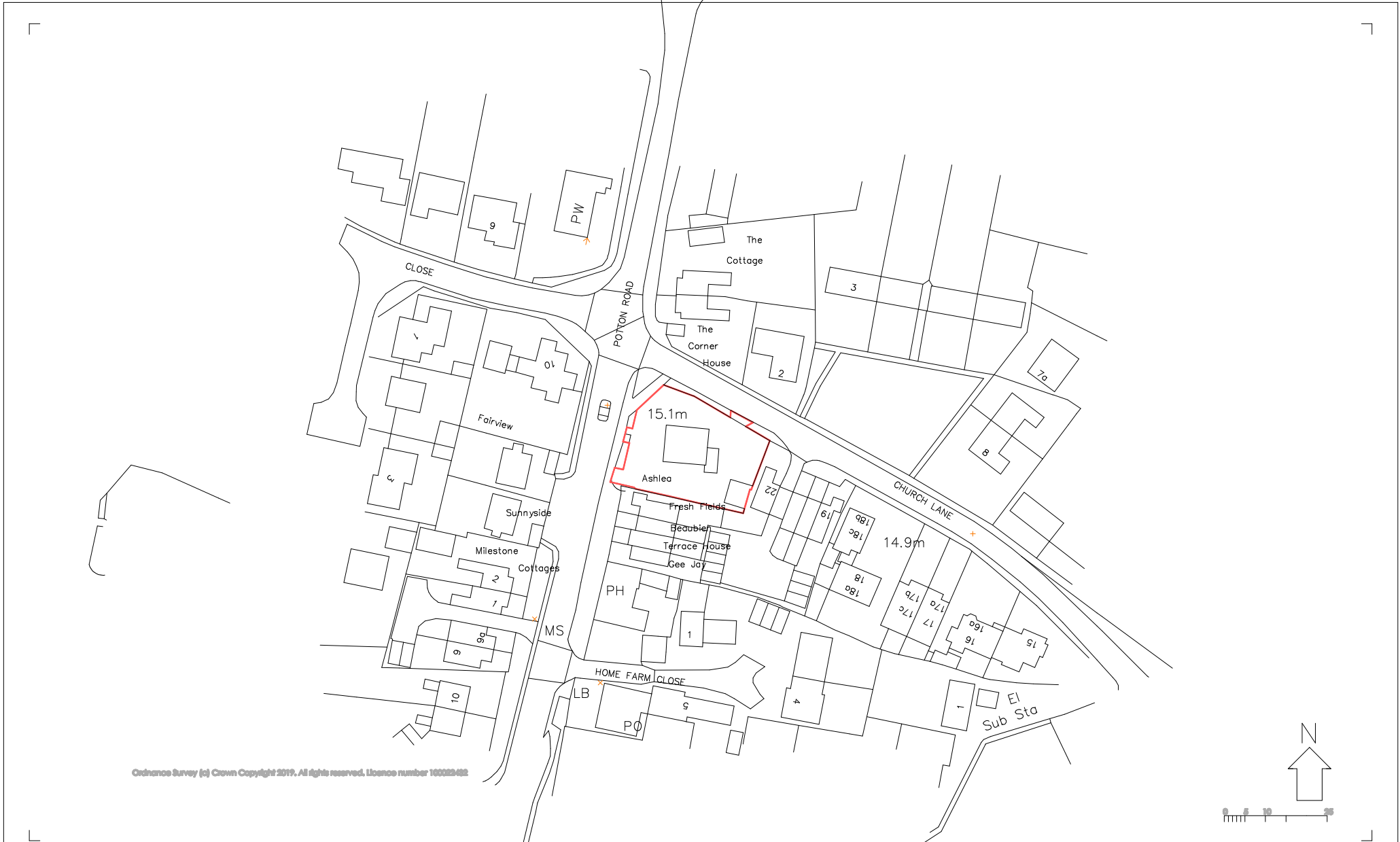
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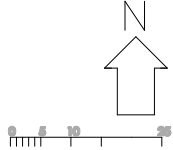


Key

- Scheduled Ancient Monuments
- Listed Buildings
- Conservation Area
- The Site



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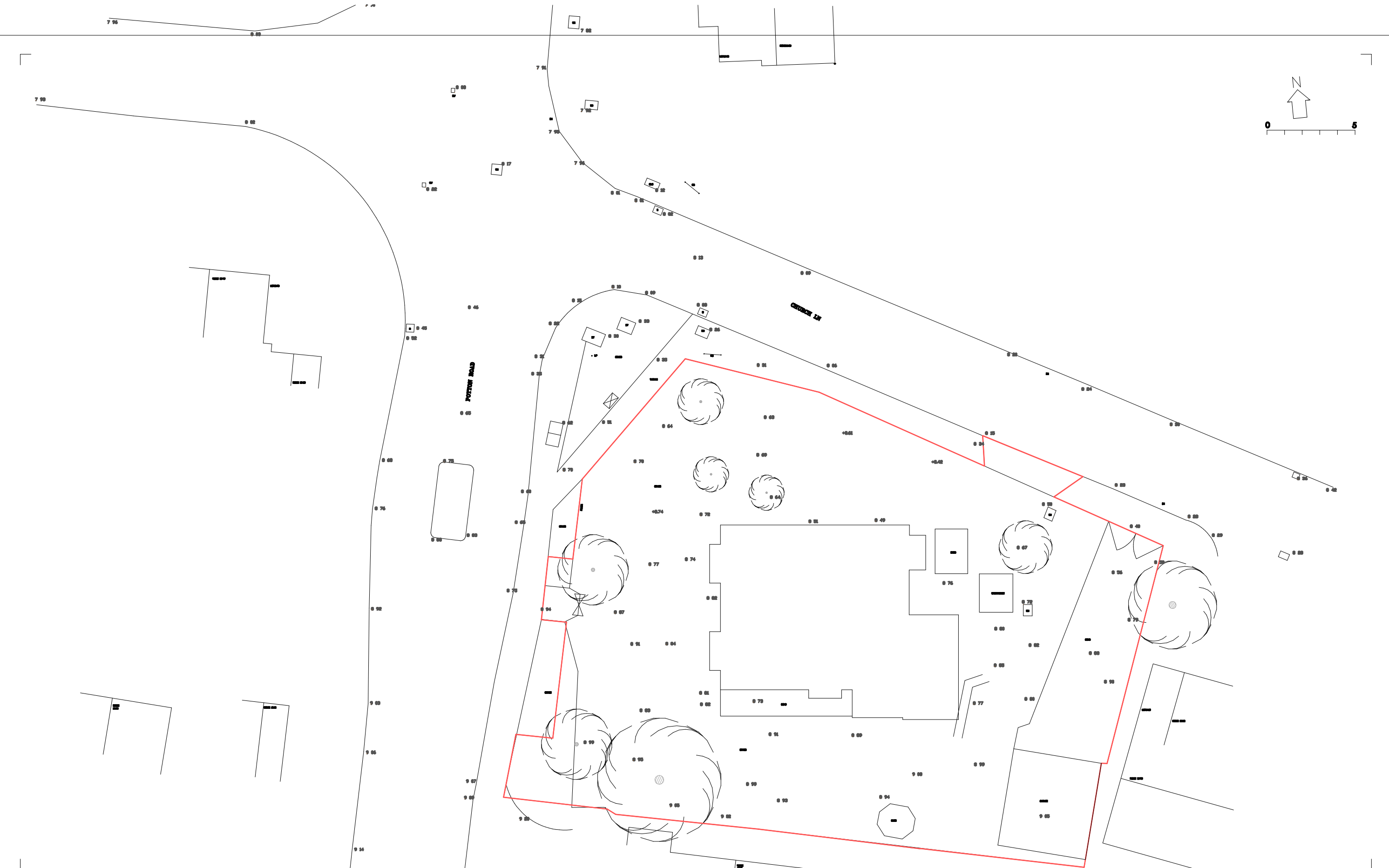
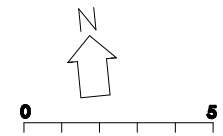
Project: Drawing title: Scale: Date: Draw No.: Revision:

Land at Potton Road, Hilton

Location Plan

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The figures dimensions only, do not scale.
 Campbell McCrae Ltd can accept no responsibility for the interpretation of this drawing when the practice is not named as contract administrator in the building contract.



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Registered number: 7830694. Registered in England and Wales. Registered address: 68 High St, Ramsey, Combs, PE26 1BS

Project:

Land at Potton Road, Hilton

Drawing title:

Existing site plan

Scale

1:200@A3

Date

Mar '20

Drwg No.

21926_02

Revision

A

Use figured dimensions only, do not scale.
Campbell McCrae Ltd can accept no responsibility for the interpretation of this drawing when the practice is not named as contract administrator in the building contract.

GROSS INTERNAL FLOOR AREAS
 Plot one - 3 bed - 155sqm (inc garage)
 Plot two - 4 bed - 125sqm (exc car-port)
 Plot three - 4 bed - 125sqm (exc car-port)
 Total proposed floor area 367sqm (inc garage)
 *Ashes - 3 bed - 106sqm (inc garage)
 Net additional floor area 207sqm (inc garage)

SITE AND PLOT AREAS
 Unit one - 288sqm (inc parking)
 Unit two - 288sqm (inc parking)
 Unit three - 230sqm (inc parking)
 Total proposed floor area 726sqm
 *Ashes - Existing site - 726sqm
 Net reduction in site area 166sqm
 (exc to hedge planting and grass verge)

LANDSCAPING KEY:

- Permeable Marshalls Driveway paving in 'Traditional' colour
- Marshalls Heritage paving in Buff
- Grass verge (with native hedge planting)
- 18m high close boarded fence or 12m high post and rail fence (as illustrated on elevations)
- Grass private lawn
- Existing/proposed tarmac path/access mouth

N
 Scale 0 1 2 3 4 5
 0 1 2 3 4 5



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 Registered number: 7830594. Registered in England and Wales. Registered address: 88 High St, Ramsey, Cambs, PE26 1BS

Project: Land at Potton Road, Hilton

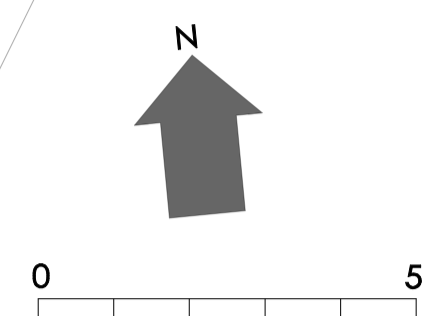
Drawing title: Proposed site layout plan

Scale: 1:200@A1
 Date: Mar '20
 Drwg No.: 21926_03
 Revision: H

Use figured dimensions only, do not scale.
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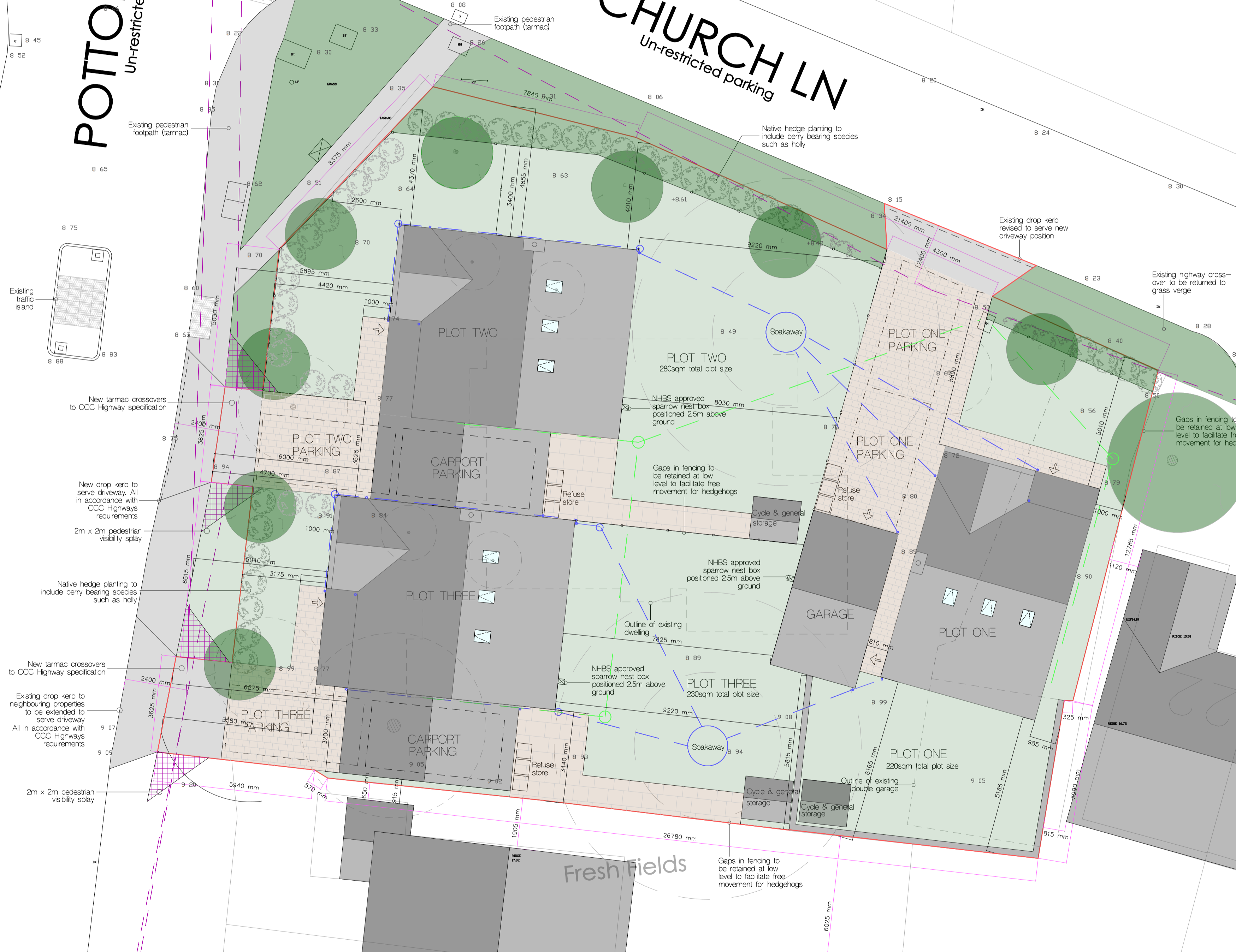
POTTON ROAD
Un-restricted parking

CHURCH LN
Un-restricted parking



Fairview

The
Corner
House



sonny's
CAMPBELL McCRAE Limited
architectural services

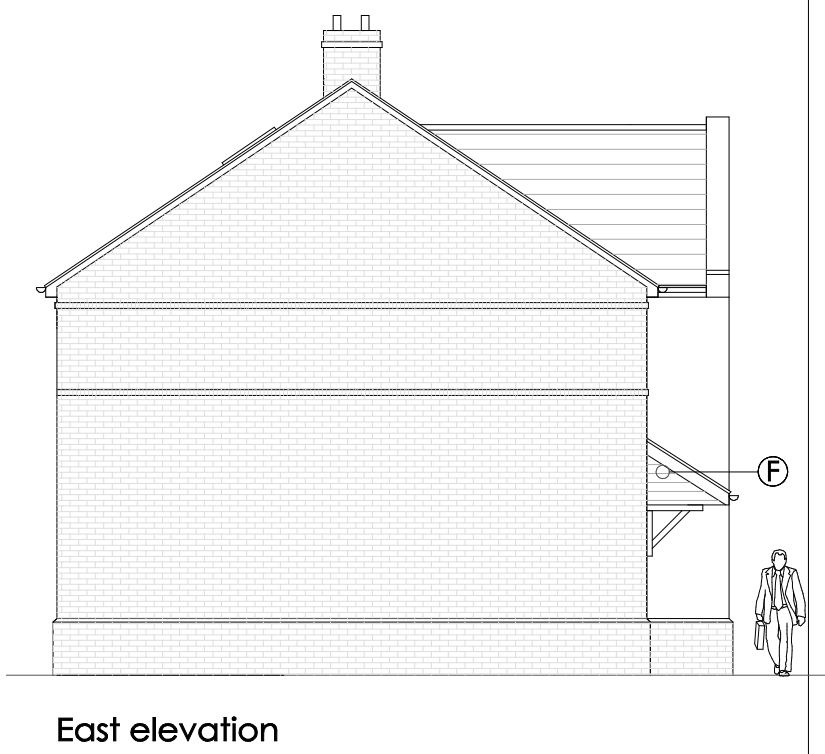
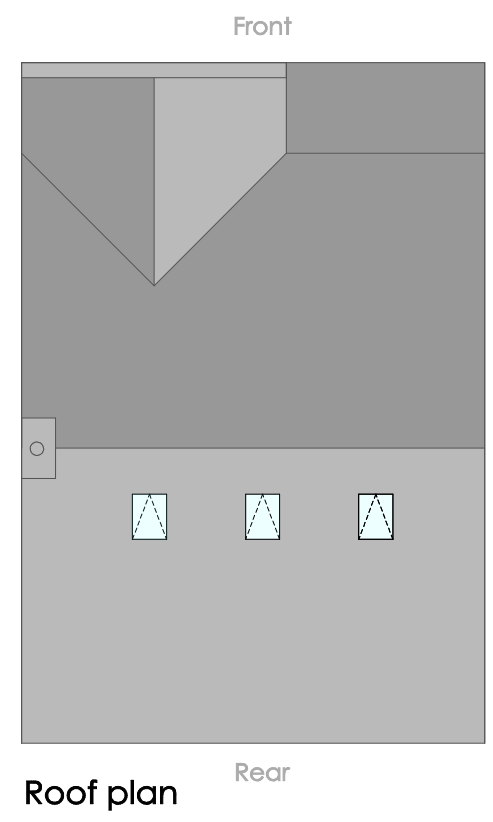
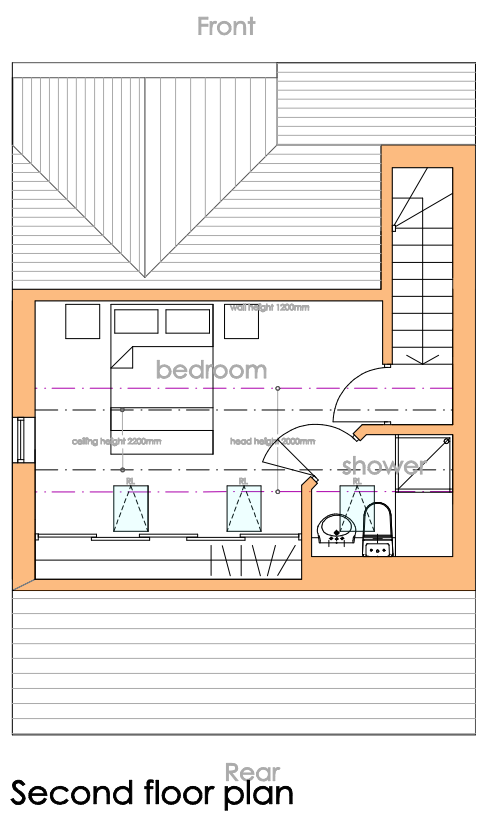
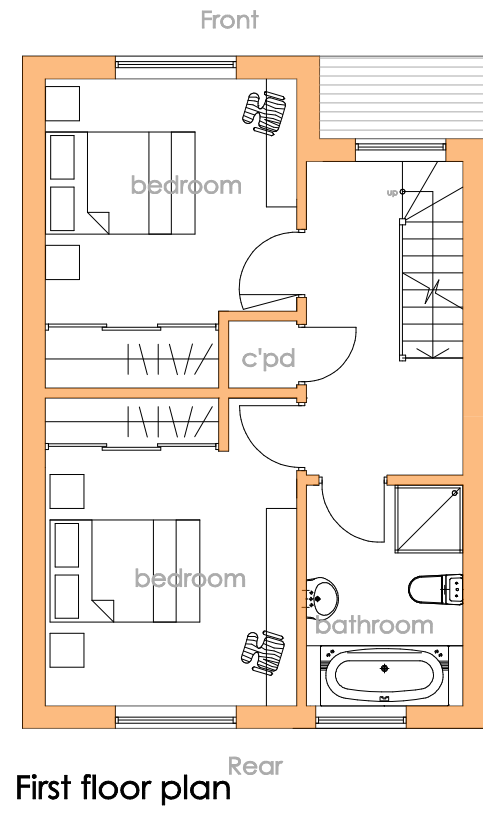
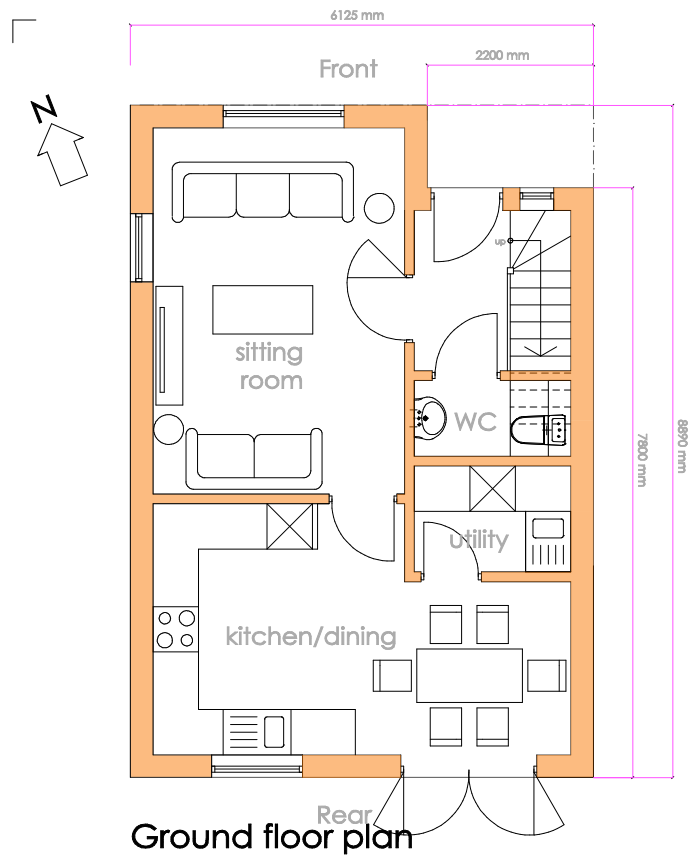
Chapel House, 5 The Stiles, Gildamanchester, Huntingdon, Cambridgeshire, PE29 2JF
Tel: 01480 433073 Website: www.campbell-mccrae.co.uk
Registered number: 7330594. Registered in England and Wales. Registered address: 88 High St, Ramsey, Cambs, PE26 1BS

Project: Land at Potton Road, Hilton

Drawing title: Site plan extract

Scale: 1:100@A1 Date: Dec '20 Drwg No.: 21926_11 A Revision:

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Project: Land at Potton Road, Hilton

Drawing title: Plot one property plans

Scale: 1:100@A3 Date: Mar '20 Drwg No.: 21926_05 Revision: B

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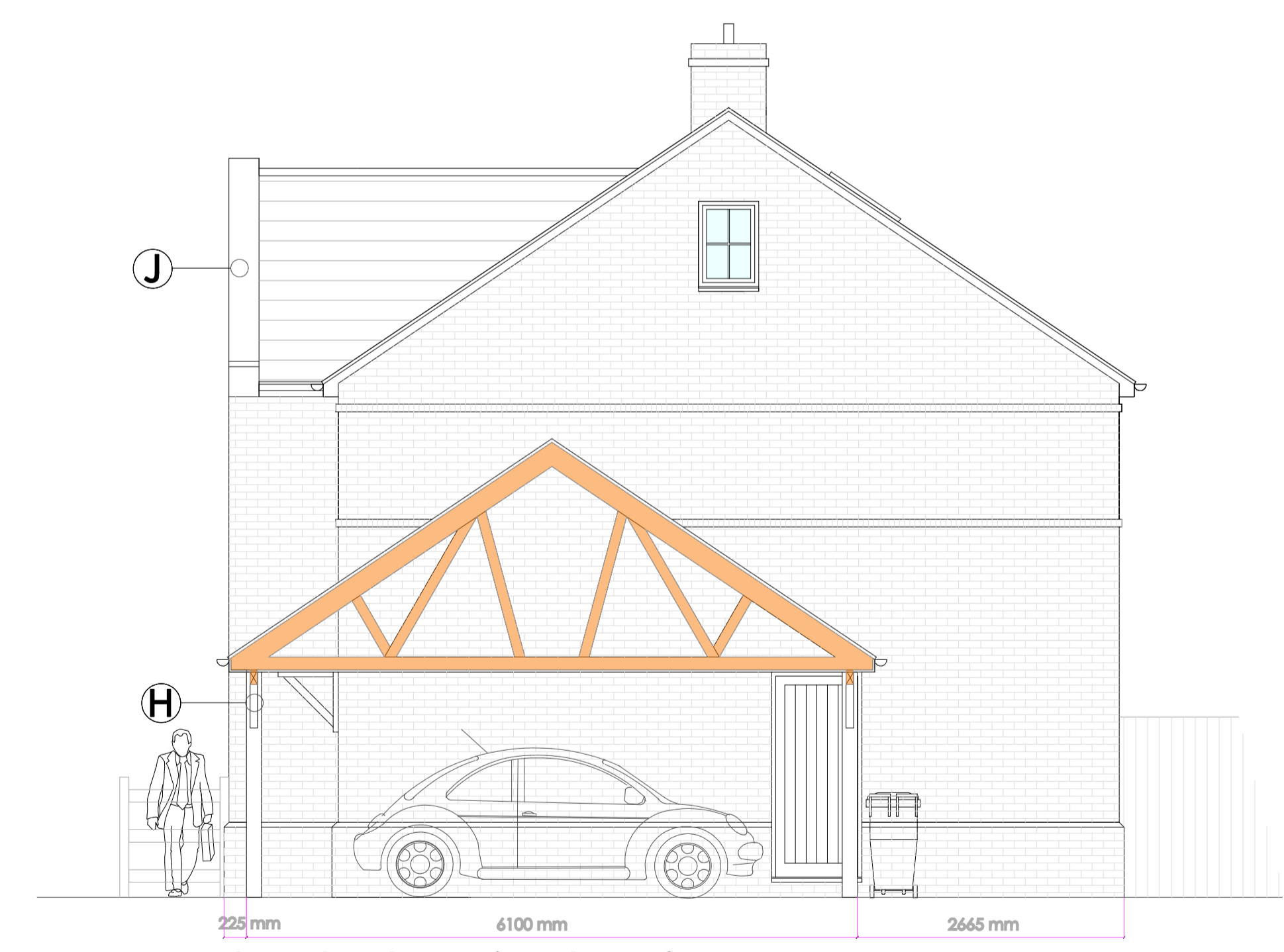
West elevation



East elevation



North elevation



South elevation/section



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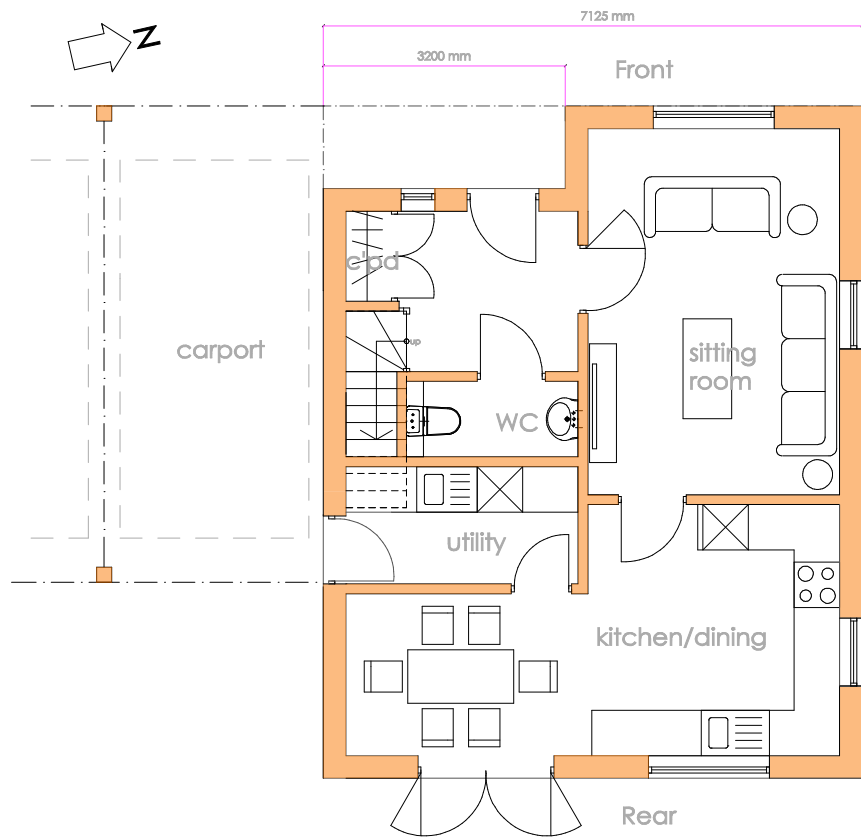
Project: **Land at Potton Road, Hilton**

Drawing title: **Plot two elevations**

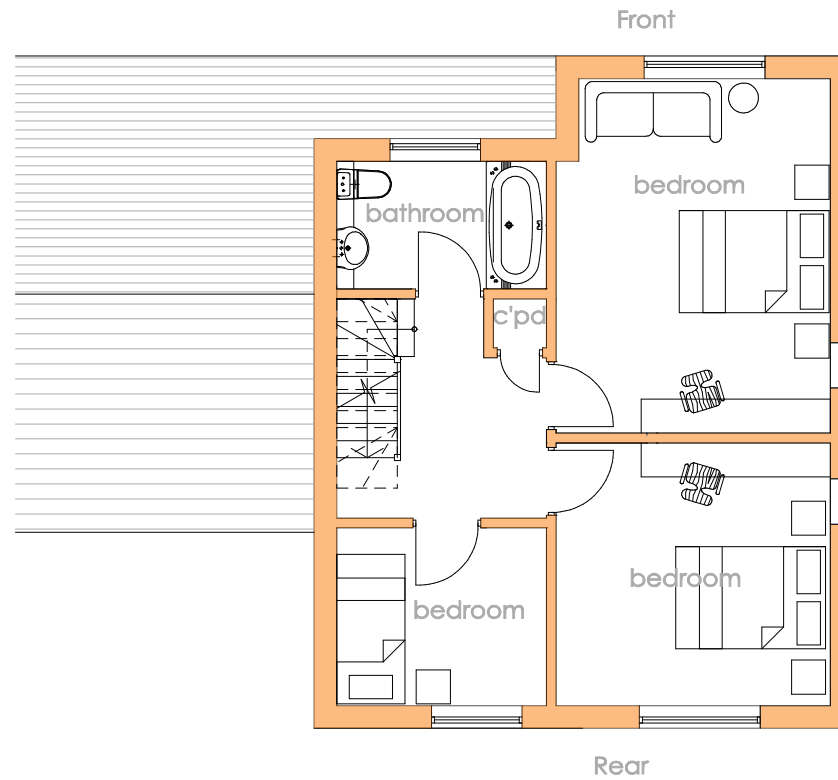
Scale: **1:100@A3** Date: **Mar '20** Drwg No.: **21926_07** Revision: **B**

Chapel House, 5 The Stiles, Godmanchester, Huntingdon, Cambridgeshire, PE29 2JF
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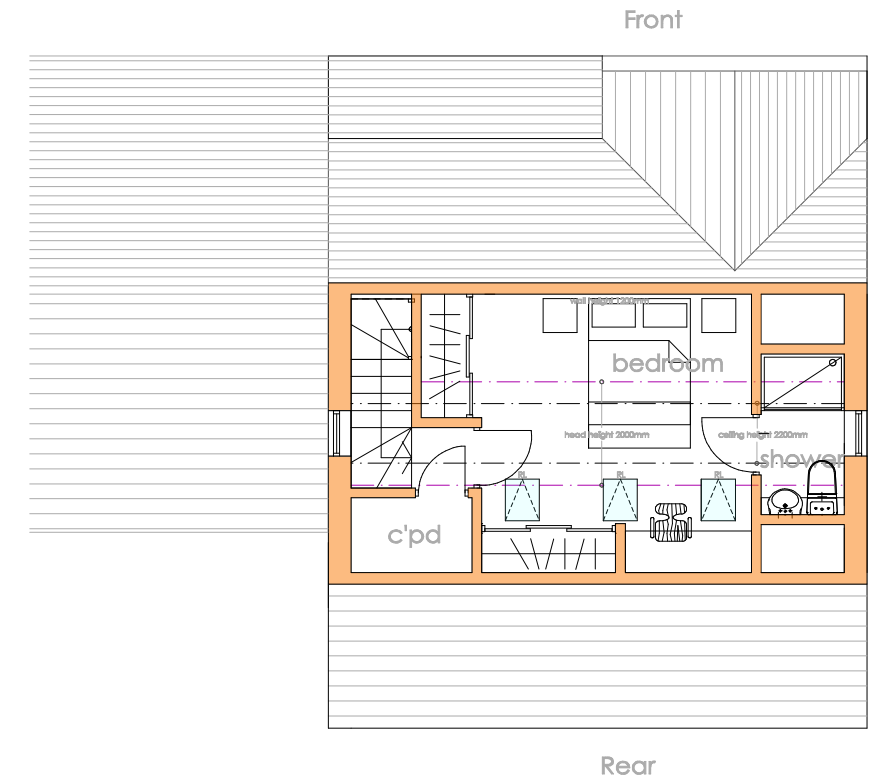
Use figured dimensions only, do not scale.
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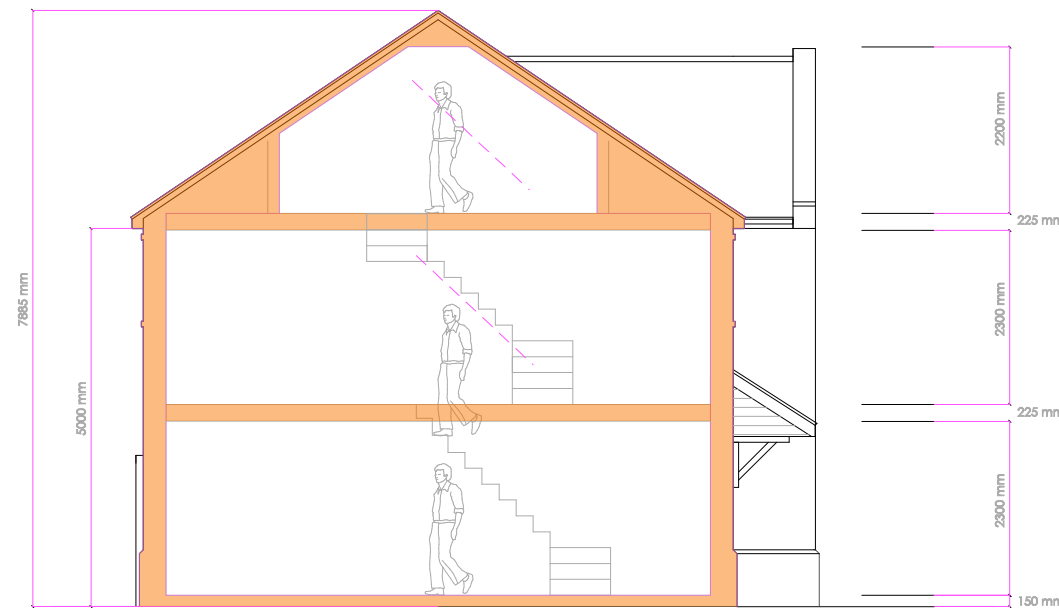
Ground floor plan



First floor plan



Second Floor plan



Section



CAMPBELL McCRAE Limited
architectural services

Project:

Land at Potton Road, Hilton

Drawing title:

Plot two floor plans & section

Scale

1:100@A3

Date

Mar '20

Drwg No.

21926_06

Revision

A

Chapel House, 5 The Stiles, Godmanchester, Huntingdon, Cambridgeshire, PE29 2JF
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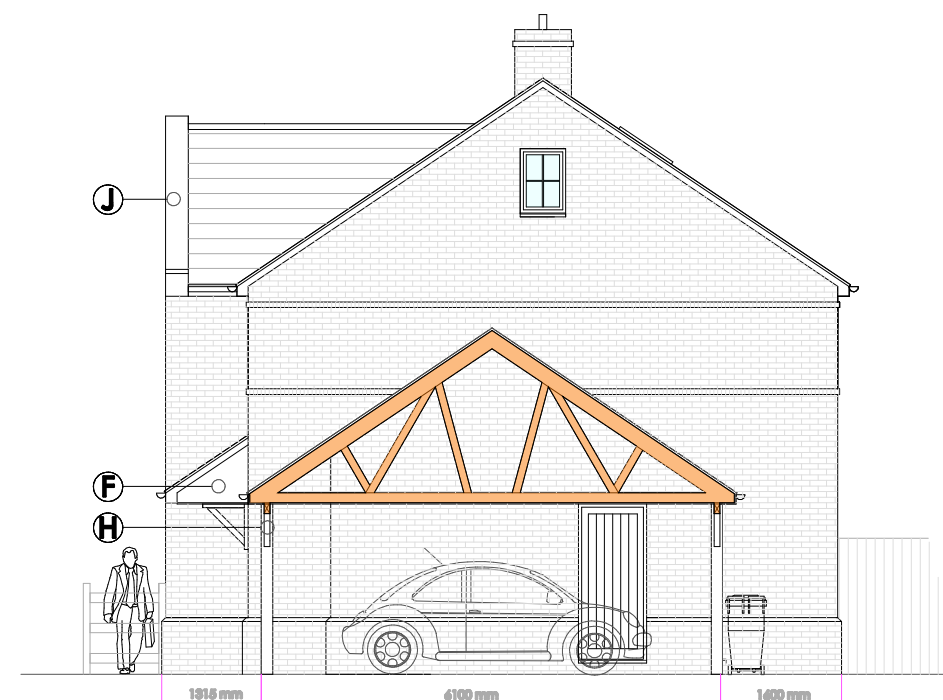
West elevation



East elevation

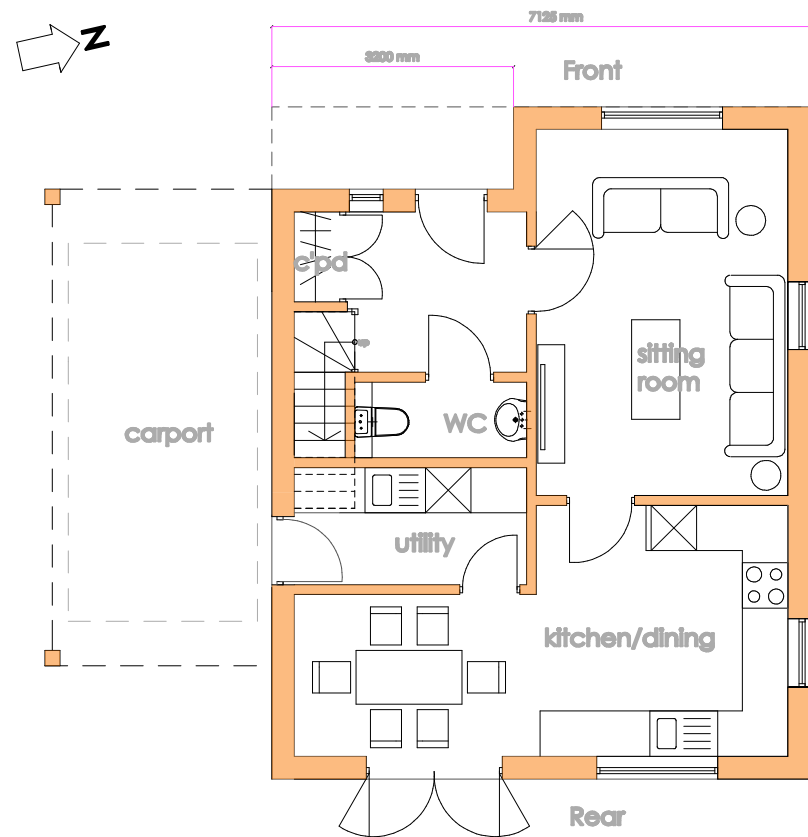


North elevation

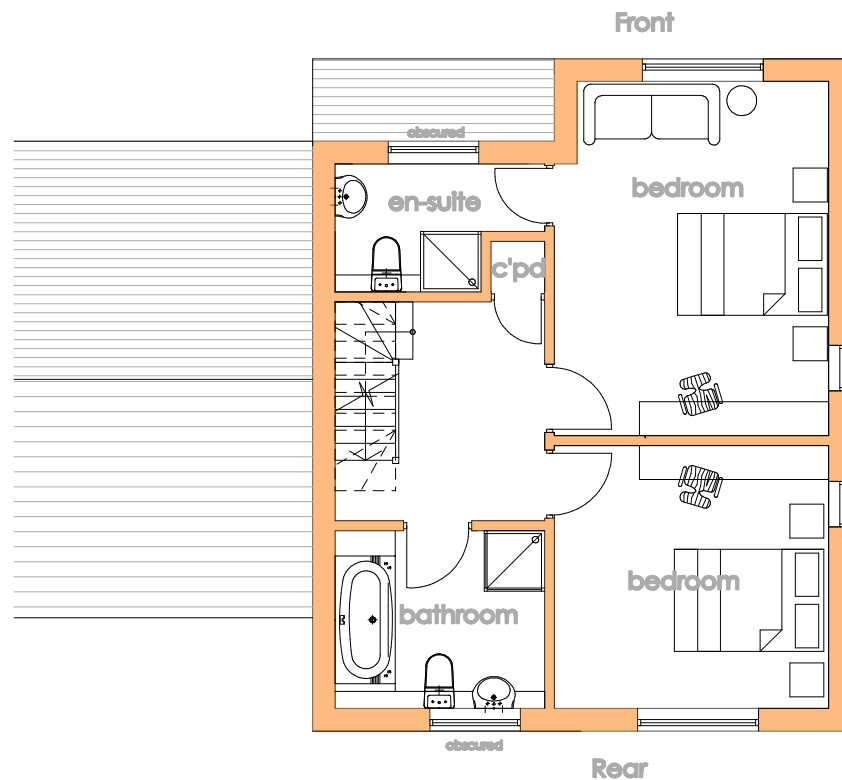


South elevation/section

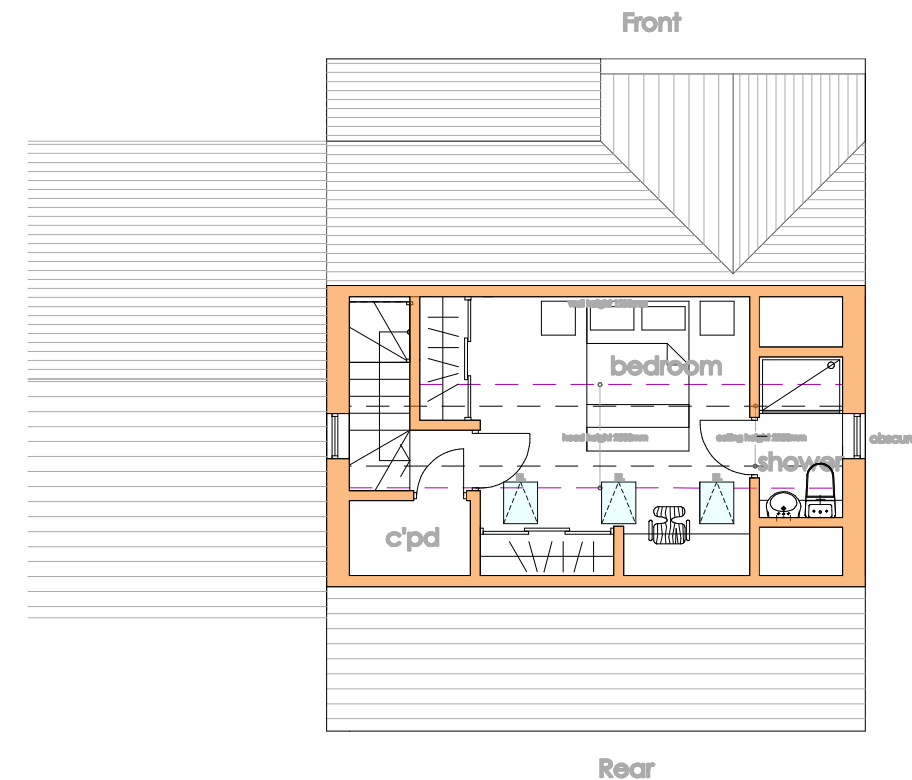




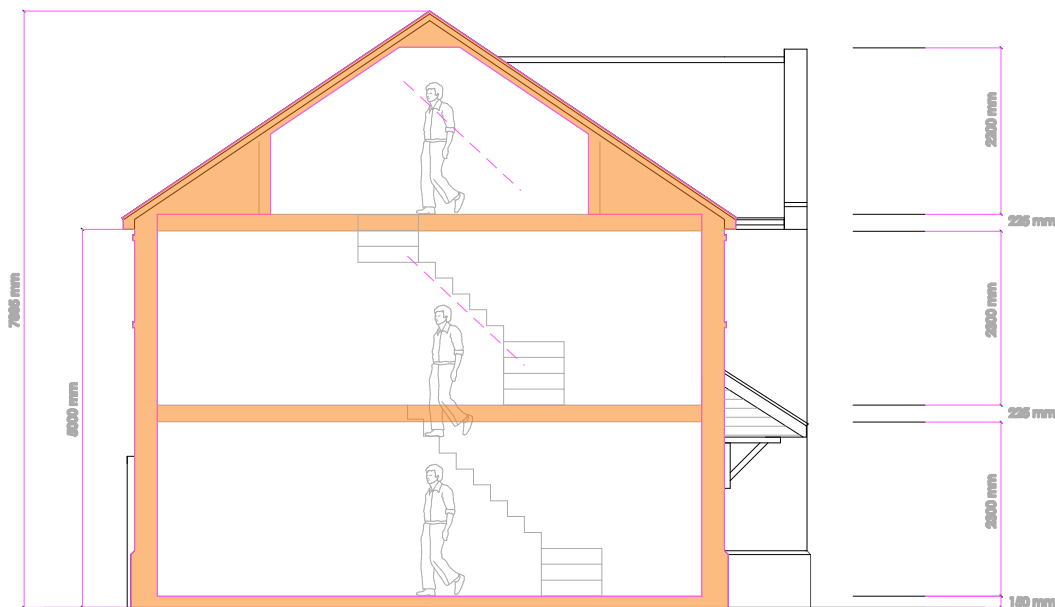
Ground floor plan



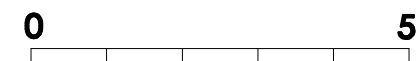
First floor plan



Second Floor plan



Section



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Project:

Land at Potton Road, Hilton

Drawing title:

Plot three floor plans & section

Scale

1:100@A3

Date

Mar '20

Drwg No.

21926_08

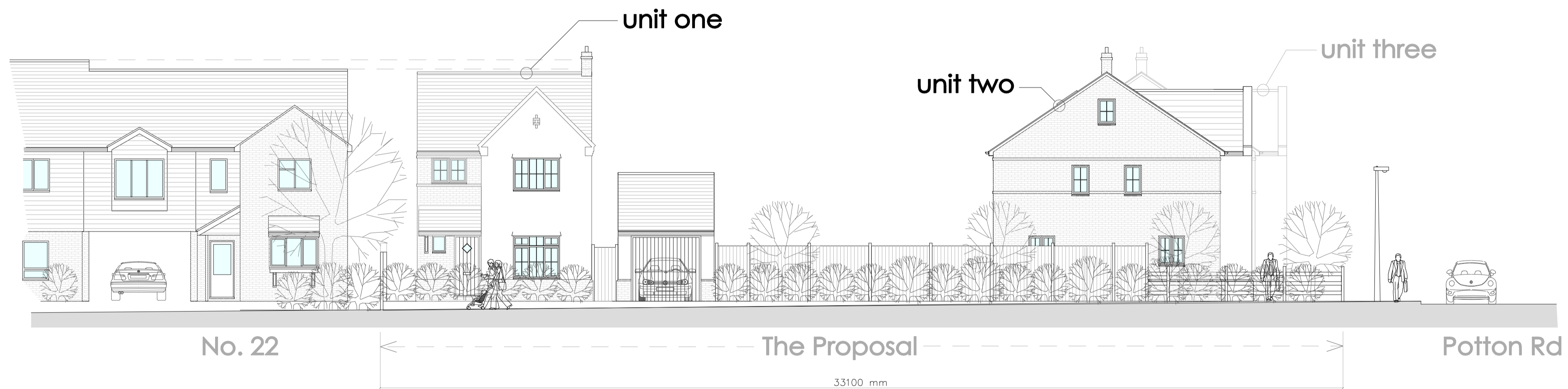
Revision

C

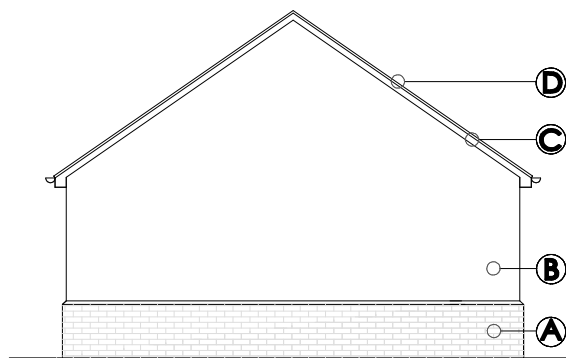
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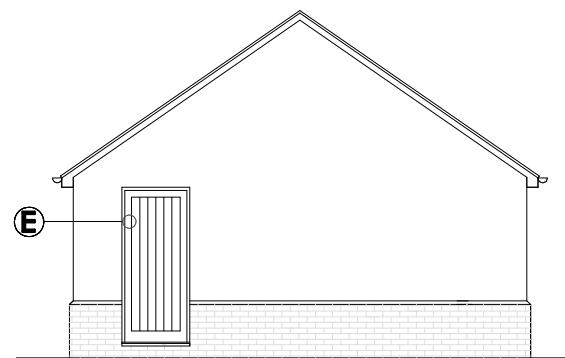
Potton Road street elevation



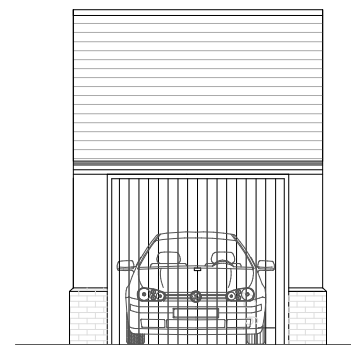
Church Lane street elevation



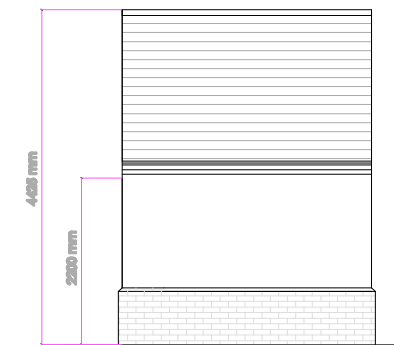
West elevation



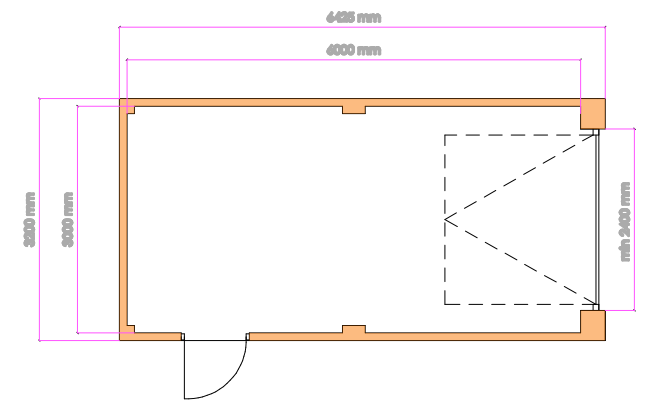
East elevation



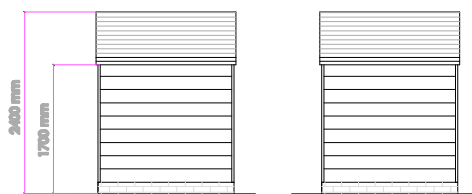
North elevation



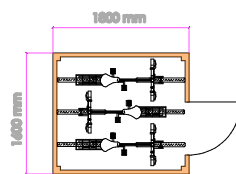
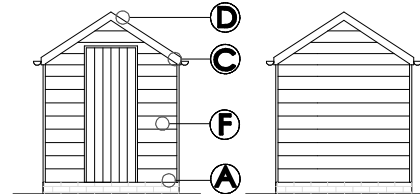
South elevation



Garage floor plan



Store elevations



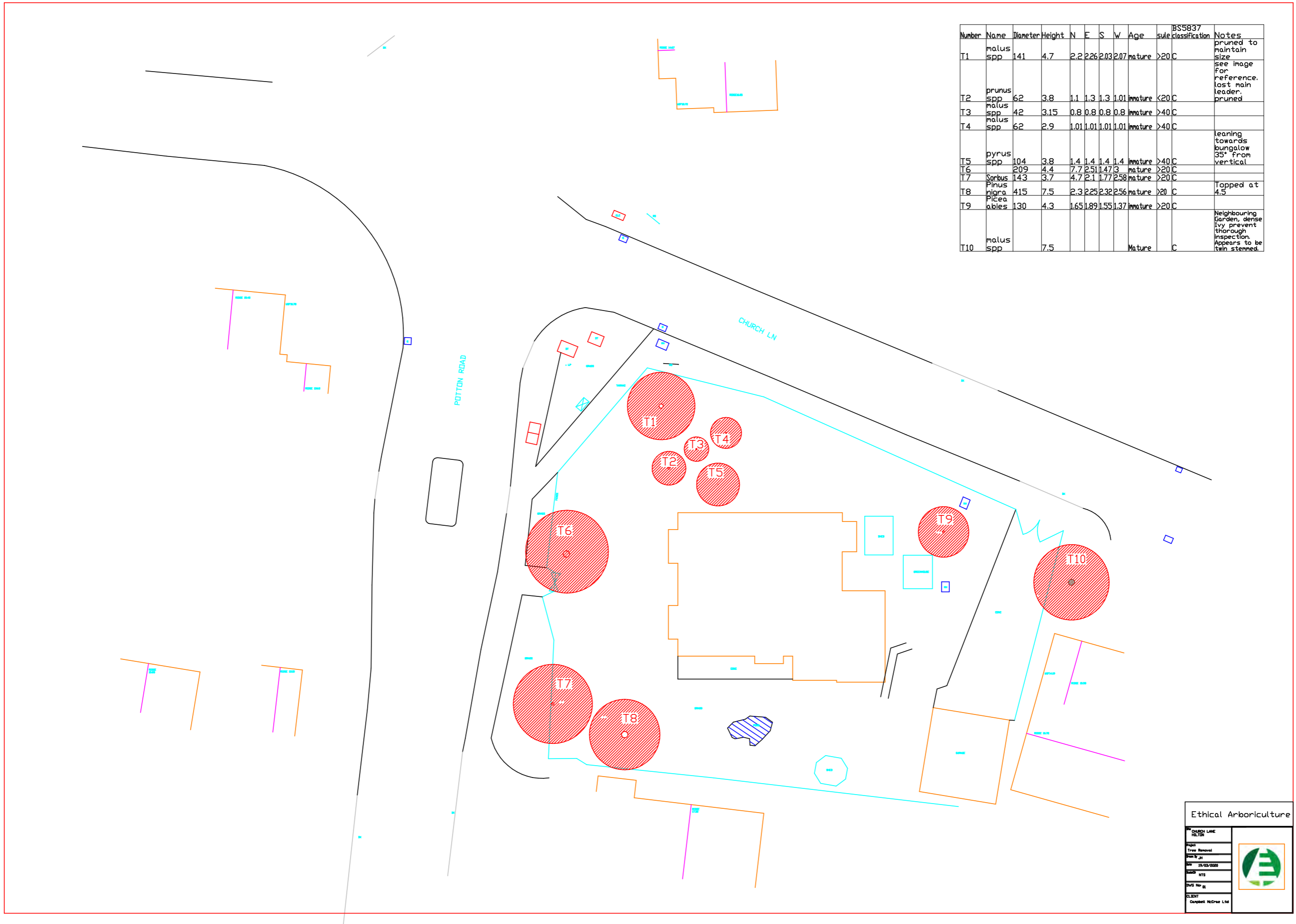
Store floor plan

MATERIALS LEGEND

- A** Tumbled buff brick in stretcher bond
- B** Light coloured Monocouche render
- C** Decorated timber soffits, fascia and bargeboards
- D** Interlocking concrete tile (grey)
- E** External grade decorated timber doors
- F** 178mm decorated timber shiplap cladding
- G** Decorated double glazed timber windows
- H** Clear treated oak frame
- J** Reconstituted stone capping




Number	Name	Diameter	Height	N	E	S	W	Age	BS5837	Notes
T1	malus spp	141	4.7	2.2	2.26	2.03	2.07	mature	>20 C	pruned to maintain size
T2	prunus spp	62	3.8	1.1	1.3	1.3	1.01	immature	<20 C	see image for reference. lost main leader. pruned
T3	malus spp	42	3.15	0.8	0.8	0.8	0.8	immature	>40 C	
T4	malus spp	62	2.9	1.01	1.01	1.01	1.01	immature	>40 C	
T5	pyrus spp	104	3.8	1.4	1.4	1.4	1.4	immature	>40 C	leaning towards bungalow 35° from vertical
T6	malus spp	209	4.4	7.7	2.51	1.47	3	mature	>20 C	
T7	Sorbus	143	3.7	4.7	2.1	1.77	2.58	mature	>20 C	
T8	Pinus nigra	415	7.5	2.3	2.25	2.32	2.56	mature	>20 C	Topped at 4.5
T9	Picea abies	130	4.3	1.65	1.89	1.55	1.37	immature	>20 C	
T10	malus spp		7.5					Mature	C	Neighbouring garden, dense ivy prevent thorough inspection. Appears to be twin stemmed.

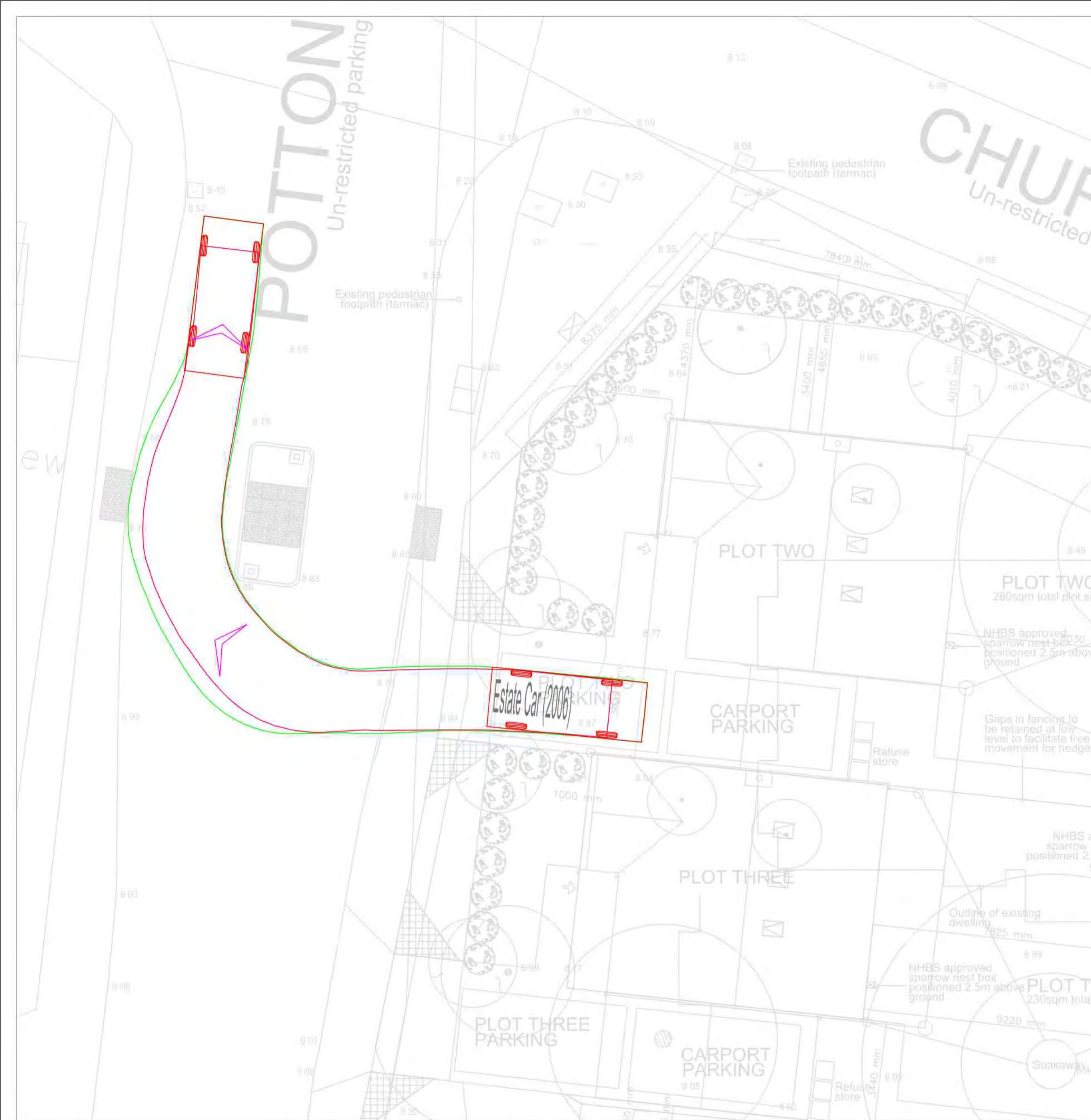


Ethical Arboriculture

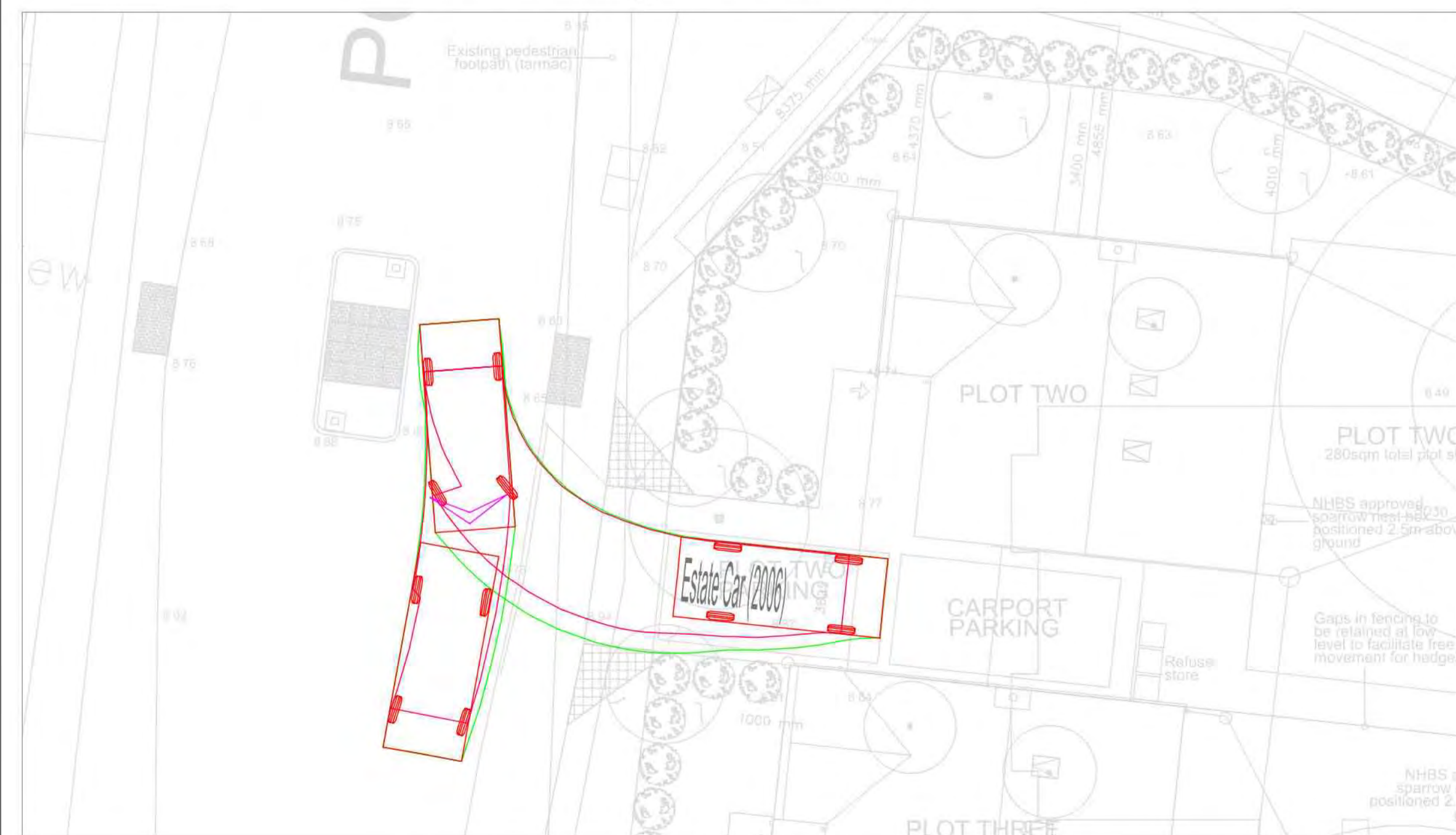
10 CHURCH LANE
HELTON

Project: Tree Removal
Plan No: 21
Date: 19/05/2023
Scale: NTS
DWG No: 01
CLIENT: Clapham McCreesh Ltd

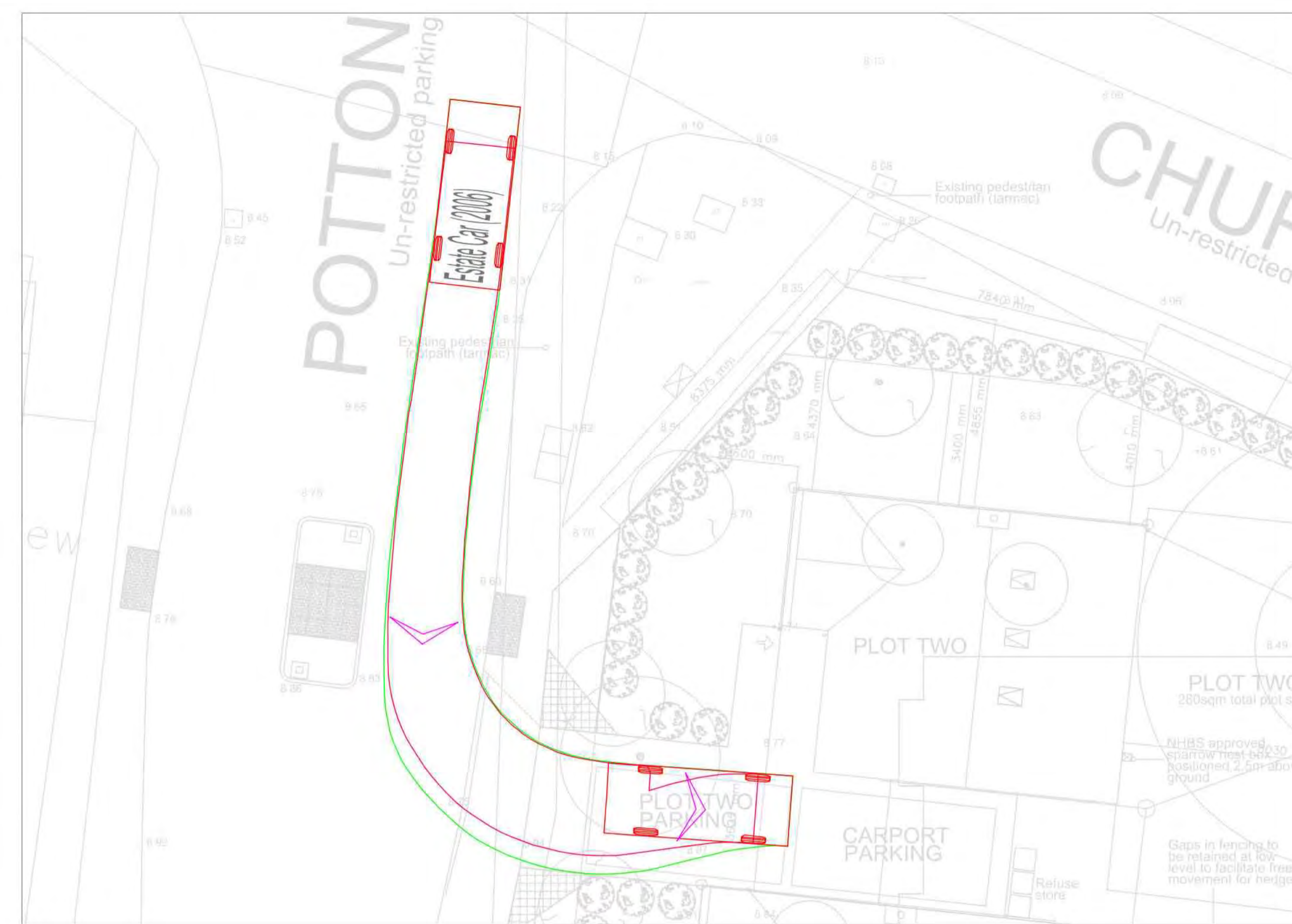




Swept Path - Out - Forwards Direction Far side



Swept Path - Out - Reverse Direction Nearside



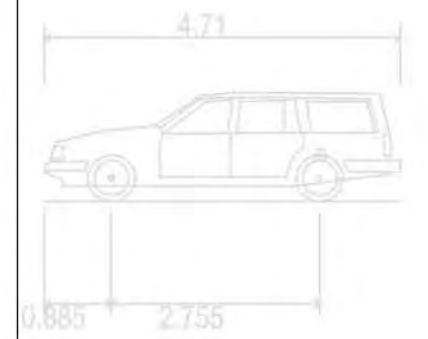
Swept Path - In - Forwards Direction Nearside



Swept Path - In - Forwards Direction Far side

Legend

- Path of Wheels
- Path of Body



Estate Car (2006)
 Overall Length 4.710m
 Overall Width 1.804m
 Overall Body Height 1.442m
 Min Body Ground Clearance 0.207m
 Max Track Width 1.756m
 Lock to lock time 4.00s
 Kerb to Kerb Turning Radius 5.950m

P1	23/02/2021	Issued for comments	GF / HP
Rev	Date	Description	By / Chk



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engineering excellence | creating advantage

Client:
 Campbell McCrae Ltd

Architect:
 Campbell McCrae Ltd

Project:
 Land at Potton Road, Hilton

Title:
 Vehicle Tracking

Status:
FOR INFORMATION

Engineer:	GF	Date:	Feb 2021
Drawn:	GF	Scales @ A1:	
Checked:	HP	scale	
Project No:	****	Dwg No:	001 Rev: P1