

# DEVELOPMENT MANAGEMENT COMMITTEE 18<sup>th</sup> JULY 2022

**Case No:** 21/01287/REM (APPROVAL OF RESERVED MATTERS)

**Proposal:** APPLICATION FOR APPROVAL OF RESERVED MATTERS (ACCESS, APPEARANCE, LANDSCAPING, LAYOUT, SCALE), FOLLOWING OUTLINE APPROVAL REFERENCE 19/01782/OUT, FOR THE ERECTION OF 4 DWELLINGS.

**Location:** VERNON MOTORS WARBOYS ROAD PIDLEY PE28 3DA

**Applicant:** MR ROGER PAGET

**Grid Ref:** 533105 277953

**Date of Registration:** 29.07.2021

**Parish:** PIDLEY-CUM-FENTON

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## RECOMMENDATION - APPROVE

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

### 1. DESCRIPTION OF SITE AND APPLICATION

The site and surroundings

- 1.1 The application site which covers an area of approximately 0.36 hectares, is located on the site of the former Vernons Motors on the eastern edge of Pidley off the B1040. It is brownfield land and is positioned behind four existing dwellings that front the highway.
- 1.2 The land forming the application site comprises two existing redundant farm buildings and former garage which was used for the motor trade and associated hard standing. The site includes a number of trees and hedgerows around its perimeter other than where it shares a boundary with the newly constructed dwellings to the west and either side of the existing access track. To the north, east and south lies open countryside. A public right of way known as Drag Lane is located 75m to the east and connects Warboys Road to the south with Fen Road to the North.

- 1.3 The site does not lie within or adjacent to a Conservation Area and there are no other designated heritage assets that are considered to be impacted by the development.
- 1.4 The site lies within Flood Zone 1 as identified by the Huntingdonshire Strategic Flood Risk Assessment and the Environment Agency Maps for Flooding. The site is at risk of surface water flooding.
- 1.5 Vehicular access from Warboys Road is located between two new dwellings and the proposal seeks to formalise the existing access arrangement.

#### The Proposal

- 1.6 The current application seeks approval of reserved matters comprising, access, appearance, scale, layout and landscaping. The development of the site has previously been subject to an outline planning application (ref. 19/01782/OUT), approved under delegated powers on 6th March 2020. 13 conditions were attached for a development of up to 6 dwellings with all matters reserved.
- 1.7 Access is proposed from Warboys Road via the existing access which will be improved and formalised as part of the development.
- 1.8 The current application seeks approval of a scheme for 4 dwellings each with five bedrooms, garden area, parking and integral garaging. The reserved matters application seeks to discharge planning condition 3 (approval of reserved matters) and condition 10 (mix and type of houses) of the outline planning permission.
- 1.9 The proposal has been amended during the lifetime of the application in response to negotiations with Officers and to address consultee comments, including those of the Parish Council. These changes have resulted in the following main amendments:
  - Site layout
  - Design of the proposed dwellings
  - Landscaping details
  - The retention of more of the existing trees on the site
  - Reducing the extent of the development to be within the site, as approved by the outline planning permission.

## **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 are also relevant and materials considerations.

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

### **3. PLANNING POLICIES**

3.1 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)

- LP1 Amount of Development
- LP2 Strategy for Development
- LP4 Contributing to infrastructure delivery
- LP5 Flood Risk
- LP6 Wastewater Management
- LP9 Small settlements
- LP11 Design Context
- LP12 Design implementation
- LP13 Place making
- LP14 Amenity
- LP15 Surface water
- LP16 Sustainable travel
- LP17 Parking and vehicle movement
- LP25 Housing Mix
- LP30 Biodiversity and geodiversity
- LP31 Trees, woodland, hedges and hedgerows

3.2 Supplementary Planning Guidance

- Huntingdonshire Design Guide (2017) including:
  - 1 Introduction:
  - 1.6 Design principles
  - 2.1 Context and local distinctiveness
  - 2.5 Landscape character areas
  - 2.7 Architectural character
  - 3.5 Parking/ servicing
  - 3.6 Landscape and Public Realm
  - 3.7 Building Form
  - 3.8 Building Detailing

#### 4.1 Implementation

- Developer Contributions SPD (2011)
- Huntingdonshire Townscape and Landscape Assessment SPD (2022)
- Cambridgeshire Flood and Water SPD 2017
- Huntingdonshire Tree Guidance Note 3
- Annual Monitoring Report – Part 1 (Housing) 2019/2020 (October 2020)
- ECAP CCC Waste Management Design Guide (CCC SPD) 2012

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

## 4. PLANNING HISTORY

- 4.1 1200279FUL – Erection of 2 detached dwellings and garages – Approved April 2012
- 4.2 18/01265/S73 - Variation of condition 2 of application 1200279FUL - Proposed alterations including adding a first-floor extension to Plot 1 – Approved August 2018
- 4.3 19/01782/OUT - Erection of up to six dwellings - Approved 6 March 2020
- 4.4 21/80125/COND - Conditional information for 19/01782/OUT: C3 (Details Reserved (All Reserved) ), C6 (Provision of Parking/Turning Cycle Space), C7 (Levels), C13 (Protect of Trees/Hedges during work) – Pending Consideration

## 5. CONSULTATIONS

- 5.1 Pidley cum Fenton Parish Council – Recommends refusal on the following grounds:
- The volume of trees already removed and proposed to be removed. This was upsetting and felt unnecessary by the councillors. They would like to see the current eco system maintained and enhanced. The trees proposed in the application were not appropriate due to the clay soil and surroundings. It was felt that hawthorns or similar would be more appropriate.
  - It was also felt that the size of the newly proposed houses would make the area overdeveloped and that the village would benefit from smaller houses such as 3-4 bedrooms so that they are more affordable.
  - There were still concerns with the flooding in this area as the neighbour currently has to pump the water out of their garden continuously.

- 5.2 Cambridgeshire County Council Highways – The proposal is unlikely to have any adverse effect on the public highway should planning permission be approved. Conditions are recommended.
- 5.3 Environment Agency – confirms that there are no environmental constraints associated with the site and therefore has no comments to make.
- 5.4 HDC Trees and Landscape – no objection following the receipt of amended plans.
- 5.5 HDC Urban Design Officer – no objection following the receipt of amended plans.
- 5.6 Local Lead Flood Authority – response awaited.

## **6. REPRESENTATIONS**

- 6.1 The occupiers of 7 neighbouring properties have been notified of the application.
- 6.2 1 letter of objection has been received from a neighbouring property raising the following concerns:
- Access road is narrow and will not allow cars to pass and increase danger to highway safety
  - Some window openings are too large and out of keeping
  - The proposal contains little or no replacement trees
  - Plot 4 is built very close to the edge of the site and will result in loss of privacy from bedroom windows
  - Outline permission was granted for 6 smaller properties and as such the reserved matters does not comply with the outline permission
  - Larger properties proposed are out of keeping with the village
  - The proposal does not provide any affordable housing contrary to Policy LP24
- 6.3 Following further consultation with the objector, the following additional comments were received:
- Welcomes changes to plans which address overlooking concerns
  - Uncertainty over method to dispose of surface water and requests drainage strategy is made public
- 6.4 1 letter of support has been received on the following grounds:
- The development will make a positive aesthetic impact on the area and provide much needed housing. We support the application wholeheartedly.

## 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 consists of:
- Huntingdonshire's Local Plan to 2036 (2019)
  - Cambridgeshire & Peterborough Minerals and Waste Local Plan (2021)
  - St Neots Neighbourhood Plan 2014-2029
  - Godmanchester Neighbourhood Plan (2017)
  - Houghton and Wyton Neighbourhood Plan (2018)
  - Huntingdon Neighbourhood Plan (2019)
  - Buckden Neighbourhood Plan (2021)
  - Bury 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 issues to consider in the determination of this reserved matters application are:
- The Principle of Development
  - Impact upon the Character of the Area, including Appearance, Scale, Layout and Landscaping
  - Residential Amenity
  - Highway Safety and Parking
  - Biodiversity
  - Trees
  - Flooding and Drainage

## **Principle of Development**

- 7.6 In planning policy terms, Policy LP9 of the Huntingdonshire Local Plan identifies Pidley as a Small Settlement. Development proposals which are located within this type of settlement will be supported where the amount and location of the development is considered to be sustainable.
- 7.7 The principle of residential development on the application site has already been established through the granting of outline permission 19/01782/OUT, having been previously assessed against Policy LP9.
- 7.8 The application was accompanied by an illustrative masterplan which demonstrated how the development could be arranged within the site in order to accommodate this number of dwellings.
- 7.9 This current reserved matters application is for 4 dwellings only and, therefore, accords with the outline planning permission which is for a maximum of 6 dwellings. An assessment of the detailed issues for consideration is set out below.

## **Impact on the Character of the Area including Appearance, Scale, Layout and Landscaping**

- 7.10 Policy LP11 of the Huntingdonshire Local Plan to 2036 requires new development to respond positively to its context. Policy LP12 requires new development to contribute positively to the area's character and identity and to successfully integrate with adjoining buildings.
- 7.11 Paragraph 130 of the NPPF 2021 states that planning policies and decisions should ensure that developments:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
  - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
  - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
  - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit
  - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development, including green and other public space, and support local facilities and transport networks; and

f) create spaces that are safe, inclusive and accessible and that promote health and well-being, with a high standard of amenity for existing and future users.

- 7.12 Paragraph 40 of the National Design Guide 2019 states that development should respond positively to the features of the site itself and the surrounding context, including form and local character.
- 7.13 The outline permission does not place any specific restrictions on the reserved matters in terms of its layout, scale and appearance and therefore the proposals falls to be considered under the requirements of the above mentioned policies and guidance. The description of development as approved as part of the outline permission included the term “up to six dwellings” to provide flexibility at the reserved matters stage as concerns were raised over the density of 6 dwellings as shown on the indicative layout plan submitted as part of the outline application. Condition 13 of the outline planning permission requires that the trees on site are retained unless otherwise agreed with the local planning authority, i.e. through the approval of the reserved matters.
- 7.14 The scale, appearance and landscaping of the proposed dwellings is traditional and has been improved during the lifetime of the application through consultation with the Council’s Urban Design and Trees and Landscape Officers and the scheme has been amended to take account of the comments provided by these consultees. Most of the detailed comments of the Urban Design Officer and the Trees and Landscape Officer have been implemented, to include reducing the dominance of parked cars within the central courtyard and maintain attractive vistas into and out of the site, such that the scheme delivers a development that is considered to be of an appropriately high standard of design.
- 7.15 The development as proposed is laid out in a courtyard style reflective of the sites agricultural history and the relatively rural character of the area. The dwellings are all 1.5 storeys in scale to limit visual impact beyond the site boundaries with the use of a mix of materials consisting of rustic blend brick, brown pantile, timber cladding and fenestration. The mix of materials is considered to successfully break up the mass of the individual units and to give the appearance of an evolved authentic style of architecture reflecting the barn-like appearance of the proposed dwellings. Having regard for the eclectic mix of styles and periods of architecture in this part of the village it is considered that the layout, scale and appearance of the proposed development responds appropriately to the site and to neighbouring development and it is considered that the development would contribute positively to the area’s character and identity and enhance an otherwise redundant brownfield site adjacent to existing residential properties.

- 7.16 The application is supported by a scheme of hard and soft landscaping, including details of planting, boundary treatments and hard surface treatments. 1.8m close board fencing is proposed for security between the different units but post and rail fencing is proposed on the site edges to provide a softer edge between the development boundary and the open countryside beyond. It is recommended that permitted development rights are removed for means of enclosure to prevent the erection of other boundary treatments on the sensitive site boundaries and encourage residents to manage and maintain the existing and proposed boundary planting.
- 7.17 Subject to this condition and a condition that requires the implementation of the approved landscaping, it is considered that the proposed development would contribute positively to the area's character and identity and would not have any significant adverse effect on visual amenity. Subject to the imposition of conditions referred to above, it is considered that the proposed development would accord with Policies LP11 and LP12 of the Local Plan to 2036, section 3.7 of the Huntingdonshire Design Guide 2017, paragraphs 127 and 130 of the NPPF, as well as the relevant paragraphs of the National Design Guide 2019.

### **Residential Amenity**

- 7.18 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.
- 7.19 The NPPF, at paragraph 127 states that decisions should ensure that developments should create places with a high standard of amenity for existing and future users.
- 7.20 The nearest residential neighbours are those that front Warboys Road to the west of the site. Officers have fully assessed the impact of the development with regards to amenity, including matters of overlooking, overshadowing, overbearing impact and loss of privacy relating to existing residents. The scheme has been amended in response to concerns raised by a neighbouring occupier in regard to privacy and the neighbour has subsequently confirmed that their concerns with overlooking from plot 4 have been satisfactorily addressed
- 7.21 The layout, interface distances and existing and proposed boundary treatments, as set out above, are such that it is not considered that the proposed development would give rise to any significant loss of amenity to any neighbouring occupiers and that the future occupiers of the proposed development would enjoy a high standard of amenity. The proposed dwellings also

achieves good levels of surveillance over the central courtyard and parking areas.

- 7.22 It is considered that the development of four 4 dwellings represents an appropriate number and density in order to satisfy the requirements of Policy LP14 and there are no concerns with regard to overbearing, overshadowing or overlooking as a result of the proposed development, for the reasons set out in detail above.
- 7.23 The proposal is therefore considered to accord with the NPPF, and Policy LP14 of the Huntingdonshire's Local Plan to 2036 in respect of residential amenity.

### **Highway Safety and Parking**

- 7.24 Access serving the site is taken from Warboys Road. Access was not approved at outline stage but given the site constraints and lack of any other suitable alternative access location, the access as now proposed was shown on indicative site layout plan considered by the Local Planning and Highway Authorities during the course of outline planning application. The internal road arrangement is as envisaged at outline stage albeit with a fewer number of dwellings providing more space for vehicle parking and turning. An objection has been raised by a local resident on grounds that the access is narrow and would not allow for 2 cars to pass potentially resulting in a risk to highway safety. The access width is 6m with a roadway reducing to 5m. Given the low number of dwellings served by the proposed access and the nature of the highway network in and around the site, it is not considered that the design of the access would cause unacceptable harm to highway safety having regard for paragraph 111 of the National Planning Policy Framework 2021. In this regard the Cambridgeshire County Council as the Local Highway Authority (LHA) has raised no objections to the proposal. Additional conditions have been recommended to restrict the provision of gates across the access, the provision of parking and turning areas, provision of visibility splays, means to prevent surface water running on to the highway and hard surfacing to be provided along the access. These conditions are considered reasonable and necessary with the exception of requiring the provision of parking and turning areas, as such provision is already in place and enforceable by condition 6 of the outline planning permission.
- 7.25 Parking spaces for vehicles are located close to the residents' homes encouraging their use. Most parking spaces are provided on driveways to the fronts of homes and under integrated car ports, helping screen them in views so that shared courtyard appears less cluttered and dominated by vehicles. All dwellings have a secure garage for cycle storage in addition to three

parking spaces in accordance with Policy LP17 of the Local Plan. The level of parking provision is considered to be acceptable.

- 7.26 The internal arrangement of the site has been reviewed by the LHA and the HDC Operations Team. These consultees have confirmed that the proposed arrangement is acceptable in highway safety terms and that the proposed road layout would enable a refuse freighter to service the site satisfactorily and that bin collection points are acceptable.
- 7.27 Given the scale and use of the proposed development and the favourable consultation comments received by the LHA, Officers are satisfied the proposal is acceptable with regards to highway safety and parking provision. The application therefore complies with Policy LP17 of the Huntingdonshire Local Plan to 2036 as the access roads would provide appropriate space for vehicular movements within the site, provide for sufficient parking and would take into account highway safety when entering or leaving the site and within the site.

### **Biodiversity and Trees**

- 7.28 Policy LP30 of the Local Plan states that a proposal will ensure no net loss of biodiversity and provide a net gain where possible, through the planning retention, enhancement and creation of habitats and wildlife features, appropriate to the scale, type and location of development.
- 7.29 The outline application was supported by a Preliminary Ecological Appraisal (PEA) by Applied Ecology Ltd. The Wildlife Trust reviewed this and advised that the PEA identified no significant constraints to development and has made suitable mitigation and enhancement recommendations. The implementation of these recommendations are not required by way of a suitably worded planning condition nor is the PEA listed as an approved document on the outline planning permission. Notwithstanding this, the proposed development would incorporate the retention of trees and hedgerows and see the planting of new native species. Overall, and subject to a condition to be imposed that requires details of ecological mitigation measures to be submitted, approved and installed prior to occupation, it is considered that the proposed landscaping and layout is in accordance with Policy LP30 of Huntingdonshire's Local Plan to 2036 and the NPPF (2021) and would avoid a net loss in biodiversity.
- 7.30 No details of existing trees were submitted with the outline application. It was considered that the existing trees and hedges should be retained to help integrate the development into the surrounding locality and to protect the amenities of nearby occupants which help to screen the development. A condition was imposed on the outline planning permission to retain the

trees on the site, unless otherwise agreed in writing and provide a tree constraints/protection plan and a full tree survey. An Arboriculture Impact Assessment has been submitted as part of the reserved matters application which sets out that 6 trees will be removed to facilitate the proposed development. Subject to the approved re-planting proposals being implemented, this is considered acceptable and there is no objection from the Councils Landscape Officer to the loss of these trees. The details submitted in this regard partially discharge the requirements of condition 13, although the tree protection details remain to be approved and are currently subject to a separate discharge of condition application 21/80125/COND.

- 7.31 Overall, and subject to conditions, it is considered that the proposal is in accordance with Policy LP30 Biodiversity and Geodiversity and LP31 Trees, woodland and hedgerows.

### **Flood Risk and Drainage**

- 7.32 The application site is in Flood Zone 1 so is in an area at the least risk of flooding and does not lie within any flood plain. The site is acknowledged to be in area at risk of surface water flooding. Concerns have been raised by a nearby resident that the development will result in increased risk of surface water flooding to their property.
- 7.33 Conditions 4 of the outline planning permission requires the surface and foul water drainage scheme for the site to be submitted and approved before any development commences and constructed prior to occupation. Concern has been raised by the Parish Council and a resident that the scheme for the disposal of surface water is unknown and requests that it be made available as part of the reserved matters application. Notwithstanding that the drainage design would be subject to building regulations approval, the applicant is required by condition to submit such details for approval prior to the commencement of development. It is not considered that the development is of such a layout or density that an appropriate drainage scheme could not be forthcoming via the separate discharge of conditions process which could seek to create betterment in terms of surface water management compared to the existing situation.
- 7.34 The Lead Local Flood Authority (LLFA) has been consulted on the application and has so far not provided a response.
- 7.35 It is considered therefore that the reserved matters deal appropriately with the flood risks and drainage of the site in accordance with the requirements of Policy LP5 of the Huntingdonshire Local Plan to 2036. Condition 4 of the outline planning permission remains to be discharged.

### **Community Infrastructure Levy (CIL):**

- 7.36 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. A signed Unilateral Undertaking was secured as part of the outline planning permission for the payment of refuse bins.
- 7.37 The proposals are therefore in compliance with Policy LP4 of the Huntingdonshire Local Plan to 2036 (2019).

### **Other Matters**

#### Accessible and Adaptable Homes

- 7.38 The requirements within Policy LP25 of Huntingdonshire's Local Plan relating to accessible and adaptable homes are applicable to all new dwellings. This states that all dwellings should meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings' and that for all affordable housing an appropriate proportion should meet Building Regulation requirement M4(3) 'wheelchair adaptable dwellings'. These include design features that enable mainstream housing to be flexible enough to meet the current and future needs of most households, including in particular older people and those with some disabilities, and also families with young children.
- 7.39 The outline planning application was determined with a condition requiring compliance with this policy. As such, there is a requirement for this scheme to provide dwellings in accordance with optional Building Regulation requirement M4(2) 'accessible and adaptable homes'. The applicant's agent has confirmed via the Design and Access Statement that the submitted house types accord with the requirements of this condition.

#### Water Efficiency

- 7.40 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.
- 7.41 Condition 11 of the outline planning permission requires that proposed residential dwelling(s) hereby approved shall be constructed and fitted out to comply with the Building Regulations 2010 (as amended) optional requirement for water efficiency, as set out in Approved Document G prior to first occupation. The applicant's agent has confirmed that all dwellings have been designed to maximise their integral energy efficiency in terms of water efficiency measures to reduce water usage and it remains for the development to be completed and retained in compliance with this condition.

## CONCLUSION

- 7.42 The principle of development on this site for up to 6 dwellings was established at outline stage. This application for a total of 4 dwellings deals with the details of the access, layout, scale, appearance and landscaping. These details have been found to be satisfactory, subject to conditions, in accordance with the requirements of both local and national planning policy and the proposal creates a development which responds to the opportunities and constraints of the site and relevant planning policies and the principles of the outline planning permission.
- 7.43 Having regard to all relevant material considerations, it is recommended that approval be granted for the reserved matters approval for 4 dwellings to include for details of layout, scale, appearance and landscaping subject to the imposition of appropriate conditions. The requirements of conditions 3 (approval of reserved matters) and condition 10 (mix and type of houses) have been satisfied and discharged by the submission of the reserved matters application. All other conditions imposed on the outline planning permission, in addition to those recommended below remain to be discharged or complied with.

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

- Approved plans
- Materials
- Implementation of landscaping
- Ecological mitigation specification/details
- Restrict the provision of gates across the access
- Provision of visibility splays
- Means to prevent surface water running on to the highway
- Hard surfacing to be provided along the access
- Remove Permitted Development (PD) rights for fences/means of enclosure
- Remove PD rights for additional hardstanding to dwellings
- Provision and retention of boundary treatments
- Provision and retention of cycle parking
- Details of bin storage and presentation areas

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 **Lewis Marshall Senior Development Management Officer** – [lewismarshall@huntingdonshire.gov.uk](mailto:lewismarshall@huntingdonshire.gov.uk)

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**From:** Louise Clowery <clerk@pidleycumfenton-pc.gov.uk>  
**Sent:** 17 August 2021 11:33  
**To:** DMAdmin  
**Subject:** Re: Planning Permission Consultation - Vernon Motors Warboys Road Pidley (ref 21/01287/REM)

Hi,

This was rejected by all of our councillors with one abstaining due to a pecuniary interest for the following reasons:

- Overdevelopment
- Access concerns generally and with respect to the emergency services turning circle that is referenced in the application.
- If there is a risk of flooding, we should remind the local planning authority of its responsibilities under paragraph 103 of the NPPF: this applies to all forms of flood risk, and that planning applications for development in flood risk areas (which includes areas at risk from surface water flooding) must be accompanied by a flood risk assessment (NPPF footnote 20 to paragraph 103).

As well as pointing out the risk we can use other councillors suggestions to improve the development and make it safer and more sustainable. For example, integrated water management: and also the information on sustainable drainage

- The proposal contradicts the following in the Huntingdonshire Local Plan (to 2036).
  - LP2 Strategy for Development
    - Does not provide opportunities for communities to achieve local development aspirations for housing, employment, commercial or community related schemes.
    - Does not Protect the character of existing settlements and recognise the intrinsic character and beauty of the surrounding countryside;
    - Does not Provide complementary green infrastructure enhancement and provision to balance recreational and biodiversity needs and to support climate change adaptation.
  - LP4 Contributing to Infrastructure Levy
    - While there will be CIL payments to be made for the development there is concern about drainage and flood prevention and protection, especially given the concerns from neighbouring properties and the sewerage issues witnessed and recorded on several occasions in the village
  - LP5 Flood Risk
    - The surrounding areas of the site regularly flood. It is believed that the additional hard paving although permeable would represent an increased risk of water being unable to run-off. Attenuation solutions or settling ponds should be considered. 4.66 of the Local Plan states; The National Planning Policy Framework sets strict tests to protect people and property from flooding. Where these tests are not met, national policy is clear that new development should not be allowed. The main steps to be followed are set out in the NPPG and are designed to ensure that if there are better sites in terms of flood risk, or a proposed development cannot be made safe, it should not be permitted.

- 4.68 States; In situations where there is a risk of flooding from any source, including from surface and groundwater, there are critical drainage problems or the sites is 1 hectare or more a site-specific flood risk assessment is required. There is national guidance on the level of detail to be included in a site-specific flood risk assessment contained in the NPPG, which is expanded upon and given local context in the Cambridgeshire Flood and Water SPD. Further requirements may be required by the Environment Agency or by the Middle Level Commissioners or other Internal Drainage Boards if the site is within the area they manage.
- LP6 Waste Water Management
  - There are concerns in the Parish that the increase in the volume of property in one single location would over-burden the already failing sewage solution for the village. There should be full and substantiated evidence that the connection to the mains drains will not cause detriment to the existing, 'at capacity' system.
- 4.85 Built up areas definition
  - Allows for individual plots and minor scale development. Not since the formation of Pond Close (circa 1940's) has there been a development of this scale. It is not believed to be in keeping with the character of the village in its size and as a gated community.
- LP7 Spatial Planning
  - A proposal will be supported where it will not undermine the role of the primary settlement within the Spatial Planning Area or adversely affect the relationship between the settlements of the Spatial Planning Area whether this is through its scale or other impacts. We do not believe that the development meets this criteria.
- LP9 Small Settlements
  - The development contravenes most of the requirements of the plan but particularly 4.102 which is extracted here with points highlighted in bold; The potential benefits of promoting some growth within Small Settlements include helping to create a more balanced and diverse local population; **enabling young people to stay in the communities they grew up in; and providing opportunities for older people seeking to move into more accessible housing within the community.** It can also help sustain the available services and facilities by maintaining population numbers helping to address the particular challenge of declining rural populations relating to falling household sizes. Growth can help support a living, working countryside capable of adapting to changing needs. **Development in Small Settlements will typically comprise smaller sites providing a range of opportunities for small builders and those wishing to build or commission their own homes.**
- Section C Development Management
  - There are concerns with several elements of C.2 as highlighted below;
    - **Overlooking/loss of privacy** – *There are properties who's immediate privacy would be compromised by the proposal*
    - **Loss of light or overshadowing**
    - **Parking**
    - **Highway safety** – *The entrance to the proposed development is at a pinch point in the existing highway on Warboys road. The increased volume of traffic in and out would cause further hindrance*
    - Traffic

- Noise
- Effect on listed building and conservation area
- **Layout and density of building** – *This is a development in excess of the previous planning submission by overall volume*
- Design, appearance and materials
- **Government policy** – *Please refer to policy points outlined above*
- Disabled persons' access
- **Proposals in the Development Plan**
- **Previous planning decisions (including appeal decisions)** – *note that the previous outline was for 6 dwellings of smaller size which would be more appealing to younger residents as noted in LP9 of the Local Plan*
- Nature conservation

It was asked that if this does go to Development control, can we have District Councillor representation?

Kind regards

Louise

Louise Clowery  
 Clerk to Pidley cum Fenton Parish Council  
 07907 339 077 or 01487 500 115

On 2021-07-30 12:04, Dmadmin@huntingdonshire.gov.uk wrote:

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: Application for approval of reserved matters (Access, Appearance, Landscaping, Layout, Scale) following outline approval reference 19/01782/OUT for the erection of 6 dwellings.

Site Address: Vernon Motors Warboys Road Pidley

Reference: 21/01287/REM

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

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

Development Management  
Huntingdonshire District Council

T: 01480 388388

E: [dmadmin@huntingdonshire.gov.uk](mailto:dmadmin@huntingdonshire.gov.uk)

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**From:** Louise Clowery <clerk@pidleycumfenton-pc.gov.uk>  
**Sent:** 13 February 2022 21:23  
**To:** Tim Hartley  
**Cc:** Control, Development (Planning)  
**Subject:** Re: Planning Permission Consultation - Vernon Motors Warboys Road Pidley (ref 21/01287/REM)

Hi Tim,

Please see below the response from the council in our meeting on Wednesday:

This was discussed in great detail and ended up being rejected due to the following:

The volume of trees already removed and proposed to be removed. This was upsetting and felt unnecessary by the councillors. They would like to see the current eco system maintained and enhanced. The trees proposed in the application were not appropriate due to the clay soil and surroundings. It was felt that hawthorns or similar would be more appropriate.

It was also felt that the size of the newly proposed houses would make the area overdeveloped and that the village would benefit from smaller houses such as 3-4 bedrooms so that they are more affordable.

There were still concerns with the flooding in this area as the neighbour currently has to pump the water out of their garden continuously.

Kind regards

Louise

---  
Louise Clowery  
Clerk to Pidley cum Fenton Parish Council  
07907 339 077 or 01487 500 115

On 2022-01-21 15:10, Tim Hartley wrote:

Hi Louise

That extension of time is fine

Many thanks

Tim

Tim Hartley

Development Management Team Leader (South)

Development Services

Tel: 07514 621803

---

**From:** Control, Development (Planning) <Development.Control@huntingdonshire.gov.uk>  
**Sent:** 21 January 2022 14:56  
**To:** Tim Hartley <Tim.Hartley@huntingdonshire.gov.uk>  
**Subject:** FW: Planning Permission Consultation - Vernon Motors Warboys Road Pidley (ref 21/01287/REM)

Hi Tim

Please see PC EOT request below for one of your apps.

Thanks Kev

**Kevin Simpson**

**Development Management Officer**

**Development Services**

**Corporate Delivery**

**Huntingdonshire District Council**

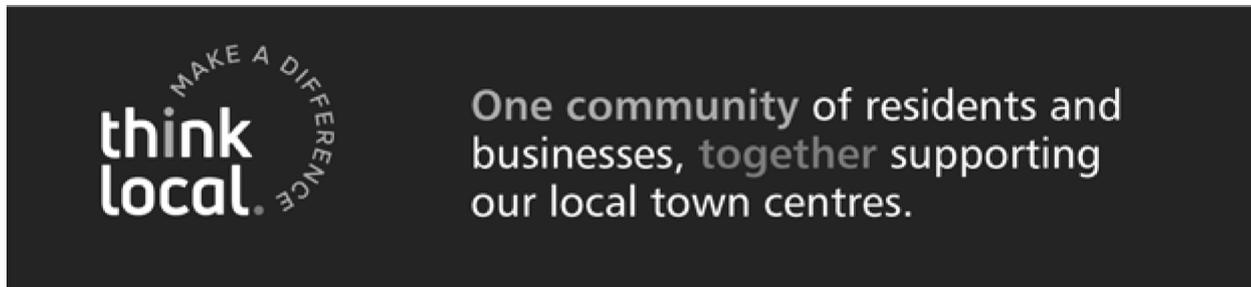
**01480 388424 (Planning Customer Services – not direct dial)**

**07547 671902 (Mobile Telephone)**

✉ [kevin.simpson@huntingdonshire.gov.uk](mailto:kevin.simpson@huntingdonshire.gov.uk)

**Please visit the Planning Pages of our new website at <http://www.huntingdonshire.gov.uk/planning> for all planning related enquiries, including full details of the pre-application services we are providing.**

*Any comments represent the informal opinion of an officer of Huntingdonshire District Council. These comments are made without prejudice to any eventual determination through the planning process.*



  #ThinkLocalHunts





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**From:** DMAAdmin <[Development.ManagementAdmin@huntingdonshire.gov.uk](mailto:Development.ManagementAdmin@huntingdonshire.gov.uk)>  
**Sent:** 21 January 2022 11:34  
**To:** DevelopmentControl <[DevelopmentControl@huntingdonshire.gov.uk](mailto:DevelopmentControl@huntingdonshire.gov.uk)>  
**Subject:** FW: Planning Permission Consultation - Vernon Motors Warboys Road Pidley (ref 21/01287/REM)

---

**From:** Louise Clowery <[clerk@pidleycumfenton-pc.gov.uk](mailto:clerk@pidleycumfenton-pc.gov.uk)>  
**Sent:** 21 January 2022 11:04  
**To:** DMAAdmin <[Development.ManagementAdmin@huntingdonshire.gov.uk](mailto:Development.ManagementAdmin@huntingdonshire.gov.uk)>  
**Subject:** Re: Planning Permission Consultation - Vernon Motors Warboys Road Pidley (ref 21/01287/REM)

Hi,

Our next parish meeting is the 9th February. Are we able to get an extension until the 10th to get a response to you please.

Kind regards

Louise

---

Louise Clowery  
Clerk to Pidley cum Fenton Parish Council  
07907 339 077 or 01487 500 115

On 2022-01-21 07:55, [Dmadmin@huntingdonshire.gov.uk](mailto:Dmadmin@huntingdonshire.gov.uk) wrote:

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: Application for approval of reserved matters (Access, Appearance, Landscaping, Layout, Scale), following outline approval reference 19/01782/OUT, for the erection of 4 dwellings.

Site Address: Vernon Motors Warboys Road Pidley

Reference: 21/01287/REM

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T: 01480 388388  
E: [dmadmin@huntingdonshire.gov.uk](mailto:dmadmin@huntingdonshire.gov.uk)

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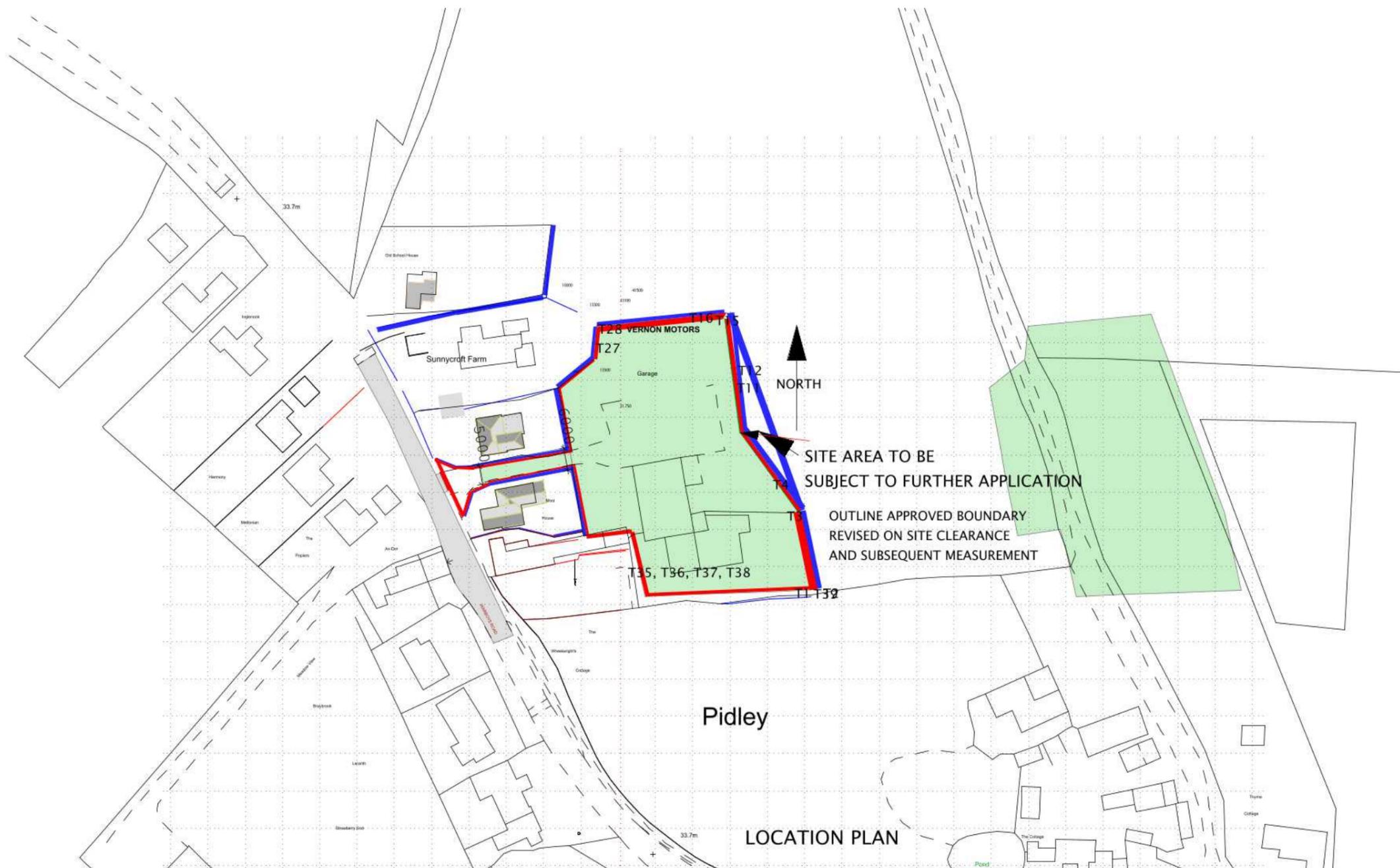
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LOCATION PLAN

SCALE 1:1250

VERNON MOTORS SITE  
WARBOYS ROAD  
PIDLEY

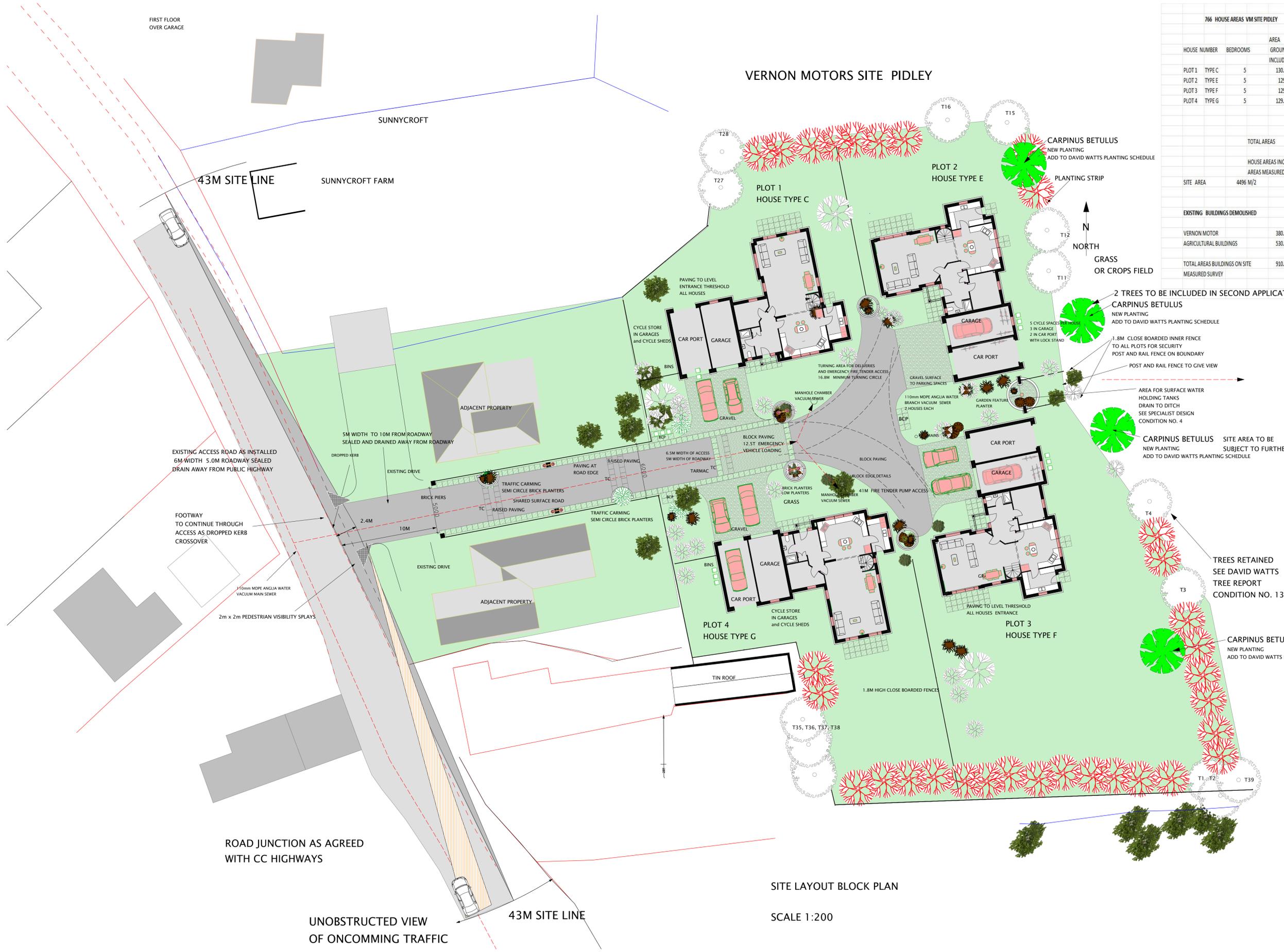
REV B OUTLINE BOUNDARY SHOWN  
REV C COLOUR GREEN OUT BOUNDARY  
REV D OUTLINE BOUNDARY 1 JUNE 2022



ISSUE	PLANNING	DATE	DEC 2021
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# VERNON MOTORS SITE PIDLEY

766 HOUSE AREAS VM SITE PIDLEY						
HOUSE NUMBER	BEDROOMS	AREA		TOTAL HOUSE AREA	M <sup>2</sup>	PLOT AREAS
		GROUND FLOOR INCLUDING GARAGES	FIRST FLOOR			
PLOT 1	TYPE C	5	130.09	118.76	248.85	624.2
PLOT 2	TYPE E	5	129.7	118.53	248.23	665.97
PLOT 3	TYPE F	5	129.7	119.44	249.14	1238.38
PLOT 4	TYPE G	5	129.16	116.38	245.54	426.86
				TOTAL AREAS		991.76
				HOUSE AREAS INCLUDE GARAGES		
				AREAS MEASURED TO 1.5M AT SLOPING EAVES		
SITE AREA		4496 M <sup>2</sup>	TOTAL NEW BUILD INTERNAL AREA (INCLUDING GARAGES)		991.76	
EXISTING BUILDINGS DEMOLISHED						
VERNON MOTOR			380.34			
AGRICULTURAL BUILDINGS			530.64			
TOTAL AREAS BUILDINGS ON SITE MEASURED SURVEY			910.98			



**SITE LAYOUT BLOCK PLAN**  
SCALE 1:200

INSTALL 6 BAT BOXES 1 PER PROPERTY PLUS AN OWL NEST BOX ALLOW 13mm SQ. HOLLE TO BE INSTALLED IN EACH BOUNDARY FENCE

SEE ALSO DAVID WATTS TREE PLANTING PLAN

REV C 11 MAY 2022  
2 TREES ADDED  
CARPINUS BETULUS  
REV D BOUNDARY  
1 JUNE 2022

REV B BAT BOXES ETC  
REV A SITE FENCE

# VERNON MOTORS SITE PIDLEY

110mm VACUUM MAIN SEWER EXTENSION INTO SITE  
 HOUSES GRAVITY SYSTEM TO DRAIN TO TWO INLET CHAMBERS CONNECTED TO THE VACUUM MAIN SEWER  
 ALL TO ANGLIA WATER DETAILS

PLOT 1	1	5 BEDROOMS
PLOT 2	2	5 BEDROOMS
PLOT 3	3	5 BEDROOMS
PLOT 4	4	5 BEDROOMS

BCP	BIN COLLECTION POINT
TC	TRAFFIC CARMING SURFACE
(Symbol)	TREES RETAINED



GROUND FLOOR PLAN  
 SITE LAYOUT

SEE DRAWING 766-L-2  
 SEE TREE REPORT DAVID WATTS

REV A FENCE 2.2.22  
 REV B FENCE 22.2.22  
 REV C BOUNDARY AS  
 OUTLINE APPROVAL  
 1 JUNE 2022

PROJECT PROPOSED NEW HOUSES PLOTS 1-4  
 VERNON MOTORS SITE, WARBOYS ROAD, PIDLEY

DRAWING NO:	753-766-	L-1
REVISION:		REV C
SCALE	1: 200	@A2

FIRST FLOOR  
OVER GARAGE

# VERNON MOTORS SITE PIDLEY



SEE DRAWING 766-L-1



EAST



NORTH



HOUSE TYPE C



WEST

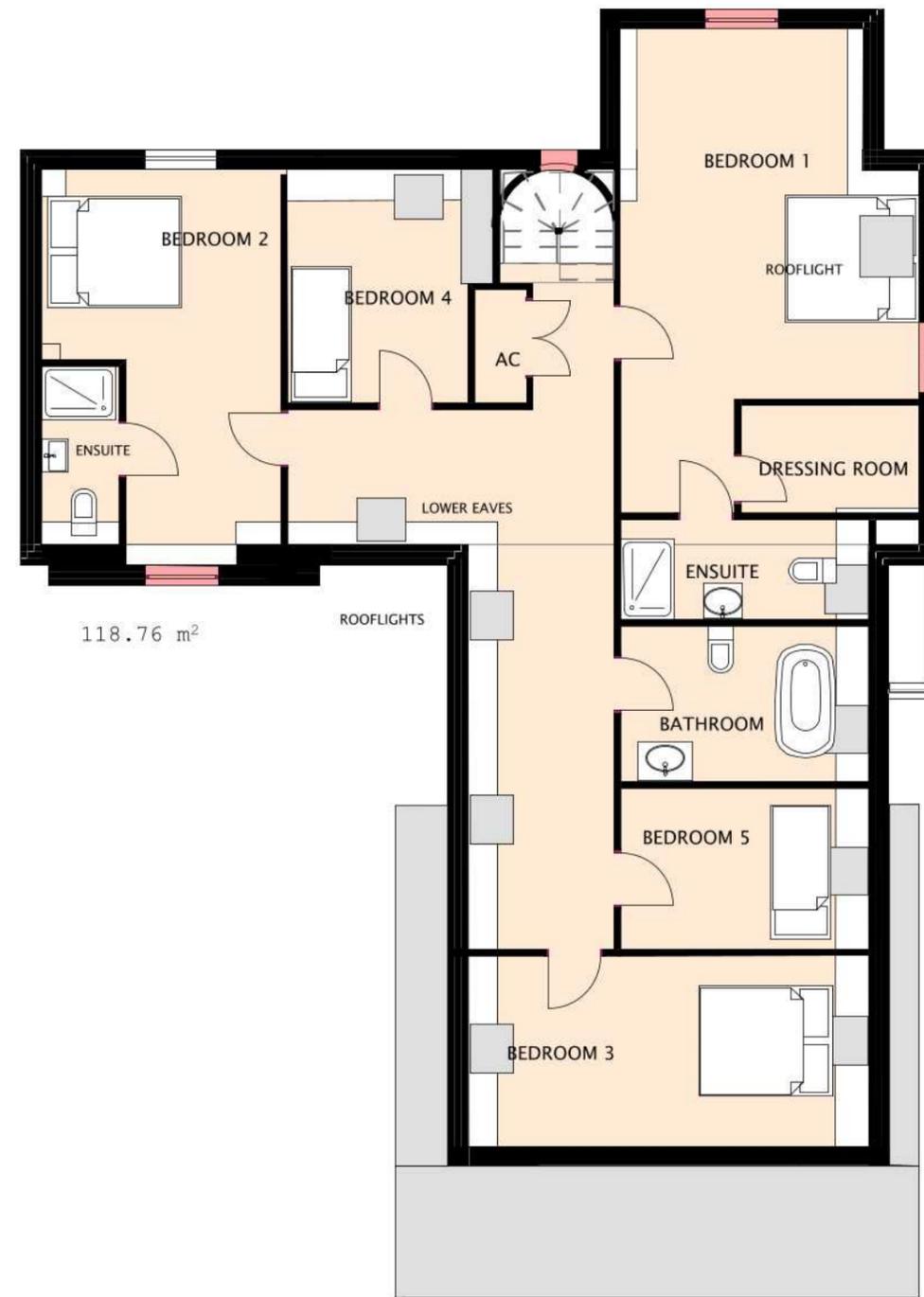


ELEVATION SOUTH

Scale 1:200 Scale 1:100	0m 2m 4m 6m 8m 10m 12m	ISSUE	PLANNING	DATE	DECEMBER 2021
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GROUND FLOOR PLAN



FIRST FLOOR PLAN

HOUSE TYPE C  
AREA

GROUND FLOOR INCLUDING GARAGE  
130.09 M\2  
FIRST FLO 118.76  
MEASURED TO 1.5M HIGH AT SLOPING EAVES

TOTAL AREA  
248.85M\2

Scale 1:200 Graphic 0-10m	ISSUE	PLANNING	DATE	DECEMBER 2021
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NORTH



WEST



HOUSE TYPE E



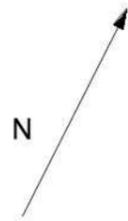
ELEVATION SOUTH



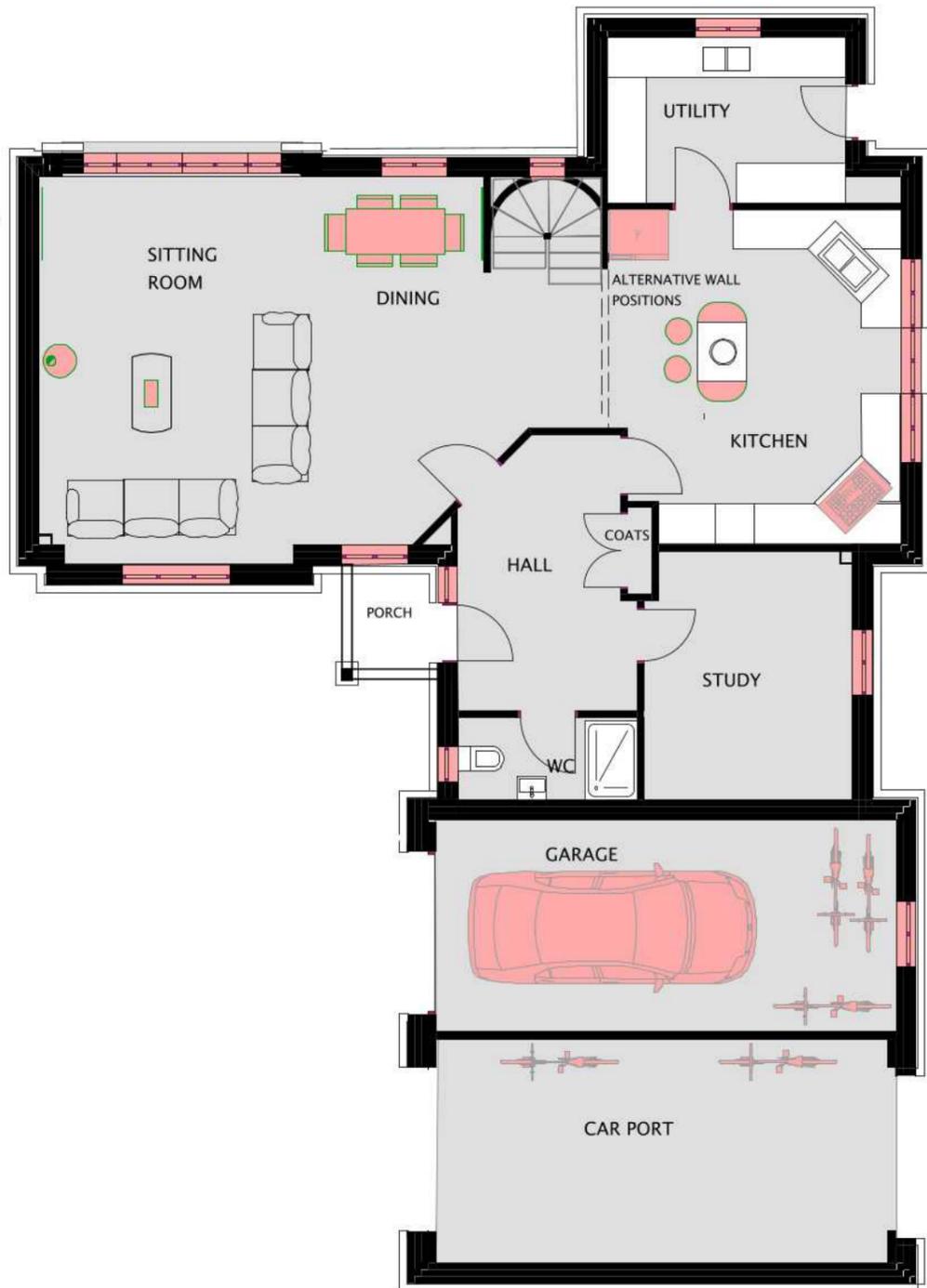
EAST



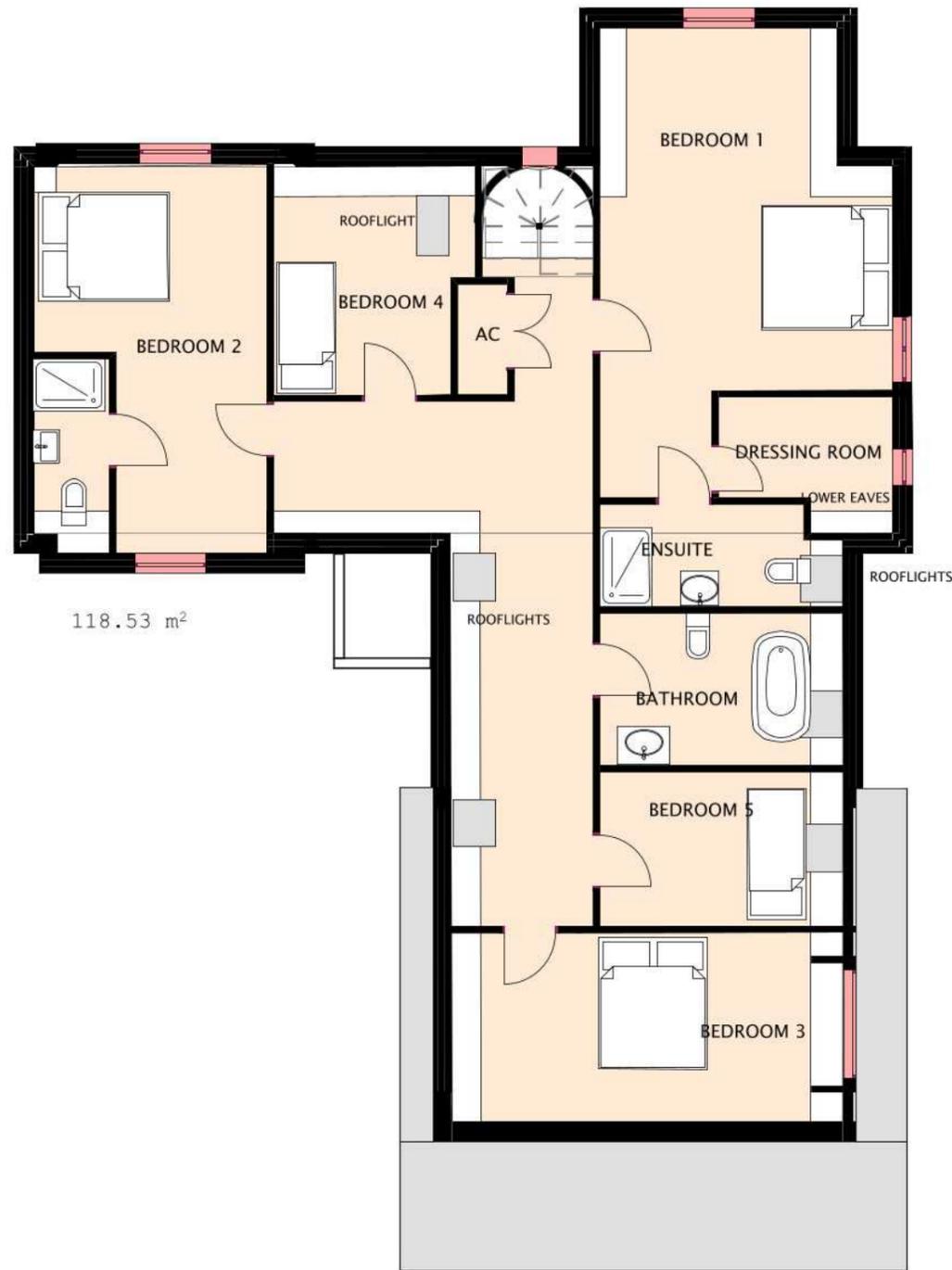
ISSUE	PLANNING	DATE	DECEMBER 2021
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129.70 m<sup>2</sup>



GROUND FLOOR PLAN



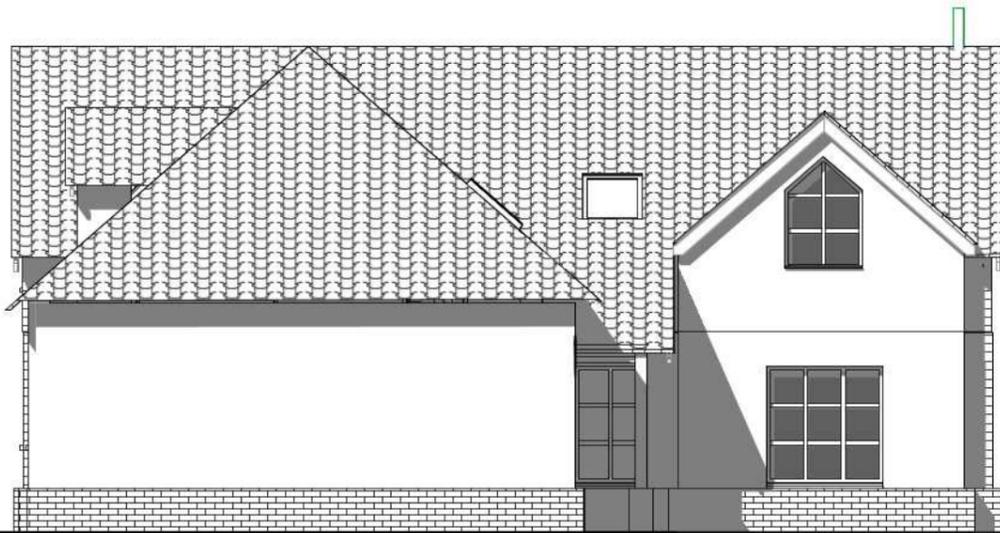
118.53 m<sup>2</sup>

FIRST FLOOR PLAN

**HOUSE TYPE E AREA**

GROUND FLOOR INCLUDING GARAGE  
 129.70 M\2  
 FIRST FLOOR  
 118.53  
 MEASURED TO 1.5M HIGH AT SLOPING EAVES  
 TOTAL AREA  
 248.23M\2

Scale 1:200 Scale 1:100	0m 2m 4m 6m 8m 10m	ISSUE	PLANNING	DATE	DECEMBER 2021
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NORTH



WEST



HOUSE TYPE F



ELEVATION SOUTH



EAST

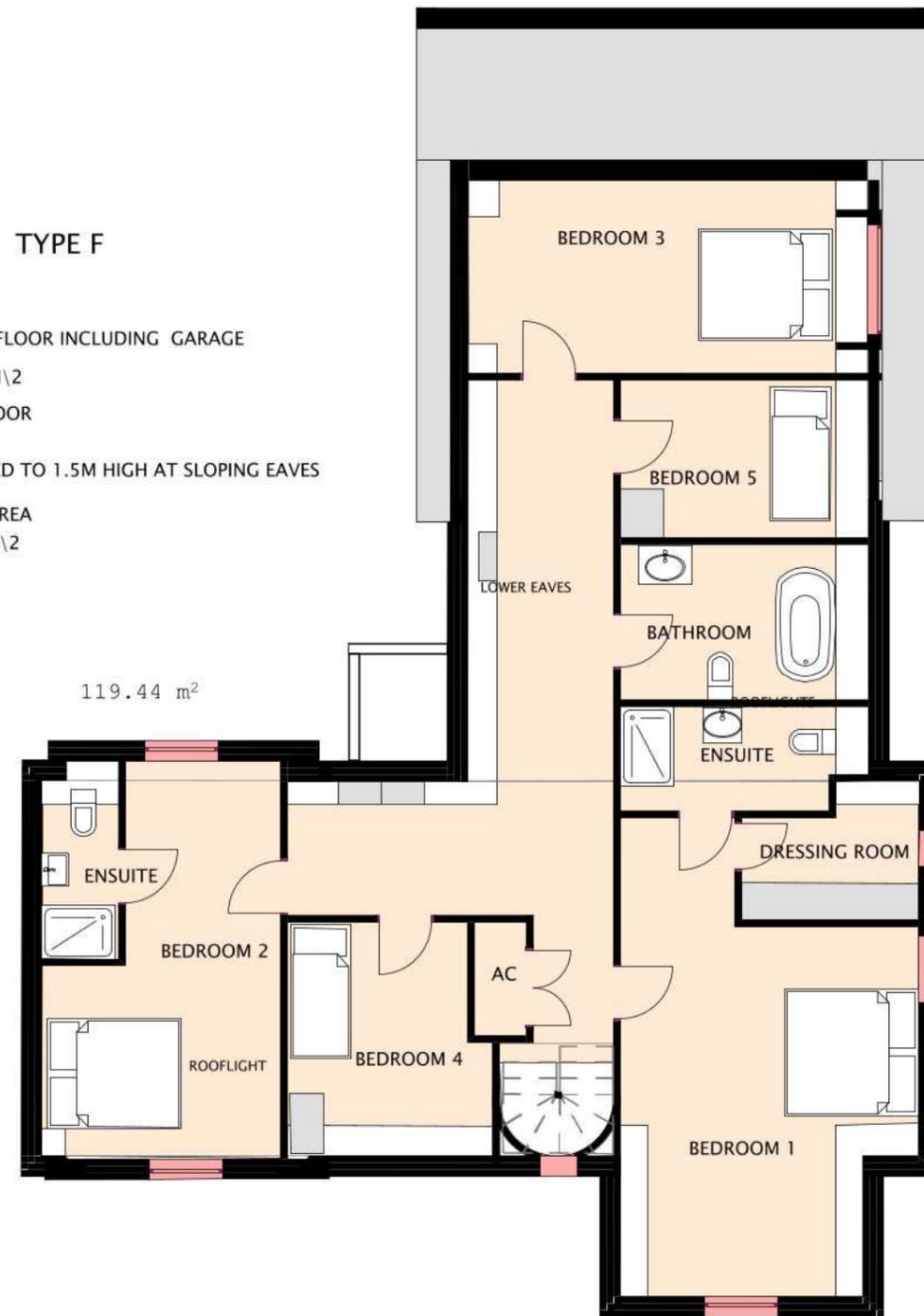
Scale 1:200 Scale 1:100	0m 2m 4m 6m 8m 10m	ISSUE	PLANNING	DATE	DECEMBER 2021
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GROUND FLOOR PLAN

HOUSE TYPE F  
AREA

GROUND FLOOR INCLUDING GARAGE  
129.70 M\2  
FIRST FLOOR  
119.44  
MEASURED TO 1.5M HIGH AT SLOPING EAVES  
TOTAL AREA  
249.14M\2



FIRST FLOOR PLAN

HOUSE TYPE F

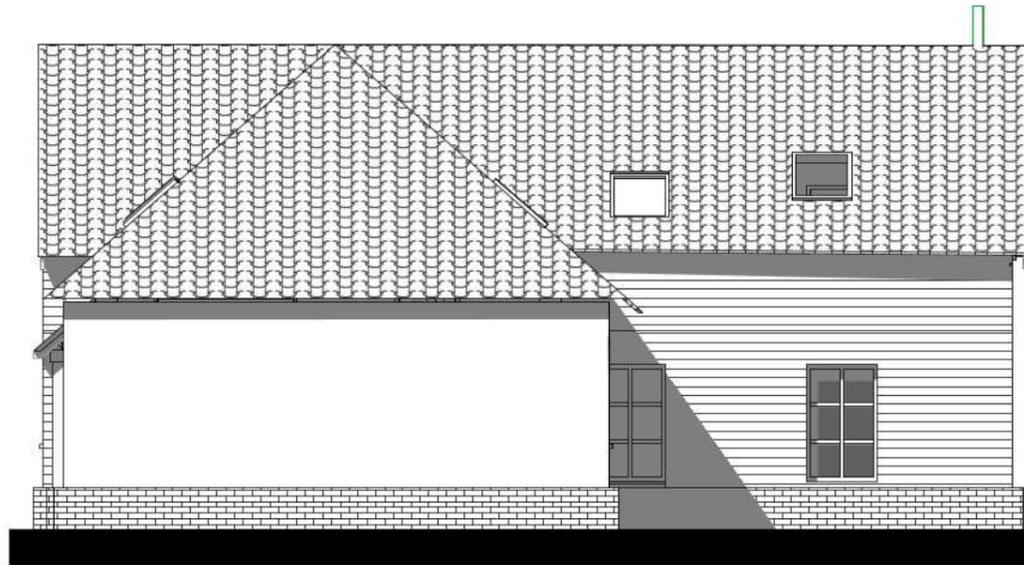
Scale 1:200 Scale 1:100	0m 2m 4m 6m 8m 10m	ISSUE	PLANNING	DATE	DECEMBER 2021
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WEST



NORTH



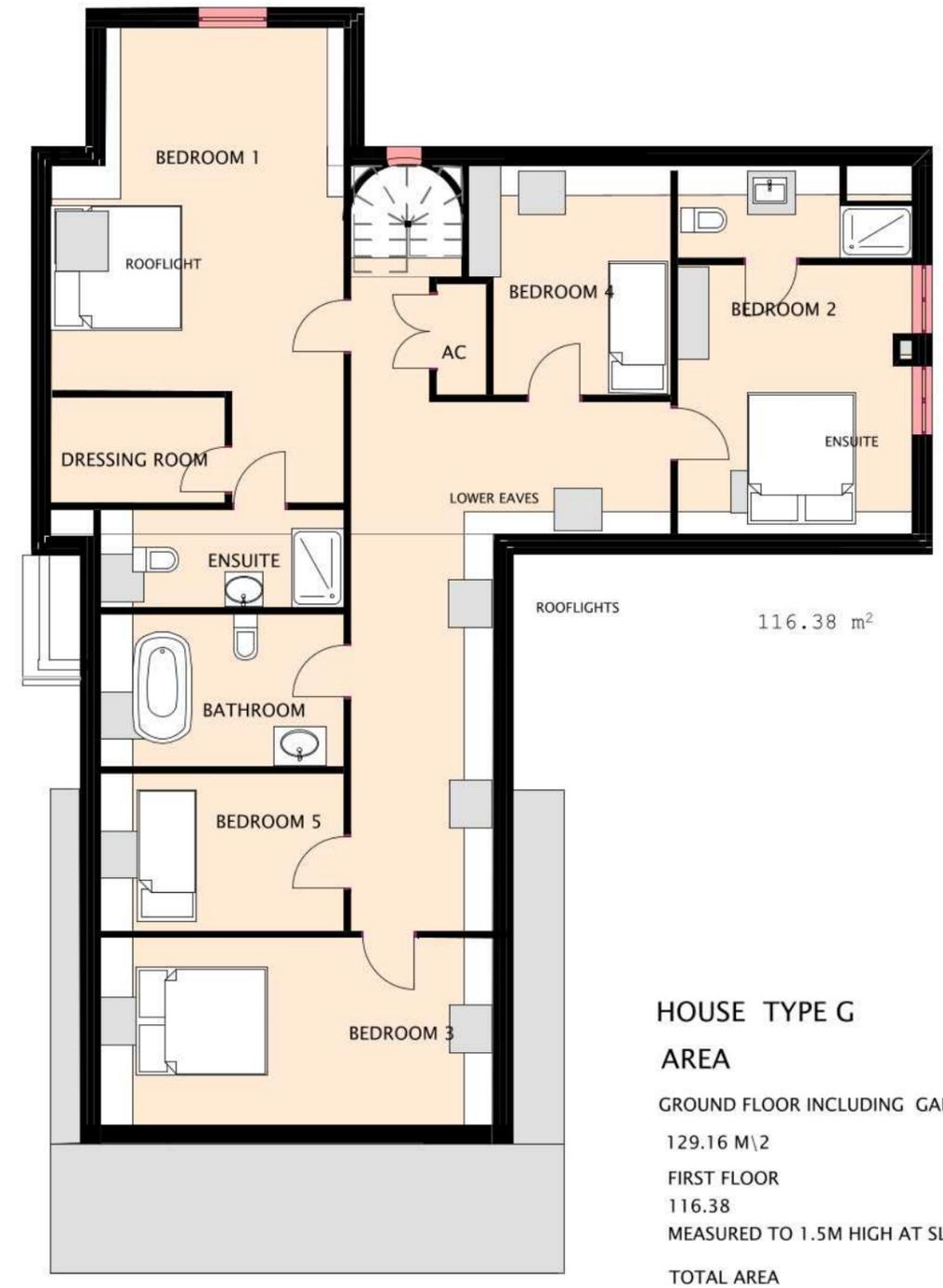
EAST



ELEVATION SOUTH

HOUSE TYPE G

	ISSUE	PLANNING	DATE	DECEMBER 2021
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**HOUSE TYPE G**  
**AREA**  
 GROUND FLOOR INCLUDING GARAGE  
 129.16 M\2  
 FIRST FLOOR  
 116.38  
 MEASURED TO 1.5M HIGH AT SLOPING EAVES  
 TOTAL AREA  
 245.54M\2

ISSUE	PLANNING	DATE
		DECEMBER 2021



**MATERIALS**  
 ROOFS PANTILES RED/ BROWN  
 WALLS DURA CLADDING (OR SIMILAR)  
 COLOUR MAHOGANY  
 WHITE RENDER  
 FACING BRICK PLINTH RED  
 ALUMINIUM WINDOWS AND EXTERNAL DOORS  
 CHARCOAL GREY  
 SINGLE PLY ROOF MATERIAL GREY

**EXTERNAL WORKS MATERIALS**  
 FACING BRICK PLANTERS AS HOUSE BRICK  
 MARSHALLS RED PERMEABLE BLOCK PAVING  
 TARMAC DRIVEWAY  
 GREY PAVING TRAFFIC CARMING FEATURES  
 CLOSE BOARD FENCES NATURAL COLOUR  
 PIERS RED FACING BRICKS  
 GRAVEL LIGHT BROWN  
 POST AND RAIL FENCES CHARCOAL GREY  
 HOUSE PAVING AREAS INDIAN SANDSTONE

PERSPECTIVE VIEW