

DEVELOPMENT MANAGEMENT COMMITTEE 20th JUNE 2022

Case No: 21/00436/FUL (FULL PLANNING APPLICATION)

Proposal: CONVERSION OF EXISTING AGRICULTURAL BARN TO 2NO RESIDENTIAL UNITS

Location: LAND SOUTH OF HARBINS FARM HARBINS LANE ABBOTSLEY

Applicant: MR AND MRS WISSON

Grid Ref: 523018 256698

Date of Registration: 27.04.2021

Parish: ABBOTSLEY

RECOMMENDATION - APPROVE

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

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The site is located on the northern edge of the village of Abbotsley and was formerly used for the rearing of poultry. Harbins Farm is located to the north of the site across a track.
- 1.2 Agricultural land lies to the east and south. A paddock lies to the west of the site.
- 1.3 The former agricultural building is located to the western boundary of the site. Access will be from Harbins Lane to the east.
- 1.4 Residential properties lie further south. The site is considered to be in the countryside as it relates more to the countryside than to the built form of the village to the south.
- 1.5 Full planning permission is sought to convert the existing barn at the rear of the site to 2no residential units.
- 1.6 Both properties would be served by a single access point (in the position of the existing vehicular access) off Harbins Lane leading to the parking bays and a shared manoeuvring area. Each dwelling would have 2 allocated bays.

- 1.7 The scheme has been amended since initial submission and a proposed cartlodge has been removed from the scheme.

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)
- LP1: Amount of Development
 - LP2: Strategy for Development
 - LP5: Flood Risk
 - LP6: Waste Water Management
 - LP10: The Countryside
 - LP11: Design Context
 - LP12: Design Implementation
 - LP 13: Placemaking
 - LP14: Amenity
 - LP15: Surface Water
 - LP16: Sustainable Travel
 - LP17: Parking Provision and Vehicle Movement
 - LP25: Housing Mix
 - LP30: Biodiversity and Geodiversity
 - LP31: Trees, Woodland, Hedges and Hedgerows
 - LP32: Protection of Open Space
 - LP33: Rural Buildings
 - LP34: Heritage Assets and their Settings
- 3.2 Neighbourhood Plans

- There is no 'made' Neighbourhood Plan which covers the area of Abbotsley.

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

4. PLANNING HISTORY

- 4.1 19/00303/PMBPA for Change of use of an agricultural outbuilding to 2 residential dwellings (Class Q part A and B), PRIOR APPROVAL CHANGE OF USE REFUSED dated 29.04.2019
- 4.2 19/01696/PMBPA for Change of use of an agricultural building to two residential dwellings (Class Q Part A and B), PRIOR APPROVAL CHANGE OF USE REFUSED dated 18.12.2019
Allowed on appeal (Appeal reference 20/00023/REFUSL re:APP/H0520/W/20/3253722)
- 4.3 20/01484/FUL for Conversion of existing agricultural barn to two dwellings and erection of two detached dwellings, WITHDRAWN dated 17.11.2020
- 4.4 21/02424/CLPD for Proposed change of use from agricultural building to residential., REFUSED dated 21.04.2022

5. CONSULTATIONS

- 5.1 Abbotsley Parish Council recommends refusal: Summary:
- Outside the village envelope (located in the countryside)
 - No evidence building is capable of conversion as the Council believes it is in poor condition (Officer Note -previous applications contained a structural report and this has been taken into consideration)
 - Not an attractive design/not visually appealing
 - Unsuitable layout for residential use due to proximity to rear boundary
 - Lack of light to windows at the rear
 - Boundary treatment concerns
 - Lack of access to rear of plot 1
 - Increase in traffic
 - Speed limits
 - Drainage
- 5.2 CCC Highways Team - Further to our comments of 03/06/2021, the applicant has provided a plan showing the red line meeting the junction of High Street, not the adopted boundary of Harbins Lane. However, this is acceptable.
The applicant has also provided speed data and a plan showing the access width and visibility splays. The access is of an acceptable width and the visibility splays, although not

dimensioned, are appropriate for the speeds recorded in the survey.

Therefore, the proposal is unlikely to have any adverse effect on the public highway should Planning Permission be approved.

Conditions have been proposed.

- 5.3 Environmental Health Team- This application is for the conversion of agricultural buildings to residential use. If minded to approve, I would recommend a condition that ensures that there is no residual contamination from the previous use (such as agrochemicals, fertilizers, pesticides, herbicides, fuels, lubricants, buried animal carcasses, areas of waste incineration, asbestos containing materials, etc) that may impact on the future occupiers of the development.

Recommends conditions regarding site investigation information; submission of remediation scheme; implementation of approved remediation scheme; and reporting of unexpected contamination

Condition shall include a site investigation by a competent person and, where contamination is found a remediation scheme shall be submitted along with details of the implementation of that scheme. In addition, any unexpected contamination shall be dealt with in accordance with the details of the condition.

- 5.4 The Wildlife Trust - No comments to make (Officer Comment – no evidence of Protected Species found in the building)

- 5.5 Ward Councillor West - supports the Parishes reasons for refusal.

I refer to the earlier application 21/01484/FUL do accept will improve the appearance of the site.

I am aware of policy nevertheless do support the parish council concerns about design and location. Not meeting design standard.

The site is outside of the established village limits and outside the conservation area forms part of open country side.

There is question the building in poor condition can it be converted?

I do have concerns over the design and layout.

6. REPRESENTATIONS

- 6.1 Comments received from occupants of Harbin's Farm

Summary of concerns:

- The lane is very narrow to accommodate contractor's vehicles which may cause damage to the roadway and grass verges.
- Owner of Harbins Farm states they have maintained the Lane and raises concerns regarding maintenance.
- Concerns raised regarding users of the highway turning in the private driveway of Harbin's Farm.

- Concerns highlighting the location of public sewers adjacent to the site.
- Confirmation that the existing 'barn' has been used to house poultry.
- Concerns that the building is outside the 'village building line'.

Officer note: where relevant these comments have been addressed as part of the report but some matters raised including maintenance of Harbins Lane and the use of private driveway by the public are addressed in 'Other Matters'.

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 (2021). The development plan is defined in Section 38(3)(b) of the 2004 Act as "the development plan documents (taken as a whole) that have been adopted or approved in that area".
- 7.3 In Huntingdonshire the Development Plan (relevant to this application) consists of:
- Huntingdonshire's Local Plan to 2036 (2019)
 - Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)
- 7.4 The statutory term 'material considerations' has been broadly construed to include any consideration relevant in the circumstances which bears on the use or development of the land: *Cala Homes (South) Ltd v Secretary of State for Communities and Local Government & Anor* [2011] EWHC 97 (Admin); [2011] 1 P. & C.R. 22, per Lindblom J. Whilst accepting that the NPPF does not change the statutory status of the Development Plan, paragraph 2 confirms that it is a material consideration and significant weight is given to this in determining applications.
- 7.5 The main matters for consideration are:
- The Principle of Development
 - Design, Visual Amenity and the impact upon the Character of the Area

- Impact on Heritage Assets
- Impact upon Residential Amenity
- Highway Safety, Parking Provision and Access
- Biodiversity
- Trees
- Flood Risk and Drainage
- Other Matters

The Principle of Development

- 7.6 Policy LP10 of the Huntingdonshire Local Plan to 2036 Policy LP 10 states: 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; 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.

For clarity:

- 7.7 The distinction between what is considered as within the 'built up area' or outside the built up area is no longer assessed against a 'village boundary'. Each site is assessed individually in relation to the Policies in the Local Plan to 2036. The 'built up area' is defined within the Local Plan to 2036 as: a distinct group of buildings that includes 30 or more homes. Land which relates more to the group of buildings rather than to the surrounding countryside is also considered to form part of the 'built-up area'.
- 7.8 The site does not meet the criteria for a 'built up area' as defined in the Local Plan to 2036 and instead relates more to the countryside. The site is therefore considered to be in the countryside and has therefore been assessed against the relevant policies of the Local Plan to 2036.
- 7.9 The land is classified as Grade 2 agricultural land and this, and the building, has been disused for a considerable time. The land is not linked physically to a larger agricultural holding and the loss of this piece of agricultural land would not be significantly harmful. The majority of the land to the front is to become residential garden that fronts onto the lane and it could be secured by condition that no PD Rights would be given to the site.
- 7.10 The building is no longer used for agricultural purposes and is not in the best condition internally but it would appear that its

most recent use would be for agriculture given the information submitted to the Planning Inspectorate as part of appeal 20/00023/REFUSL (referred to under 'Planning History' above). The Prior Approval (19/01696/PMBPA) this related to was refused as there was insufficient evidence that the building has been used solely in connection with an agricultural business, as defined by Schedule 2, Part 3, section X of the General Permitted Development Order (2015) amended. However, the applicant submitted evidence to the Planning Inspectorate that the site formed part of a farm holding, such that on balance the site appears to have been last used for agriculture.

- 7.11 The building's supporting structure is however not considered to be in such a state of disrepair that it would require significant reconstruction. In addition, as the building is single storey it will not require the introduction of large structural elements, such as supporting structural elements for a first floor which would require the submission of supporting evidence to demonstrate the existing structure could support the works. The walls are built of breeze block and appear sound and the development proposes to retain the existing footprint and form.
- 7.12 Although the land is Grade 2 some of the agricultural land has been laid to concrete in the past and the removal of this concrete and its subsequent landscaping will serve to improve the appearance of the site in this instance.
- 7.13 Historically on application 19/00303/PMBPA, HDC Building Control were consulted and raised no concerns to the Structural Condition Survey of the building, by Peter Dann Consulting Engineers, submitted as part of that application and the officer has no reason to consider that the building does not remain in a suitable condition for conversion.
- 7.14 Taking the above into consideration the development is considered to accord with Policy LP10 as it accords with parts a), b) and c).
- 7.15 Paragraph 119 of the NPPF states planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 7.16 Policy LP33 of the Huntingdonshire Local Plan to 2036 states:
A proposal for the conversion of a building in the countryside that would not be dealt with through 'Prior Approval/ Notification' will be supported where it can be demonstrated that:
a. the building is:
i. redundant or disused;
ii. of permanent and substantial construction;

- iii. not in such a state of dereliction or disrepair that significant reconstruction would be required; and
 - iv. structurally capable of being converted for the proposed use; and
- b. the proposal:
- i. would lead to an enhancement of the immediate setting; and
 - ii. any extension or alteration would not adversely affect the form, scale, massing or proportion of the building.

- 7.17 The building is disused as is the land that forms part of the site. Given the location of the building to the rear of the site it is recommended that permitted development rights for outbuildings be removed as the residential curtilage will be to the front of the dwellings.
- 7.18 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
- 7.19 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.
- 7.20 Although there are very limited PD Rights for householders forward of the front elevation of dwellings, such as the construction of hardstanding, by removing PD Rights it is being highlighted to the future occupants and developers that otherwise permitted development is not acceptable in this location unless deemed so by virtue of a planning permission. This will include the removal of any permitted development rights relating to the erection of boundary fences. This will serve to maintain a more rural appearance to the Lane by ensuring no inappropriate development would be implemented to the frontage onto Harbins Lane. Suitable soft landscaping (with details to be agreed via planning condition) will also serve to enhance the green appearance of the Lane.
- 7.21 In this instance the refurbishment of the building will serve to improve the appearance of the site and as has already been discussed not only does it meet the requirements of LP10 the building meets the requirements of LP33 as it is disused, is of substantial construction, is not in a serious state of disrepair, is structurally capable of being converted and would enhance the immediate setting as the building would be refurbished and the land would be landscaped.

- 7.22 The proposal is therefore considered to accord with Policy LP33 and the NPPF (2021) and is acceptable in principle.

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

- 7.23 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.
- 7.24 The building is of a modest scale and form and materials are proposed to be black horizontal timber cladding with clay plain tiled roof. This is in keeping with an agricultural style conversion and would be an improvement on the existing external finishes.
- 7.25 As stated above, the building is located near to the western boundary of the site. Due to the proximity of the building to the rear boundary there is no capacity for amenity space to be provided within a 'rear garden' arrangement. Instead, the bedrooms and bathrooms are located to the western elevation whilst the living areas front onto the proposed curtilage to the front of the building.
- 7.26 Given that the occupants would spend most of their time in the living areas it is not considered significantly harmful that the boundary to the west is so close however it would be beneficial to keep the planting to the rear of the building at a low level to maintain the rural character of the area. Access to this area from both properties would be from the proposed glazed full height doors, which will also allow the maximum amount of light into the bedrooms they serve.
- 7.27 Although the site is considered to relate more to the open countryside and is therefore not considered to be in the built up area of the settlement, given the proposal is for conversion of an existing building on site, the change of use to residential is acceptable in terms of visual amenity as the building is not proposed to be increased in scale or footprint. It is important to retain the rural character of the area via suitable landscaping of the proposed curtilage and the retention of existing hedgerows. This will serve to soften the transition from the built form of the settlement that lies to the south of the existing agricultural building, to the open countryside to the north to ensure the development will have minimal impact on the rural character of the area. Details of the proposed hard and soft landscaping can be secured by suitable landscaping conditions and the removal of Permitted Development Rights associated with the proposed dwellings.

7.28 Overall, the proposal is considered to respond positively to its context within the countryside setting and contributes positively to the areas character and identity. The proposal is therefore considered to accord with Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036, the Huntingdonshire Design Guide (2017), the National Design Guide and the NPPF (2021) in this regard.

Impact on Residential Amenity

7.29 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.

7.30 Given the separation distance from the nearest properties there are amenity issues in relation to neighbours. It has already been identified in the design section above that the scale of the amenity space to the rear of the dwellings is not significantly harmful because it is only overlooked by the bathrooms and bedrooms serving the properties. Given the amount of residential curtilage to the front of the dwellings it is considered this more than compensates.

7.31 An amended scheme was submitted that overcomes the lack of access to the rear of Plot 1.

7.32 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 130(f) of the NPPF (2021).

Highway Safety, Parking Provision and Access

7.33 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.

7.34 Cambridgeshire County Council as the Local Highways Authority have reviewed the proposals and advised the development is acceptable in highway safety terms.

7.35 Therefore, the proposal is unlikely to have any adverse effect on the public highway should Planning Permission be approved.

- 7.36 The Local Plan to 2036 requires that the provision of parking be considered but there are no set requirement such as a parking space for each new bedroom. The provision of four off road parking spaces is considered sufficient given the dwellings will result in only two bedrooms in total. In addition, Harbins Lane is not subject to parking restrictions. The proposed parking provision is therefor considered sufficient in this instance.
- 7.37 Poor driving by drivers using the Lane, such as breaking speed limits are controlled by different legislation but the applicant has submitted speed data and the Highways Authority considers the visibility splays accord with the speeds recorded in the survey and that the development will not have an adverse impact on the public highway.
- 7.38 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 1 space per bedroom. The proposed development makes provision for bin and cycle storage
- 7.39 Subject to conditions the proposed development is considered to accord with Policy LP17 (and LP16 if relevant) of the Local Plan to 2036 and the NPPF (2021) in this regard.

Biodiversity

- 7.40 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.
- 7.41 A Preliminary Ecological Appraisal (PEA) has been submitted alongside the bat survey and details of biodiversity enhancement measures have been proposed including bird and bat boxes, insect boxes. A hibernaculum, hedgehog box and log pile are also proposed as well as the retention of existing native hedge and the introduction of wildflower meadows and additional native hedging.
- 7.42 Subject to conditions securing these enhancements as well as a Biodiversity Management Statement detailing how this will be implemented and managed, the proposed development is considered to accord with Policy LP30 of the Local Plan to 2036 and paragraph 174 d) of the NPPF (2021).

Trees

- 7.43 Policy LP31 of the Huntingdonshire Local Plan to 2036 requires proposals to demonstrate that the potential for adverse impacts on trees, woodland, hedges and hedgerows has been

investigated and that a proposal will only be supported where it seeks to conserve and enhance any existing tree, woodland, hedge or hedgerow of value that would be affected by the proposed development.

- 7.44 It is recommended a condition be set securing the retention of the existing native hedgerows to ensure the rural character of the area is retained.
- 7.45 Subject to the imposition of compliance conditions to ensure the proposal is carried out in accordance with the submitted arboricultural details, the proposal is considered to be in accordance with Policy LP31 of the Huntingdonshire Local Plan to 2036 and paragraph 174 b) of the NPPF (2021) in this regard.

Flood Risk and Drainage

- 7.46 National guidance and Policy LP5 of the Local Plan to 2036 seek to steer new developments to areas at lowest risk of flooding and advises this should be done through application of the Sequential Test, and if appropriate the Exceptions Test (as set out in paragraphs 159-169 of the NPPF (2021)).
- 7.47 The application site is situated in Flood Zone 1 based on the Environment Agency Flood Maps and the Strategic Flood Risk Assessment (2017); therefore the site is at low risk of flooding and does not require a flood risk assessment. In this regard, the proposed development is considered to accord with Policy LP5 of the Local Plan to 2036.
- 7.48 The applicant has proposed that surface water be dealt with by soakaway. It should be noted that the existing building footprint roof area are not proposed to be increased such that the development would not lead to an increase in the level of surface water discharge. A suitable condition will be set regarding any potential discharge of water onto the highway as part of a highways condition.
- 7.49 The proposal does not commit to the method of foul water disposal and whilst it is likely that options are available, in order to ensure that drainage in general is appropriately managed for each dwelling, 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 that the proposed development is designed in accordance with the M4(2) standards and will be built in accordance with these.
- 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 that the proposed development is designed in accordance with the standards and will be built in accordance with these.
- 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 Matters

Community Infrastructure Levy (CIL):

- 7.56 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.

Unilateral Undertaking for Wheeled Bins:

- 7.57 A Unilateral Undertaking to secure the provision of wheeled bins has been submitted as part of the application. On this basis, the proposal would provide a satisfactory contribution to meet the tests within the CIL Regulations. The proposal would therefore accord with Policy LP4 of the Huntingdonshire Local Plan to 2036 and the Developer Contributions Supplementary Planning Document (2011).

Use and maintenance of private lanes:

- 7.58 Any matters relating to any part of the Lane that is considered unadopted highway is a matter between private individuals.
- 7.59 Maintenance of unadopted parts of the Lane is a matter for private individuals.
- 7.60 Inappropriate use of private land for turning is a matter for private individuals.

7.61 There are no other material planning considerations which have a significant bearing on the determination of this application.

Conclusion:

7.62 The proposed development is considered to be compliant with relevant national and local planning policy as:

- The principle of the development of this site for the conversion of existing agricultural barn to 2no residential units is acceptable.
- The proposed development would have no significant adverse impact on the overall character of the area due to its conversion of the existing building leading to no increase in scale, form or massing.
- The proposed development would have a neutral impact on heritage assets.
- The proposal would satisfactorily safeguard the amenities of neighbouring dwellings and 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 with regards to the impact on trees and landscaping.
- The proposal is acceptable in terms of flood risk and drainage.
- The proposal is acceptable with regards to meeting requirements for accessible and adaptable homes.
- The proposal is acceptable with regards to meeting requirements for water efficiency.

7.63 There are no other material planning considerations which have a significant bearing on the determination of this application.

7.64 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 bin and cycle storage
- Removal of PD Rights
- Vehicular access and drainage
- Parking and turning
- Levels

- Compliance with LP12j (water efficiency standards) and LP25 (accessible and adaptable homes)

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

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Application Number: 21/00436/FUL Case Officer Kathy Render
Proposal: Conversion of existing agricultural barn to 2no residential units
Location: Land South Of Harbins Farm Harbins Lane Abbotsley
Observations of Abbotsley Town/Parish Council.

Please ✓ box as appropriate

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

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

please see attached sheet.

No observations either in favour or against the proposal

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

Date: *20th May 2021*

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

Please send response to email address below:-

Development.control@huntingdonshire.gov.uk

(Development Management)

ABBOTSLEY PARISH COUNCIL

Clerk to the Council: Katie Bates, Bridge House, 27 Church Street, Buckden, St Neots, Cambridgeshire PE19 5TP
Telephone: 07588 267140 Email: : clerk@abbotsleyparishcouncil.gov.uk www.abbotsleyparishcouncil.gov.uk

Kathy Render
Development Control
Huntingdonshire District Council

20th May 2021

Dear Kathy

21/00436/FUL – Conversion of existing agricultural barn to 2 no residential units Land South of Harbins Farm, Harbins Lane, Abbotsley

Abbotsley Parish Council considered this application at the meeting held 6th May 2021. The Parish Council resolved to recommend **Refusal**.

Councillors considered that their comments to the earlier application **21/01484/FUL** still stand. These comments are included within this letter. Whilst it was accepted that the proposal may improve the appearance of the site as it currently is, the design and location is not of a high enough standard to allow Councillors to recommend Approval. The site is outside of the established village limits and outside the conservation area. Although less weight may now be attached to the historic village envelope, the site feels outside of the village limits. The built up area of the village is terminated by 16 Harbins Lane, Ivy Cottage, and the two storey dwelling opposite with a further agricultural dwelling set back to the east. It is considered that the area beyond these dwellings, including the application site, forms part of the open country side area to the north of the village.

The building may be in such poor condition that it could not be converted. Councillors ask for evidence that the building is capable of conversion and will not in the future need instead to be demolished, due to costs. It was noted that there was no structural report on the building within the application. It was agreed that locating such a building in the centre of the site would be preferable to the location that it is presently in, if it is accepted that a planning application is required and the proposal is not permitted development.

The Parish Council has considerable concerns on the design and layout of the site. The proposal is not visually appealing. The conversion of the existing 'agricultural' building results in an unacceptable arrangement and design for residential use. The bedroom windows are located very close to the rear boundary of the site, the boundary treatment and views are not guaranteed. Councillors are concerned about the lack of light to the proposed dwellings, being only 1m from the boundary at the

rear. There appears to be an additional tree proposed outside the site. Potentially a close boarded fence could be constructed on the rear boundary line which would result in a very unacceptable environment for the dwellings. The rear of Plot 1 does not appear to be accessible.

Plot 1 in particular is poorly served by the scheme with no area allocated for waste and recycling bins and no covered storage for cycles. The design and environment around these dwellings is considered to be substandard.

The Parish Council is content to be guided by Officers on the appropriate amount of car parking, and some road parking on Harbins Lane would appear to be inevitable. This would present difficulties for cars turning at the end of Harbins Lane. Councillors are concerned about the increase in traffic and share residents' concerns regarding additional traffic, speed limits and drainage.

It was agreed unanimously to recommend refusal.

Yours sincerely

Katie Bates

Katie Bates
Clerk to Abbotsley Parish Council

Development Management Committee

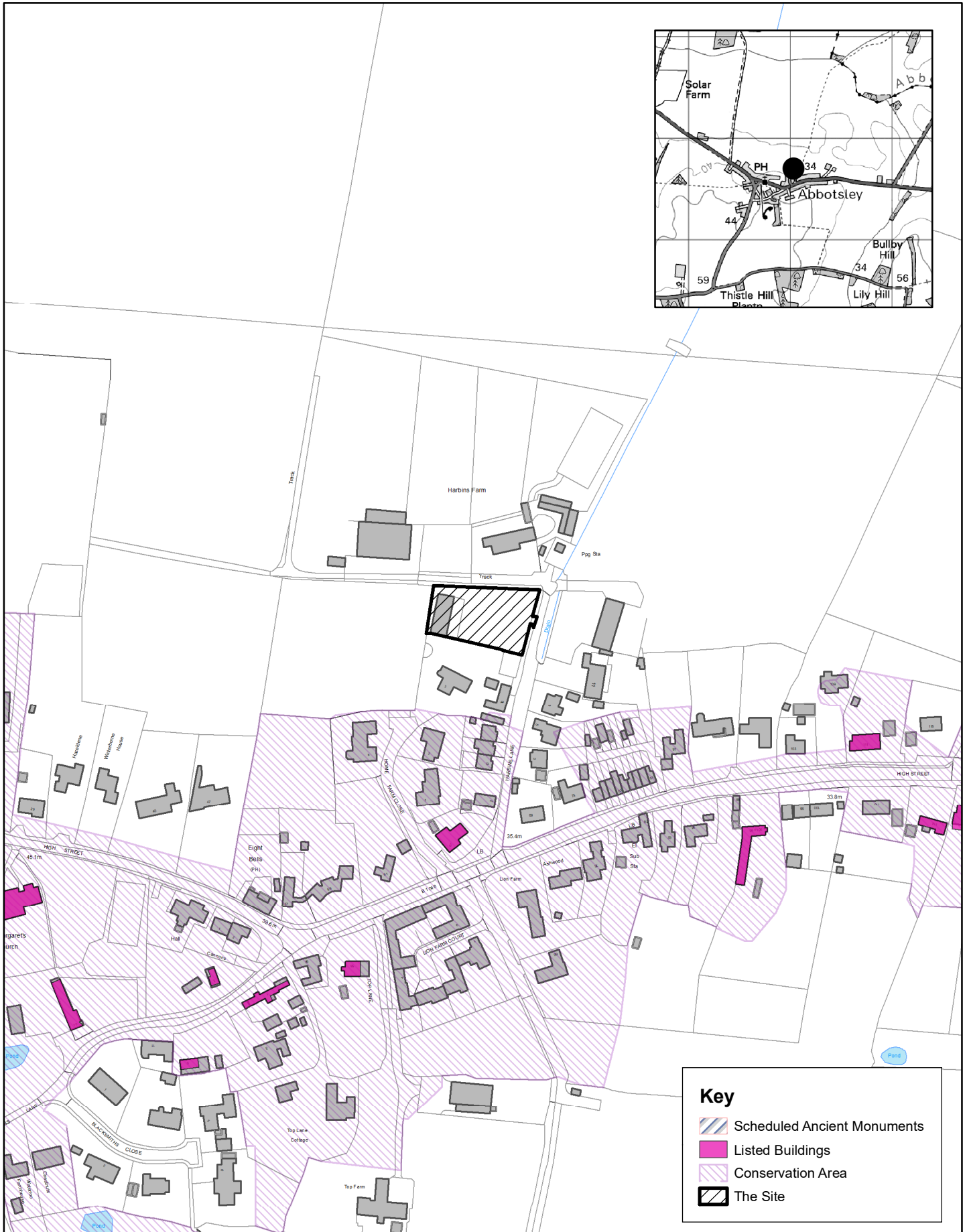
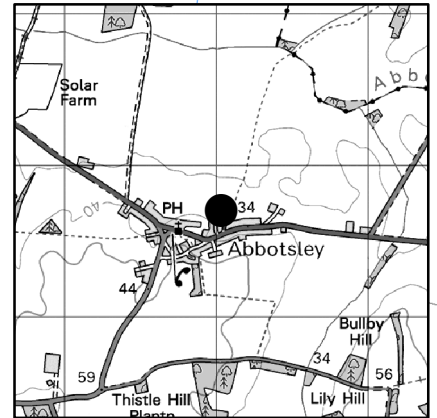


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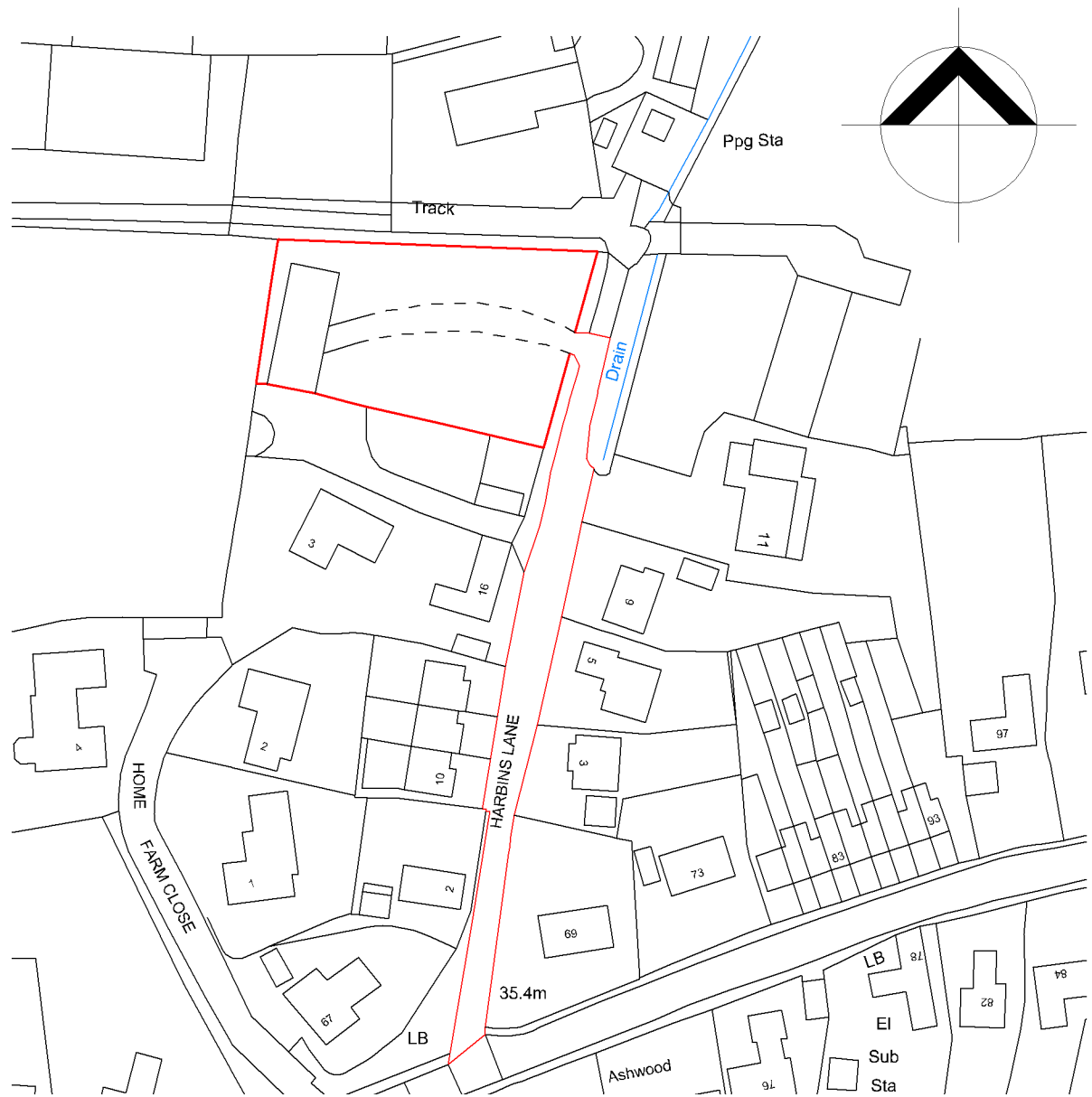
Application Ref:21/00436/FUL

Location: Abbotsley



Key

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



1:1250 Location Plan



1:500 Block Plan

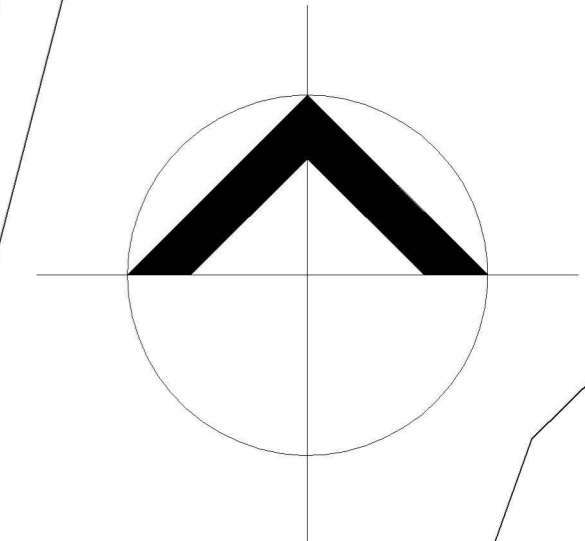
ISSUE	DESCRIPTION	DATE	BY
E	Amendments made in line with landscaping comments	16/05/2022	HLW
F	Bin and Cycle Storage Amended	06/06/2022	HLW



Project name: 559 - Land at Harbins Lane, Abbotsley		
Drawing title: Proposed Location Plan and Block Plan		
Scale: Varies	Date: August 2021	Drawing no: 559.501F
Paper: A3	Drawn: HLW	
Dimensions are in millimeters unless otherwise stated. Do not scale from this drawing. If in doubt ask.		

Proposed Location Plan and Block Plan Land at Harbins Lane, Abbotsley

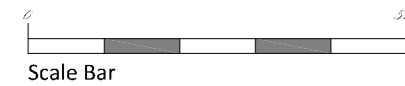
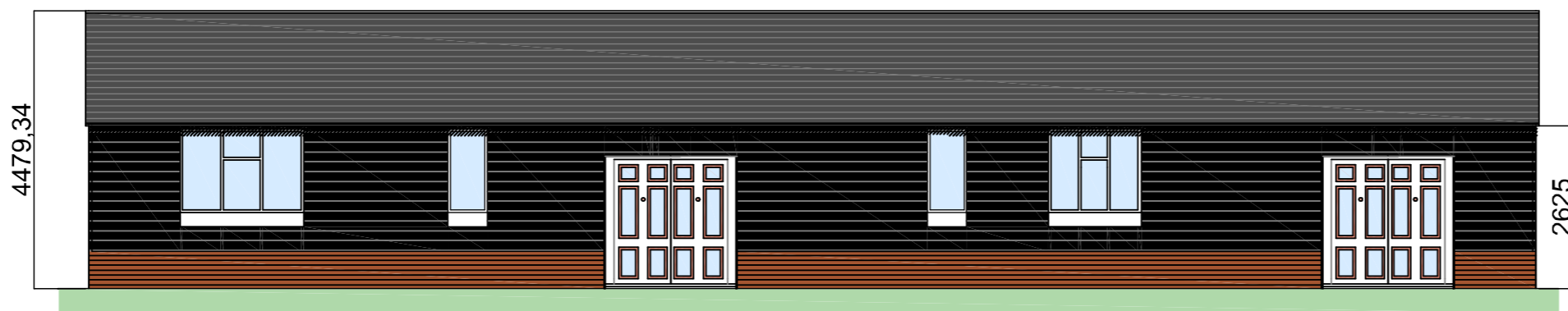
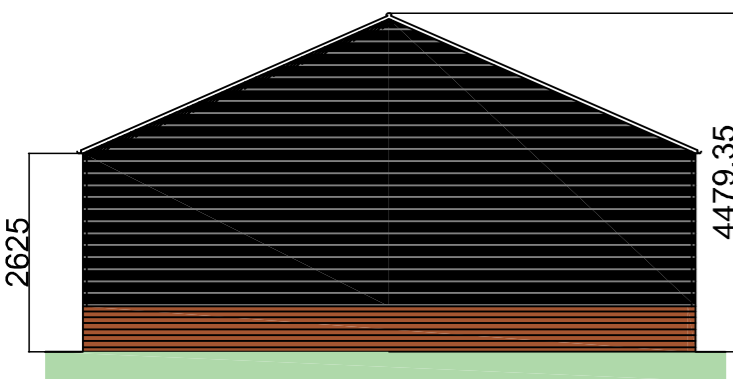
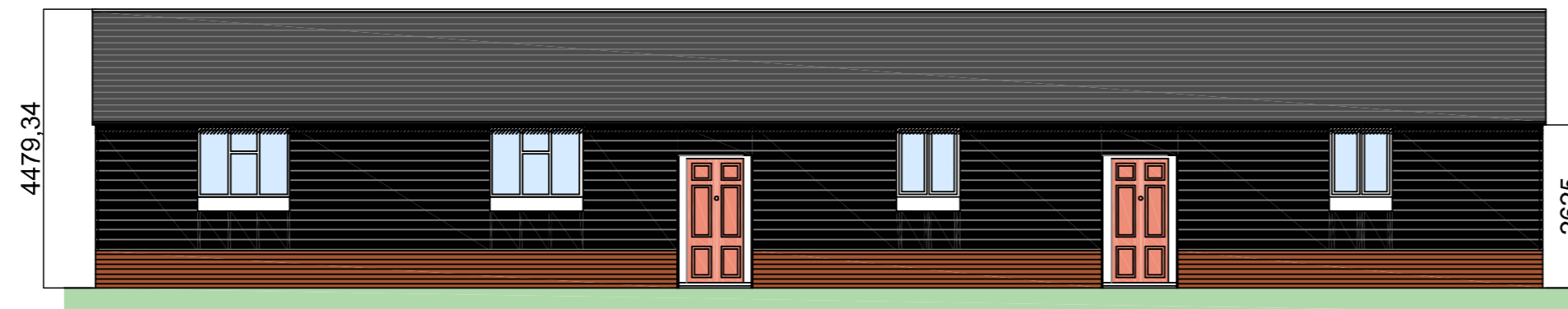
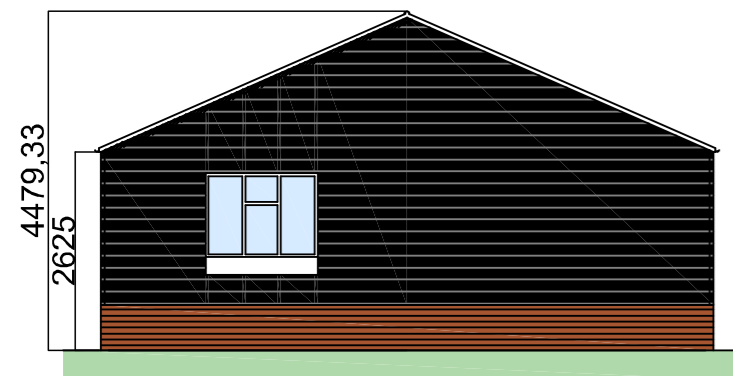
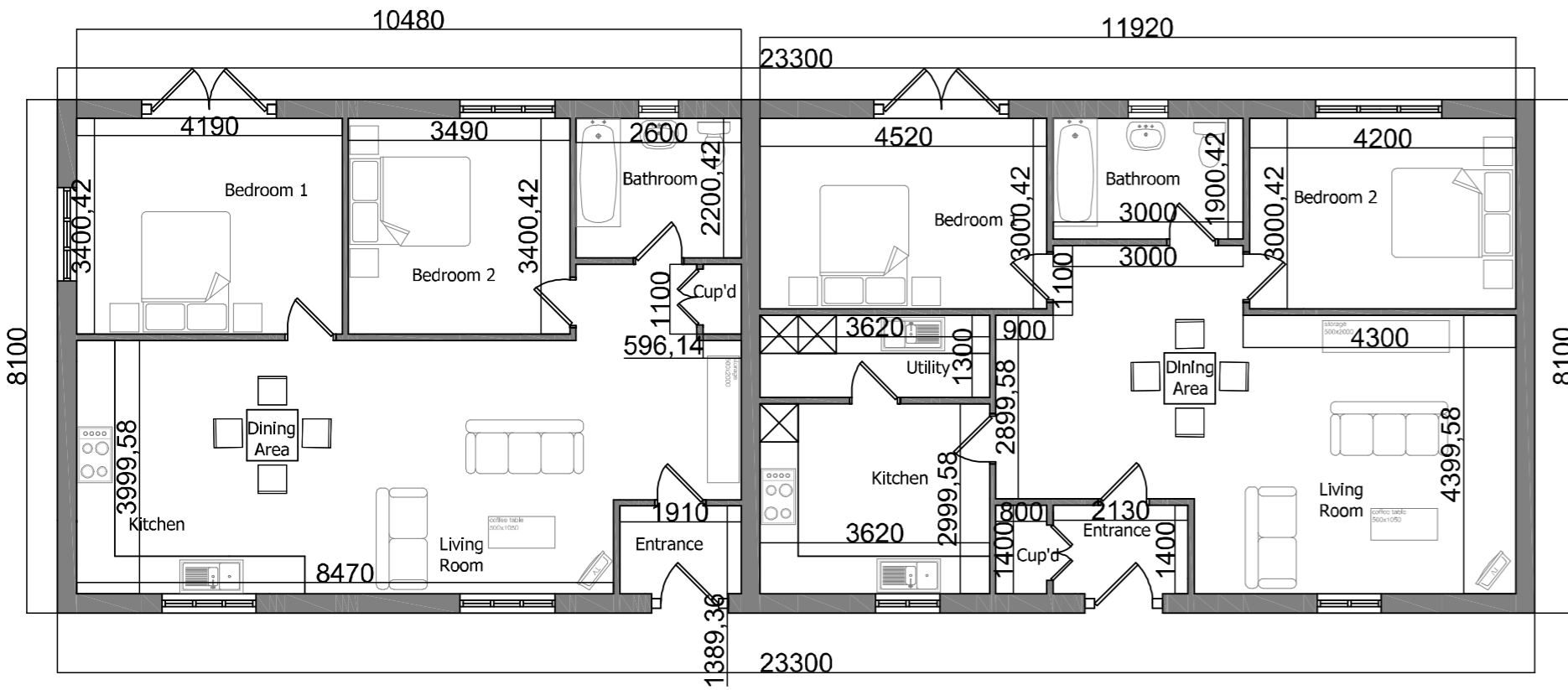
Track



ISSUE	DESCRIPTION	DATE	BY
E	Amendments made in line with landscaping comments	16/05/2022	HLW
F	Bin and Cycle Storage Amended	06/06/2022	HLW

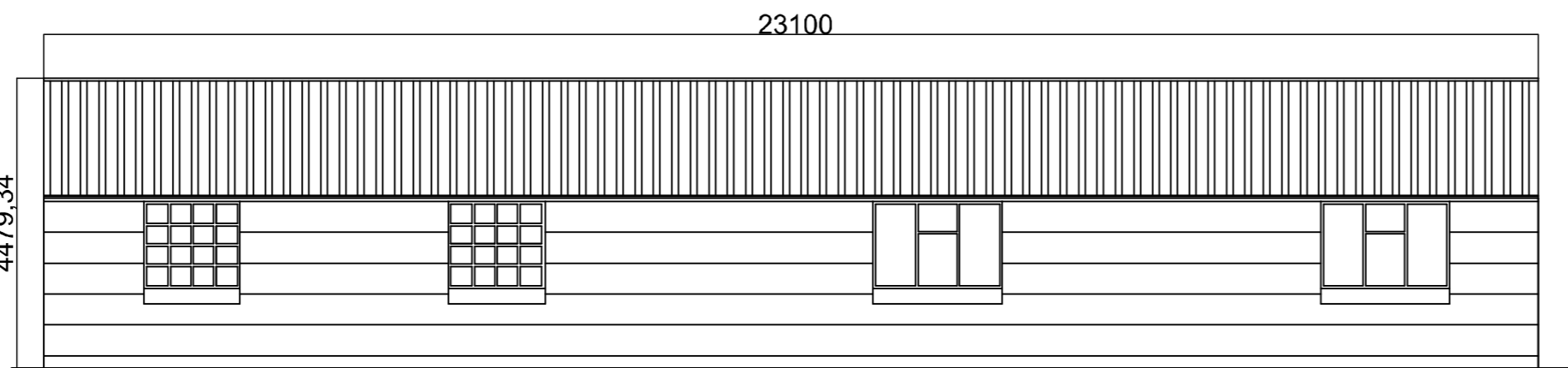
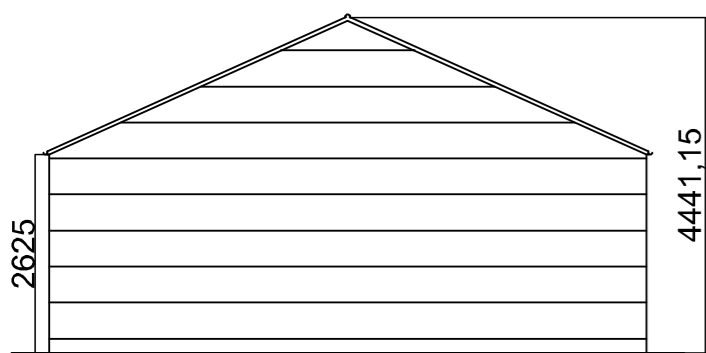
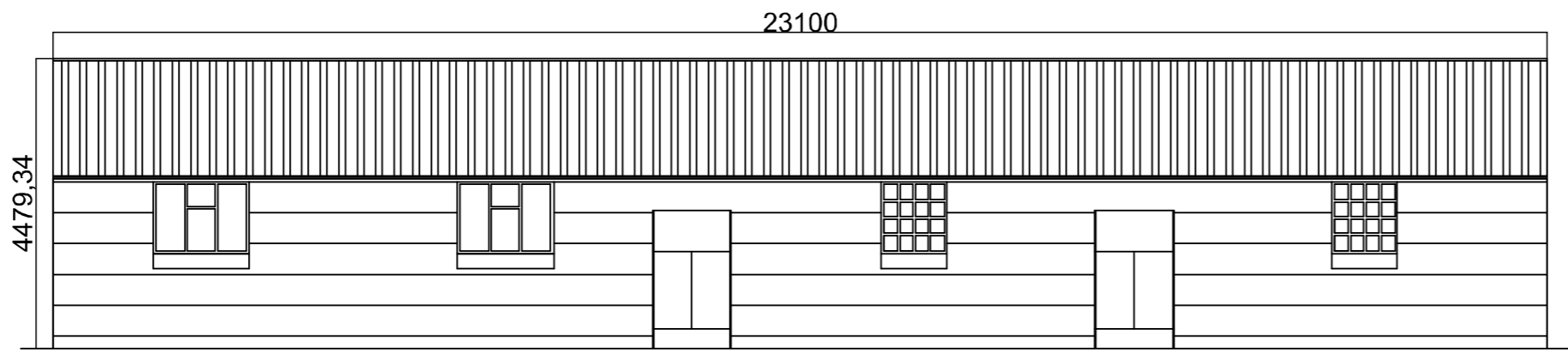
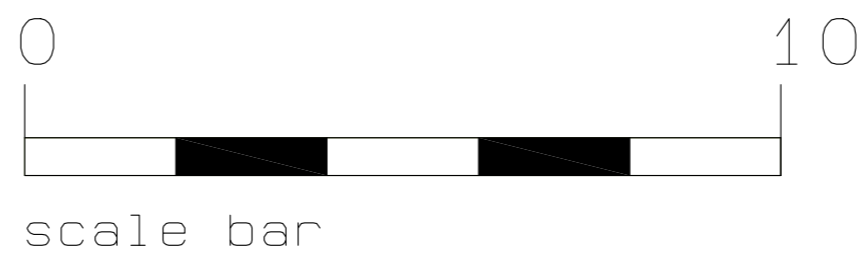
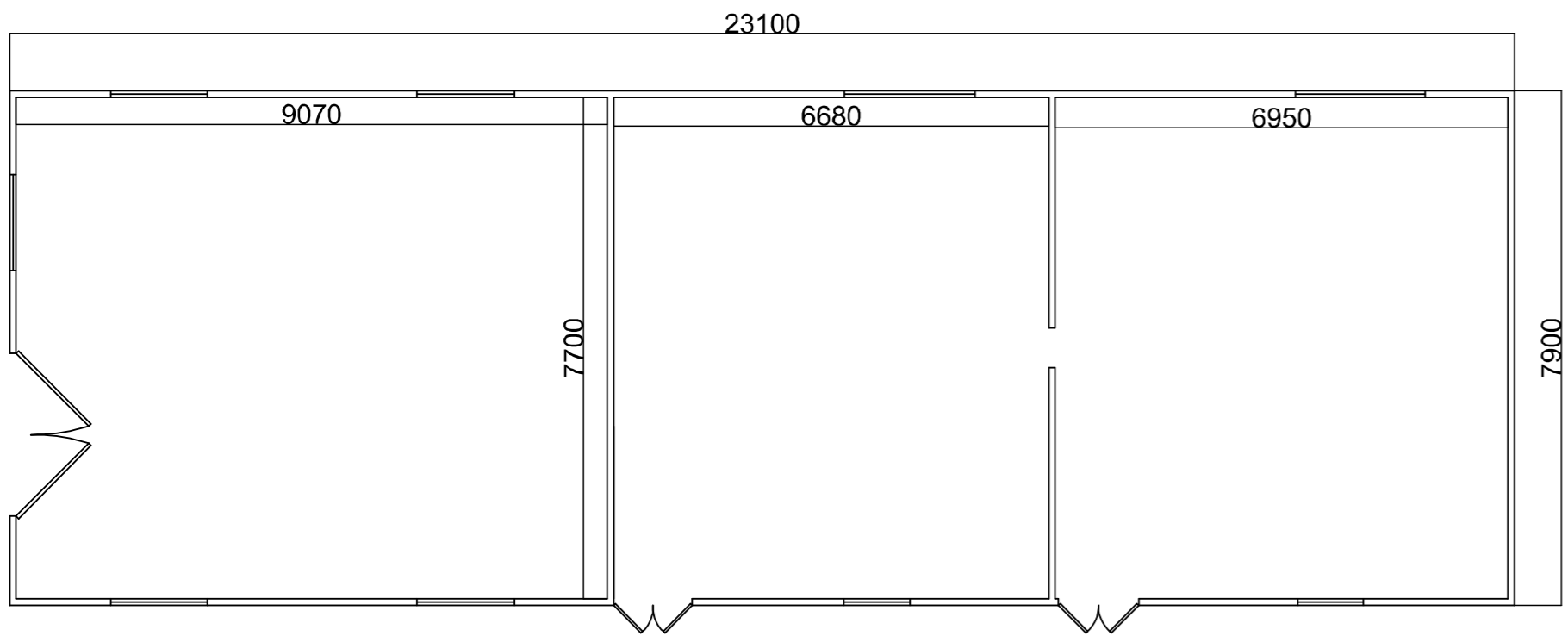
<i>Pelham Structures</i> LIMITED			
<small>Unit 3, Birch Hill, South Green, Charing, Essex CB11 4PT. Tel: 01799 551261, Fax: 01799 551294, Email: info@pelham-structures.co.uk</small>			
Project name:		559 - Land at Harbins Lane, Abbotsley	
Drawing title:		Proposed Site Plan	
Scale:	1:100	Date:	August 2021
Paper:	A2	Drawn:	HLW
			Drawing no: 559.502F
<small>Dimensions are in millimeters unless otherwise stated. Do not scale from this drawing, if in doubt ask.</small>			

Proposed Site Plan
Land at Harbins Lane, Abbotsley



Plot 1&2 Proposed Floor Plans and Elevations Land at Harbins Lane, Abbotsley

ISSUE	DESCRIPTION	DATE	BY
 <small>Unit 3, Bines Yard, Burt's Green, Chelmsford, Essex CM11 4EL Tel: 01799 531261 Fax: 01799 531264 Email: info@pelhamstructures.co.uk</small>			
Project name: 559 - Land at Harbins Lane, Abbotsley			
Drawing title: Plot 1&2 Proposed Floor Plans and Elevations			
Scale: 1:100	Date: February 2021	Drawing no: 559.504B	
Paper: A2	Drawn: HLW		
<small>Dimensions are in millimeters unless otherwise stated. Do not scale from this drawing. If in doubt ask.</small>			



Plot 1&2 Existing Floor Plans and Elevations Land at Harbins Lane, Abbotsley

ISSUE	DESCRIPTION	DATE	BY
 <small>Unit 3, Bines Yard, Burt's Green, Chelmsford, Essex CM11 4RL Tel: 01799 531261 Fax: 01799 531264 Email: info@pelhamstructures.co.uk</small>			
Project name: 559 - Land at Harbins Lane, Abbotsley			
Drawing title: Plot 1&2 Existing Floor Plans and Elevations			
Scale: 1:100	Date: February 2021	Drawing no: 559.503	
Paper: A2	Drawn: HLW		
<small>Dimensions are in millimeters unless otherwise stated. Do not scale from this drawing. If in doubt ask.</small>			

Track



Planting Schedule

Tree Species	Form	Root Condition	Girth	Height
Hedge Species				
Hornbeam to Southern Boundary				
Hawthorn to Western Boundary				
Internal hedges to be a mix of native species staggered with 4 plants per metre: Common Hawthorn, Hornbeam, Wild Privet, Holly, Hazel and Common Dog Rose where appropriate.				
T 1	Betula Pendula, Birch	Light Standard	Bare Rooted Shrub	
T 2	Malus domestica, Domestic Apple	Light Standard	Bagged	6-8 cm 250-300 cm
T 3	Malus Subsp, Crab Apple	Light Standard	Bagged	6-8 cm 250-300 cm
T 4	Sorbus Aucuparia, Rowan	Light Standard	Bagged	6-8 cm 250-300 cm
T 5	Malus Subsp, Crab Apple	Light Standard	Bagged	6-8 cm 250-300 cm
T 6	Malus domestica, Domestic Apple	Light Standard	Bagged	6-8 cm 250-300 cm
T 7	Sorbus Aucuparia, Rowan	Light Standard	Bagged	6-8 cm 250-300 cm
T 8	Malus Subsp, Crab Apple	Light Standard	Bagged	6-8 cm 250-300 cm
T 9	Betula Pendula, Birch	Light Standard	Bagged	6-8 cm 250-300 cm
T 10	Betula Pendula, Birch	Light Standard	Bare Rooted Shrub	
T 11	Sorbus Aucuparia, Rowan	Light Standard	Bagged	6-8 cm 250-300 cm
T 12	Salix Alba, White Willow	Light Standard	Bagged	6-8 cm 250-300 cm
T 13	Tilia x Europaea, Common Lime	Light Standard	Bagged	6-8 cm 250-300 cm
T 14	Quercus Robur, Oak	Light Standard	Bagged	6-8 cm 250-300 cm
T 15	Betula Pendula, Birch	Light Standard	Bare Rooted Shrub	
T 16	Betula Pendula, Birch	Light Standard	Bare Rooted Shrub	
T 17	Betula Pendula, Birch	Light Standard	Bare Rooted Shrub	
T 18	Malus domestica, Domestic Apple	Light Standard	Bagged	6-8 cm 250-300 cm
T 19	Sorbus Aucuparia, Rowan	Light Standard	Bagged	6-8 cm 250-300 cm
T 20	Betula Pendula, Birch	Light Standard	Bare Rooted Shrub	

Existing Planting

Tree Species	Height	Stem Diameter	RPA	Condition
T A Ash	10000	320	3840	B1 Rot at base, Ivy, previous surgery
T B Common Hawthorn	6500	570	3970	B1 Rot at base, Ivy, previous surgery
T C Common Alder	6000	280	2400	B1 Twin stem from base
T D Common Hawthorn	6000	490	4265	C1 Rot in some libs, Ivy
T E Ash	8500	960	6655	C1 Dying, Inonotis hispidus, limb death
T F Crack Willow	11000	550	6600	A1 Pollarded historically but good
T G Norway Spruce	4500	130	1560	C1 Immature
T H Cultivated Plum	5500	130	1560	C1 Immature
T I Silver Birch	9500	210	2520	B1 Previous bad surgery
T J Silver Birch	9500	240	2040	B1 Twin stem from base
T K Silver Birch	9500	300	3600	B1 Previous bad surgery
T L Common Hawthorn	6500	230#	2760	B1 Growth confined
T M Common Hawthorn	5000	130#	1560	U

- Key:**
- Terrestrial Habitat
 - Bat Box (X)
 - Insect Box (O)
 - Bird Box (□)
 - Existing Trees to be retained (Green circle)
 - Existing Trees to be removed (Red circle)
 - Proposed Trees (Green tree icon)
 - Existing Hedge (Green line)
 - Proposed Double Row Hedge (Green line)
 - Proposed Single Row Hedge (Green line)
 - Wildflower Meadow (Blue area)
 - Hedgehog Box (Yellow square)

Tree Legend:

- A condition (Green circle)
- B Condition (Blue circle)
- C Condition (White circle)
- U Condition (Red circle)

External Materials:

- Bonded Gravel (Brown square)
- Indian Stone Paving (Tan square)
- Lawn (Green square)

Landscaping Specification

GENERAL

Soil conditions - cultivate and plant into moist friable soil that is not waterlogged. Do not plant into frozen or snow covered soil.

Climate conditions - carry out the work while soil and weather conditions are suitable for the relevant operations. Do not plant during periods of frost or strong winds.

Plant during the following periods:
Bare root deciduous trees and shrubs: late October to late March.
Container grown plants; at any time if ground and weather conditions are favourable.
Ensure that adequate watering and weed control is provided.

Machines and tools - use only machinery and tools suitable for the site conditions and the work to be carried out. Use hand tools around trees, plants and in confined spaces.

Underground services - Contractor is responsible for knowing the ascertaining the position of any underground services and shall take precautions to prevent any damage occurring to them.
Immediately inform the appropriate body if damage occurs. The contractor shall be responsible for any claims resulting from such damage.

PLANT MATERIAL

Plant quality in general - to comply with the relevant part of BS 3936 and BS 5236 for any advanced nursery stock where applicable.
Materially undamaged, sturdy, healthy, vigorous, of good shape and without elongated shoots. Grown in a suitable environment and hardened off.
Free from pests, diseases, discoloration, weeds and physiological disorders. With balanced root and branch systems.
True to the names and sizes indicated within the plant schedule.

Bare root plants - all bare root plants shall have vigorous fibrous root systems which are reasonably equally developed in all directions and of adequate extent to support the growth of the plants root system.

Container grown plants - supplied in a growing medium with adequate nutrients for the plant to thrive until permanently planted.
Centred in the container, firmly and well watered.
With root growth substantially filling the container, but not root bound, and in a condition conducive to successful transplanting.
Grown in the open for at least two months before being supplied.
Grown in containers with holes adequate for drainage when placed on any substrate commonly used under irrigation systems.

Planting trees - spread a minimum of 75mm thick layer of well-rotted manure in the bottom of each pit and fork over.
Lay 50mm min. mixture of peat substituted leaf mould/sharp sand 6:3:1 by volume. the peat being well moistened.
All manure is to be covered so that none comes in direct contact with the tree roots. Soak the roots of bare-rooted trees in water for at least an hour before planting. Continue backfilling with top soil into which 170gm of bonemeal has been mixed (per tree). Firm down well by heeling as filling proceeds.
The tree must be planted to the same depth as in the nursery and to the same orientation.
Before unloading, the depth and diameter of the rootball shall be measured to facilitate the digging of the pit to the correct size.
Back filling shall be done in layers of 150-225mm depth with each stage firmly consolidated to eliminate air pockets.

Staking - to be requisite length, pressure impregnated (with preservative non injurious to plants) de barked softwood 75mm diameter.

Tree ties - to be plastic ties 'Toms' pattern, nailed to stake with large head galvanised nails.

Watering - at the time of planting, each tree shall be well watered in. If there is a risk of frost within the 24 hours the watering shall be delayed until such risk has passed.

Mulch - apply 50mm mulch around trees immediately after watering in. Mulch to consist of pulverised natural pine bark such as 'Cambark' ornamental grade from Cambard Products Ltd, 36 Regent Street, Cambridge or equivalent. Graded particles 8mm-25mm with all fines removed, free from pests, disease, weeds and additives.

Rootballed plants - root balls shall be well filled with fibrous roots and consist of reasonably cohesive natural soil which has been carefully lifted at the nursery so that it remains fully attached to the roots of the tree. Plants which have had bear roots bagged up with soil or containerised are not acceptable.

Transplanted at least twice in the nursery. Single, straight leader. Substantial and evenly developed side shoots to within 0.5m of ground level. Main stem to be substantial enough to be supported by short stake and single tie.

Labelling - when supplied to site trees to be labelled in accordance with the relevant part of the latest BS 3936 in order that they can be readily identified.

Substitutes - if specified trees are unobtainable or known to be likely to be unobtainable at the time of ordering, submit alternatives and obtain approval from LPA before making any substitution.

PREPARATION OF PLANTING

Site clearance - Prior to cultivation all rubbish including stones, bricks, concrete, mortar, building materials, bottles, cans, litter, wood, plastic etc to be removed to tip.
Remove all weed from planting areas either by hand pulling or using a herbicide containing glyphosate as the active ingredient which should be applied in accordance with the manufacturer's instructions allowing sufficient time prior to cultivation for the chemical to be effective.

Cultivation - do not dig or cultivate within the root spread of trees and shrubs to be retained. Break up compacted topsoil to its full depth.

Tree pits - shall be of a diameter 600mm greater than the root ball. The depth of the pit shall be 225mm deeper than the root ball and not less than 600mm deep. The base of the tree pit shall be forked over to a depth of 225mm.

MAINTENANCE AND MAKING GOOD DEFECTS

Maintenance prior to practical completion - at all times maintain planted areas in a clean, tidy and largely litter weed free state.

Maintenance and defects liability period - the maintenance and defects liability run concurrently for thirty months (three years) after practical completion.

Maintenance - Make visits at approximately monthly intervals during the growing season and as necessary to fulfil the requirements of this specification. After each visit remove soil and other debris from surrounding hard surfaces and leave the site in a clean and tidy condition. Fork over beds as necessary to keep soil loose.
Ensure that the trees are not damaged by the use of mowers, nylon filament rotary cutters and similar powered tools.
Every two months check condition of stakes and ties and replace if missing or broken. Adjust as necessary to allow for growth and prevent the rubbing of bark. Prune at appropriate times to remove dead, dying, diseased or damaged wood and suckers, to promote healthy growth and natural shape.

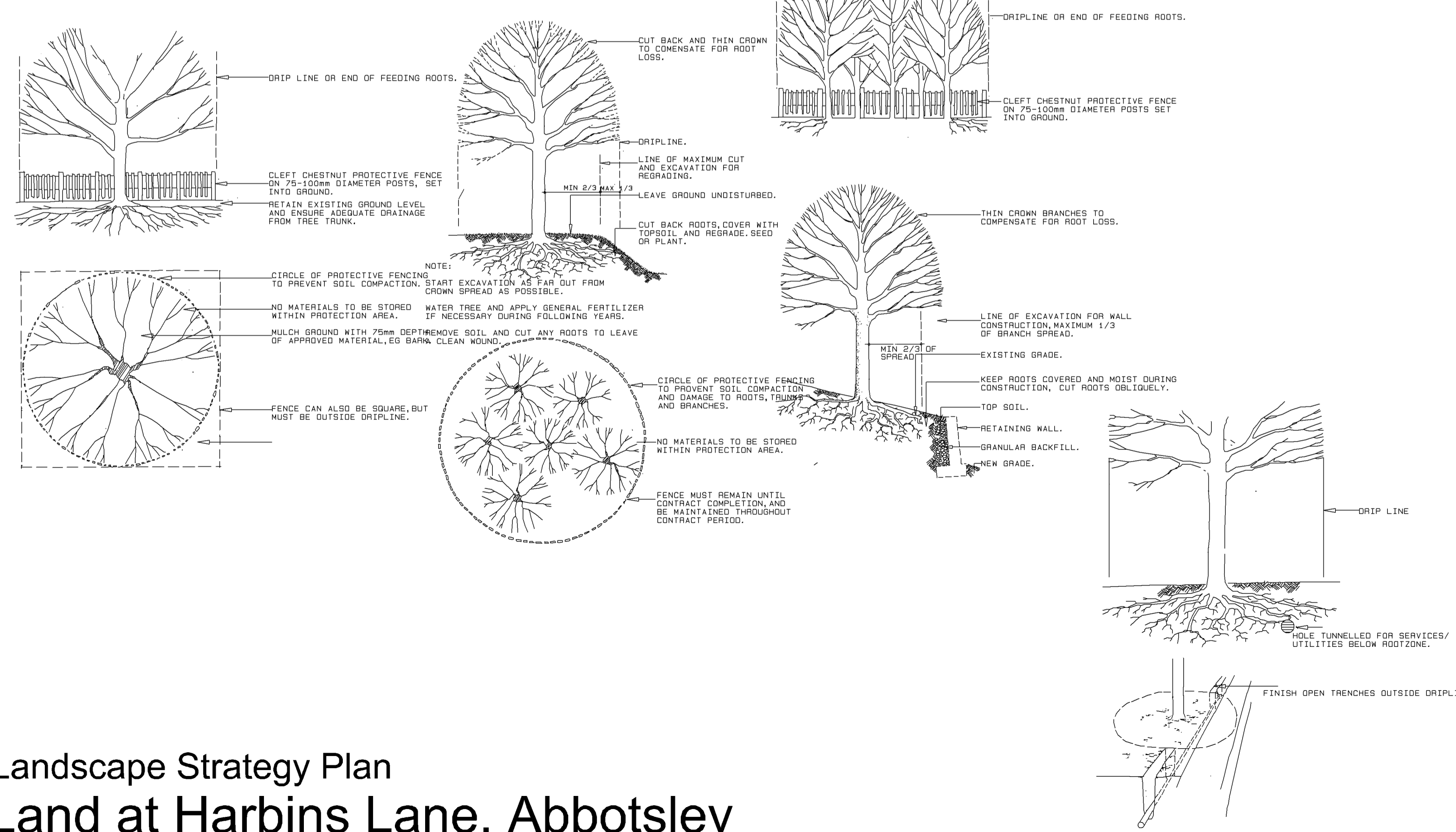
Failures of Planting - Excepting theft or malicious damage after practical completion, any of the trees that have failed to thrive, during the defects liability period, will be regarded as defects due to materials or workmanship not in accordance with this specification. Unless otherwise instructed they must be replaced by approved equivalent trees.
Replacements must match the original specification. Replacement planting is to be carried out during the planting season within which the defects are discovered.

ISSUE	DESCRIPTION	DATE	BY
C	Amendments made in line with landscaping comments	16/05/2022	HLW
D	Bin and Cycle Storage Amended	06/06/2022	HLW



Project name:	559 - Land at Harbins Lane, Abbotsley		
Drawing title:	Landscape Strategy Plan		
Scale:	1:250	Date:	June 2021
Drawn:	A1	Drawn:	HLW
Project no.:	559.505D		

Standard Tree Protection Details



Landscape Strategy Plan Land at Harbins Lane, Abbotsley