

DEVELOPMENT MANAGEMENT COMMITTEE 19th SEPTEMBER 2022

Case No: 22/00501/FUL (FULL PLANNING APPLICATION)

Proposal: CHANGE OF USE FROM C3 (DWELLINGHOUSE) TO C2 (CARE HOME)

Location: 31 WEST END BRAMPTON PE28 4SD

Applicant: THE CAMBIAN GROUP

Grid Ref: 520211 270989

Date of Registration: 07.04.2022

Parish: BRAMPTON

RECOMMENDATION - APPROVE

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

1. DESCRIPTION OF SITE AND APPLICATION

Site and surroundings

- 1.1 The application site includes an existing residential property within 0.113ha (0.25 acres) of land fronting West End, within the built up area of Brampton. The surrounding area is predominantly residential.
- 1.2 The property is a relatively large, detached dwelling arranged over 3 floors with several outbuildings. The site sits within a linear row of residential properties that front West End.
- 1.3 To the east and west of the site are existing detached dwellings and their associated gardens and to the north beyond the site's driveway and boundary, West End. The rear garden is south-west facing and borders neighbouring properties located off Centenary Way to the south.
- 1.4 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. The site lies within Flood Zones 1, 2 and 3 as identified by the Huntingdonshire Strategic Flood Risk Assessment and the Environment Agency Maps for Flooding.

Proposal

- 1.5 This application seeks full planning permission for a change of use from a single dwelling house (use class C3) to a children's care facility (use class C2).
- 1.6 The proposed care facility will provide accommodation for 4 children aged between 11 and 17. The submitted Planning Statement details that care home will have two staff on site at all times working 24 hour shifts with an additional manager present during the day. If the facility is therefore at capacity, it will contain at least 6 occupants at all times with an additional manager present during the day. It is also anticipated that the occupant's families will visit, with one family expected per week. Social Workers are expected to visit once every six weeks dependent on the individual needs of the occupants.
- 1.7 There are no exterior alterations proposed as part of the application nor are there any alterations proposed to the grounds or access. Parking will remain as existing with space for up to five vehicles at the front of the property.

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 SPD (2017)
- Cambridgeshire Flood and Water SPD 2017
- Huntingdonshire Tree Guidance Note 3
- ECAP CCC Waste Management Design Guide (CCC SPD) 2012

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

4. PLANNING HISTORY

- 4.1 16/01421/HHFUL – vehicle access gates (retrospective): approved 22/9/2016
- 4.2 13/01039/FUL - Flat roof dormer loft conversion and hip roof to gable: approved 6/9/2013
- 4.3 13/01448/FUL - Flat roof dormer conversion and hip roof to gable: approved 1/11/2013
- 4.4 13/00600/FUL - Single storey rear extension: approved 27/6/2013

- 4.5 13/00534/CLPD - Certificate of lawfulness proposed for flat roof dormer conversion: Withdrawn
- 4.6 14/00171/NMA – Amendment to Planning Permission 1301448FUL to amend glazing to rear elevation to include Juliette balcony (no platform): refused 5/3/2014
- 4.7 11/01184/FUL - First floor side and single storey rear extensions and alterations to garage: approved 12/9/2011
- 4.8 88/00599/FUL - Extension to dwelling: approved 19/5/1988
- 4.9 84/00096/FUL – Extension: approved 29/2/1984

5. CONSULTATIONS

- 5.1 **Parish Council – OBJECTION**, recommends refusal on the following grounds:
- The intense interest from the public regarding this application is noted. The Parish Council are satisfied with the overall proposal, however, recommend refusal due to significant issues with access and parking design of the property.
 - Following the Parish Council meeting and after further discussion, the Parish Council would like to make the recommendation that by removing the walls and foliage at the front of the property, this may make way for better access. If a future application was received, including these changes, the Parish Council would reconsider their recommendation.
- 5.2 **Cambridgeshire County Council Highways – NO OBJECTION**, having regard for the information provided in relation to the operation of the care home and associated vehicle movements, no objection is raised on highway safety grounds. The following comments are provided:
- The care home would appear to be run like a family home with servicing and shopping undertaken by staff
 - The care home is a single entity i.e., that there is no separate space for owners living separately from the care facility. Only where there is a shared use operating separately within the site would the highway authority seek improvement. In this case, the care home operates as a single dwelling.
 - The vehicle movements indicated with the running of the care home would be similar to a large family with children who drive.
 - The site plan indicates parking for five vehicles which would appear to be more than adequate given the staff numbers indicated and possible movements indicated for family visits and social services. Even at staff change over times there appears to be sufficient onsite parking. That said, any coincidental parking on the highway outside of the site would not be considered a safety issue over and above the on-street parking already seen in this location.
 - Conditions are recommended to ensure on-site parking is

provided and retained for the approved use.

6. REPRESENTATIONS

- 6.1 41 letters of objection have been received raising the following concerns:
- *Poor pedestrian and vehicle access.
 - *Existing traffic congestion caused by buses and HGVs which will be exacerbated by the proposed lack of parking and additional vehicle movements.
 - *Additional traffic will be the cause of safety concerns for existing pedestrians using West End.
 - *Environmental impact of additional car travel.
 - *Noise and disturbance from the proposed use.
 - *Increased overlooking and loss of privacy.
 - *Safety of future residents due to flood risk and proximity to water.
 - *Fear of crime - increased risk of antisocial behaviour.
 - *Additional pressure on local services and infrastructure.
 - *Doctor's surgery is already overwhelmed.
 - *Errors and inaccuracies within the application.
 - *Site could be used for alternative care use/provision.
 - *Questions whether the hedgerow across the frontage be retained and protected.
 - *Questions whether the emergency services have been consulted on the application.
 - *No provision for bin storage or waste collection.
 - *Advice or guidance was not obtained from the local planning authority prior to the submission.
 - *Harm to the character of the neighbourhood.
 - *Flood risk issues, the stream at the back has caused flooding previously.
 - *The Sequential Test has not been satisfied.
 - *The property should remain a private family home.
 - *The existing porch is not shown on the submitted plans and will impede parking.
- 6.2 Photographs and videos of the parking and congestion experienced along West End have also been submitted to supplement the objections raised.
- 6.3 3 further letters of objection have recently been received. These comments raise some matters already as summarised above, but have also raised a number of points in connection to further drawings have been submitted by the applicant. The drawings relate to details of the proposed bin store and cycle parking areas at the north west side of the building. The details in full have been submitted at this stage, instead of part of any planning condition requirement. Further clarification regarding the design and location of these is currently being sought from

the agent. An update on this matter will be provided in the update report published prior to the DMC meeting being held.

6.4 27 letters of support have been received on the following grounds:

*The development will provide a suitable, secure home and community for vulnerable children.

*Individuals need care and this is an appropriate setting.

*Residents will be monitored thus reduced chance of noise and disturbance.

*Large driveway for parking.

*Large garden to meet children's needs.

*Great need for homes like this in street settings.

*Increased community diversity and inclusivity.

*There is a senior school within walking, cycling and bus distance

*Additional expenditure to the local economy

*The concerns/objections raised would continue to apply to the occupants of the existing dwelling and those in surrounding properties

6.5 The following non-planning/ non-material matters have been raised:

*The existing 20mph speed limit is not being enforced.

*More needs to be done to tackle existing illegal activity in the village.

*Rehoming residents in the event of a flood will cost the taxpayer.

*Supervision of residents whilst off-site should be paid for by the applicant and not taxpayers.

*Cost to taxpayers of providing school transport.

*Risk of creating a precedent.

*Alternative property/site available elsewhere in the village.

*Reputation of the care provider.

*Quality of the care to be provided.

*The nature, scale and location of other care facilities operated by the applicant.

*The addresses/location of comments received in support of the application.

*The property has been unable to sell as a conventional dwelling.

*The property has been vastly extended in the past.

*Unauthorised insertion of Juliette balcony.

*Reference to non-planning legislation or guidance i.e. The Health and Social Care Act 2008

*Objections raised by the current property owners to previous planning applications in the locality.

*The decision of other local planning authorities when considering similar change of use applications.

*Advice or guidance was not obtained from the local planning authority prior to the submission.

Officer comment: A large number of comments received have raised matters which are not relevant to planning, not relevant to the application and/or are beyond the scope or control of the local planning authority in determining the planning application. The matters above should not therefore be given any weight as material planning considerations in the determination of the application.

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)
 - Grafham and Ellington Neighbourhood Plan (2022)
- 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
 - Impact upon Residential Amenity
 - Highway Safety and Parking
 - Flooding and Drainage
 - Other Matters

Principle of Development

- 7.6 The site is located in Brampton which is defined as being within the Huntingdon Spatial Planning area within the Huntingdonshire Local Plan to 2036 (the Local Plan). Policy LP7 'Spatial Planning Areas' of the Local Plan to 2036 sets out that "A proposal for development on a site which is additional to those allocated in this plan, use class C2 will be supported where it is appropriately located within a built-up area of an identified Spatial Planning Area Settlement."
- 7.7 Policy LP2 of the Local Plan seeks to concentrate development in locations which provide or have the potential to provide the most comprehensive range of services and facilities. The Spatial Planning Areas including Brampton, are designated reflecting their concentration of services and facilities in these locations and their role in providing services to residents.
- 7.8 With regard to this application, Policy LP26 'Specialist Housing' of the Local Plan states:
"A proposal for a new residential institution or replacement or extension of an existing one (class 'C2') will be supported where:
e. it is easily accessible to shops, services, community facilities, public transport and social networks appropriate to the needs of the intended occupiers, staff and visitors; and
f. the design meets or exceeds the standards set by the Care Quality Commission (or successors) regarding the safety and suitability of premises."
- 7.9 The application site is considered to be within the built-up area of the Brampton as a Spatial Planning Area.
- 7.10 In relation to the intended occupiers of the site, Brampton hosts a range of useful services and facilities including retail, schools, playing facilities, health and social facilities, and places of worship with good access via public transport to Huntingdon, St Neots and towards Cambridge.
- 7.11 While these services and facilities are in close proximity to the site geographically, it is Officer's view that criterion e. of Policy LP26 requires an assessment as to the accessibility to such

services relative to the needs of the future occupiers, staff and visitors.

- 7.12 In this case, the proposal is for a 4-bedroom children's home with 24/7 staff cover. It is considered that the site location provides sufficient opportunity for accessing services to meet the day to day needs of the residents and staff. Some objections have been raised that the occupiers will be schooled in Bedfordshire and thus will not be sustainable. It is not known where the children will be schooled and may be subject to change and decided on a child-by-child basis. Notwithstanding this, the submitted application suggests that all children will car-share with only one trip generated for school drop-offs or pick-ups. Therefore, to refuse the application on such grounds would not be reasonable or justified.
- 7.13 Concerns have also been raised that the footpath directly outside of the site is less than 1m in width and that residents would need to cross the road to access the footpath on the northern side of West End in order to access services on foot. This is accepted, but it is not considered that it would represent an unacceptable danger to pedestrian or highway safety or deter sustainable forms of travel when considering that there would be no change to the existing situation with regard to accessibility to services and facilities. Overall, the site provides good access on foot, cycle, and by public transport in meeting the day to day needs of residents and staff and is therefore considered a sustainable form of development.
- 7.14 Policy LP16 of the Local Plan 'Sustainable Travel' states that new development will be expected to contribute to an enhanced transport network that supports an increasing proportion of journeys being undertaken by sustainable travel modes, defined in the 'Glossary'. A proposal will therefore be supported where it is demonstrated that:
- a. opportunities are maximised for the use of sustainable travel modes;*
 - b. its likely transport impacts have been assessed, and appropriate mitigation measures will be delivered, in accordance with National Planning Practice Guidance;*
 - c. safe physical access from the public highway can be achieved, including the rights of way network where appropriate*
 - d. any potential impacts on the strategic road network have been addressed in line with Department for Transport Circular 02/2013 and advice from early engagement with Highways England; and*
 - e. there are no severe residual cumulative impacts."*
- 7.15 Sustainable transport modes are defined as: any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.

- 7.16 Policy LP17 of the Local Plan 'Parking Provision and Vehicle Movement' states that clear justification for the space for vehicle movements and level of vehicle and cycle parking proposed will need to be provided taking account of:
- a. highway safety and access to and from the site;*
 - b. servicing requirements;*
 - c. the accessibility of the development to a wide range of services and facilities by public transport, cycling and walking;*
 - d. the needs of potential occupiers, users and visitors, now and in the future;*
 - e. the amenity of existing and future occupiers and users of the development and nearby property; and*
 - f. opportunities for shared provision, where locations and patterns of use allow this."*
- 7.17 It is considered that the development site can be considered easily accessible to shops, services, community facilities, public transport, and social networks appropriate to the needs of the intended occupiers, staff, and visitors.
- 7.18 The NPPF 2021 encourages that local planning authorities take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs. Stating that in particular, local planning authorities should support proposals to:
- a) use retail and employment land for homes in areas of high housing demand, provided this would not undermine key economic sectors or sites or the vitality and viability of town centres, and would be compatible with other policies in this Framework; and*
 - b) make more effective use of sites that provide community services such as schools and hospitals, provided this maintains or improves the quality-of-service provision and access to open space."*
- 7.19 The positives benefits associated with providing children's home accommodation within the community should be noted alongside the positive approach that should be taken to the efficient re-use land for these purposes. Whilst no evidence has been submitted that demonstrates a specific need in this location, the proposal is on a small scale and decisions should be taken on the merits of the case with market demand for such a facility, evidenced by the potential purchase of the property and submission of the application for a change in use.
- 7.20 Overall, the proposal is unlikely to result in the intensification of use or access to the property. The site would provide for good access to appropriate services and infrastructure commensurate with the range and number of occupants and is therefore a sustainable development which complies with Policies LP2, LP7, LP16, LP17 and LP26 of the Local Plan.

Impact on the Character and Appearance of the Area

- 7.21 Policy LP11 of the Local Plan 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.
- 7.22 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.”*
- 7.23 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.
- 7.24 The proposal makes internal alterations only to the existing building and would have a neutral impact on the appearance of the area with no contravention of Policies LP11 and LP12 in this regard. The need for and provision of additional waste storage and cycle parking does have the potential to introduce additional paraphernalia to the frontage which could result in a small degree of harm. The details of these types of facilities would need to be approved via planning condition, to ensure they are acceptable in this regard.
- 7.25 Concerns have been raised that the use and associated activities and movements would be out of character within what is a residential area. Whilst it is acknowledged that the proposal would introduce a new use, this would remain residential in its nature with the number of permanent occupants and associated movements similar to that which could be expected of a dwelling of this size and in this location. It is therefore considered that the proposal would have a neutral effect on the character and

experiential feel of the area and the change of use would have no harm in this regard.

- 7.26 Overall, it is considered that the proposal accords with Policies LP11 and L12 having regard for the character and appearance of the area.

Residential Amenity

- 7.27 Policy LP14 of the Local Plan states a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings.
- 7.28 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.
- 7.29 No external changes are proposed to the existing building, As such it is not considered that the proposed use would result in harm to residential amenity in terms of overlooking, overbearing or loss of light.
- 7.30 The neighbour representations regarding amenity impacts are noted. While the representations section above provides a summary, the amenity impacts of the proposal were raised by several neighbours and are addressed below.
- 7.31 In terms of noise and disturbance, it cannot be assumed that children living in care would be more likely to behave antisocially or create levels of noise over and above children living in a traditional dwelling (use class C3). It should be noted that children would be cared for by specialist supervising staff and care workers who are able to deal with any situations that might arise. Furthermore, the number of children that would occupy the site could be limited at four occupants by way of a planning condition. This would ensure that the number of occupants and associated noise impacts would not be materially different to that which could occur within a conventional C3 dwelling of this size.
- 7.32 Potential issues of privacy and security concerns have been raised. The site is currently fenced off to neighbours in an acceptable way, although neighbours may have the opportunity to increase the boundary height to 2 metres to the side/rear under permitted development rights to provide further assurance in this regard. Given that the home would be regulated by Ofsted and have 24/7 staff cover, it is not considered that the security concerns to neighbouring properties would be significant.
- 7.33 It is noted that the current use as a large single dwelling could result in a number of young children occupying the site. While

there could be a larger number of children using the garden of application site at any one time compared to a large single dwelling, given that the home would be regulated by Ofsted and managed through 24/7 staffing, it is considered that the use of the application site would be monitored and controlled to ensure the impacts of noise and disturbance are minimised. For the same reasons, the number of vehicle trip rates on a day-to-day basis are not considered to be materially greater than the existing C3 use and as such would not result in additional noise or disturbance from vehicle movements. Concerns have been raised that additional visitors and waste collection would also contribute to the number of vehicle movements and therefore noise and disturbance. However, additional visitors, and waste collections would generate only minor additional disturbance and would be limited in their occurrence and duration and thus would not amount to an unacceptable impact on neighbour amenity.

- 7.34 Concerns have been raised that the existing second floor dormer windows and Juliette balcony provide uninterrupted views towards neighbouring gardens and results in additional overlooking and loss of privacy. The second floor rooms are currently used as bedrooms and the proposed use would see these rooms used as staff accommodation. It is not considered that the proposed use of the second floor rooms would provide any greater opportunity for overlooking than the existing situation. A neighbour has also raised concerns that the Juliette balcony is unauthorised. However, this matter has been investigated by the Council's Planning Enforcement Officer who has confirmed that the insertion of a Juliette balcony following completion of the approved development would not require planning permission and would be deemed as permitted development. Furthermore, the local planning authority are in possession of a completion certificate granted in 2014. This therefore confirms that the dormer was completed in 2014 in accordance with the approved plans and was subsequently changed using permitted development rights which are intact for the property.
- 7.35 In terms of the future occupiers of the dwelling, the site provides sufficient space for the number of occupants proposed with a large outdoor garden area. As is the current situation, the use of the building as a care home would provide a high standard of amenity for future occupiers.
- 7.36 Overall, it is considered that the site would provide a high standard of amenity for future users of the children's home and the proposal would retain acceptable and high amenity standards for neighbours in accordance with Policy LP14 of the Local Plan.
- 7.37 It is considered that 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.

7.38 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

7.39 There are no specific parking policy standards within local policy. Local Plan Policy LP17 requires appropriate space within the site for vehicular movements, facilitates accessibility for service and emergency vehicles and incorporates adequate parking for vehicles and cycles. The policy also requires clear justification for the level of vehicle and cycle parking proposed having regard to the following factors:

- Highway safety to and from the site
- Servicing requirements
- Accessibility of the development to a wide range of services and facilities by public transport, walking and cycling
- Needs of potential occupiers
- Amenity of existing and future residents
- Opportunities for shared provision

7.40 Paragraph 111 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

7.41 West End has a 20mph speed limit is on a bus route and in close proximity to the centre of the village. As stated above, there are no changes to the access or parking area proposed as part of the application.

7.42 In terms of highway network capacity, the Local Highway Authority (LHA) consider that the proposed use will operate in the same way as a large single dwelling generating nine vehicle trips per day with the care providers on site taking on the roles and responsibilities of parents in terms of shopping, leisure activities, school drop offs and pick-ups. Having regard for the low number of anticipated regular trips, it is not considered that the proposed use will have an unacceptable or severe impact on the highway network and would not conflict with paragraph 111 of the NPPF in this regard.

7.43 It is acknowledged that concerns have been raised by local residents in terms of the capacity of the surrounding road network in its ability to meet the needs of the development, the safety of the vehicle and pedestrian access and the level of parking provision proposed. Also, that the anticipated trips do not take into account additional visitors that would generate vehicle movements associated with the proposed use. However, as confirmed by the LHA, additional trips generated by social care

workers and visiting family members are likely to be less regular and would not materially increase the impact on the road network.

- 7.44 The Parish Council and local residents have raised concerns that the access is not suitable for pedestrians and vehicles due to the limited visibility splay caused by the presence of a wall and hedge and with the main footpath being located on the north side of West End. The Parish Council have suggested that they would reconsider their objection if the fence, hedge and gate were removed or altered to provide improved vehicle visibility. However, the scheme needs to be considered on its merits as submitted, which proposed to retain the existing access arrangements.
- 7.45 The LHA has considered the access and having regard for the existing use and the scale and nature of the existing dwelling, it is not considered that the proposed use would increase the number of vehicular movements to such an extent that it would be considered an unacceptable harm to highway safety nor would the cumulative impacts be severe. Having regard for paragraph 111 of the NPPF, it is not considered that the application could be refused on such grounds. In terms of pedestrian safety, whilst it is acknowledged that there is not a complete footway on the south side of West End, there is sufficient pedestrian visibility to assist in crossing the road safely to access the footpath on the north side of West End. Furthermore, it should be noted that the proposed access arrangements do not alter the current situation which is commonplace on the south side of west end where the footpath is limited. It is not considered that users of the development would be disproportionately disadvantaged in terms of pedestrian safety having regard for the existing use and site access arrangements.
- 7.46 The applicant has submitted a parking plan that shows that the existing driveway can accommodate five vehicles with space for manoeuvrability. The LHA has confirmed that the level of parking provision having regard for the number of staff and types of residents, would be sufficient to avoid the need for additional parking within the public highway. The LHA goes on to confirm that even if additional coincidental parking did occur within the public highway this would not be considered a safety issue over and above the on-street parking that already occurs in this location. It is however considered reasonable to impose a condition on the number and age of residents to reduce the potential for additional vehicles parking on and off site which if uncontrolled, could lead to harm both in respect of highway safety and wider public amenity.
- 7.47 It is noted that concerns have been raised that the level of parking provision is unacceptable and will result in additional

parking within the highway to the detriment of highway safety, however, for the reasons set out above the parking provision for the proposed development is considered to be satisfactory.

- 7.48 One neighbouring objector has raised concerns that the existing porch has been omitted from the parking plan which could impede an accurate assessment of the space available for parking. Whilst it is noted that the porch is omitted from the plan, the porch is shown on the floor plans and was evident at the time of a site visit. The porch projects nominally beyond the front elevation and it is not considered that it would not materially reduce the available space for parking of five vehicles shown.
- 7.49 Secure cycle parking is to be provided in accordance with the requirements of the Huntingdonshire Design Guide (2017). Secure cycle storage can be secured by planning condition attached to the decision notice.
- 7.50 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. Subject to the above stated conditions, the application therefore complies with Policy LP17 of the Huntingdonshire Local Plan to 2036 as the access would provide appropriate space for vehicular movements within the site, provide for sufficient parking and would consider highway safety when entering or leaving the site.

Flood Risk and Drainage

- 7.51 Policy LP5 states that proposals will only be supported where all forms of flood risk have been addressed.
- 7.52 An unnamed ordinary watercourse bounds the south of the site and flows eastwards where it discharges into the Brampton Brook 260m to the southeast of the site. The application is supported by a site-specific Flood Risk Assessment (FRA).
- 7.53 Concerns have been raised by local residents that the site is located within a high-risk flood zone and therefore should be subject to the sequential test, and other available sites should be identified that are at lower risk of flooding. Concerns have also been raised on the validity of the FRA as it is based on assumptions rather than exact topographical survey data. The applicant has since confirmed that the updated FRA has been prepared using a topographical survey and detailed flood model data provided by the Environment Agency (EA).
- 7.54 The FRA identifies the northern part of the site located in Flood Zone 1 and the south-east of the site to be located within Flood Zone 2. The remainder of the site is located within Flood Zone 3.

The existing dwelling is to be located partly within Flood Zones 1 and 2.

- 7.55 Annex 3 of the National Planning Policy Framework sets out the flood vulnerability classifications for various uses. Buildings used for dwelling houses (C3) and residential institutions (C2) fall within the “more vulnerable” classification. As the proposed use would not introduce a use that would be more vulnerable than the existing use, it is not considered that it would need to be subject to the sequential test. Furthermore, it is not considered to be subject to the sequential test because the building falls within Flood Zone 2 as identified by the FRA. In terms of the exception test, no changes are proposed to the external areas that would increase the risk of flooding.
- 7.56 The updated FRA does recommend some mitigation measures to improve the resilience of the site having regard for the safety of the occupants. These include the premises being signed up to receive the EA’s advance flood alerts and warnings for the area. A flood warning and evacuation plan is recommended which would be triggered by the announcement of a severe flood warning to provide advanced warning of any extreme weather and enable site management to notify all occupants/ visitors to allow sufficient time for them to either prepare for flooding or vacate the site. A full copy of the document has been submitted with the FRA. It is, therefore, recommended that a condition be imposed requiring such flood resilience measures to be carried out in accordance with the FRA recommendations.
- 7.57 Overall, it is considered that the proposed use would not increase flood risk elsewhere nor would the proposed development introduce a more vulnerable use. Subject to planning conditions, the proposal accords with Policy LP5 of the Local Plan and the National Planning Policy Framework.

Other Matters

Impact on Heritage Assets

- 7.58 The site is not located within sufficient proximity to any designated heritage assets that would be affected by the proposed change of use. Furthermore, there are no physical external alterations proposed to the building that would cause any harm to heritage assets or their setting.

Biodiversity

- 7.59 In terms of biodiversity and geodiversity, the proposal does not involve any physical alterations to the existing building or gardens and as such would not impact on any species or habitats.

Other Public Comments

- 7.60 Site could be used for alternative care use/provision.
Officer comment: As stated above the specific use/ occupation will be conditioned to ensure this does not occur.
- 7.61 Questions whether the hedgerow across the frontage be retained and protected.
Officer comment: The submitted plans indicate the hedgerow is to be retained. The site does not lie within a conservation area and it would not be appropriate to require the separate retention or protection of this hedgerow.
- 7.62 Questions whether the emergency services have been consulted on the application.
Officer comment: The appropriate consultation and publicity on the application has been undertaken and all consultee responses recorded.

CONCLUSION

- 7.63 This application must be considered against the test in S38 (6) of the Planning and Compulsory Purchase Act 2004, namely, in accordance with the development plan unless material considerations indicate otherwise. The NPPF has at its heart the presumption in favour of sustainable development (paragraph 11) and requires the approval of development proposals that accord with an up-to-date development plan without delay.
- 7.64 The presumption in favour of sustainable development requires proposals to achieve economic, social and environmental gains; as such a balancing exercise has to be undertaken to weigh the benefits of the scheme against its disadvantages. When considered in the round, a development proposal would contribute to the economic, environmental and social dimensions of sustainability.
- 7.65 In terms of the environmental dimension of sustainable development, the proposal would involve limited changes to the site and associated property and would have no significant adverse impact on the overall character of the area. The access is considered to be safe and suitable to serve the proposed change of use. The proposal is acceptable in terms of flood risk.
- 7.66 In terms of the social dimension of sustainable development, the development would contribute to a local requirement for specialist housing and support for young persons. This is located within a sustainable location of Brampton which would provide for good access to local services and infrastructure commensurate with the range and number of occupants and staff.

7.67 In terms of the economic dimension of sustainable development, the proposal would contribute towards economic growth, including job creation – both during the conversion phase and the staff required to support the children’s home. Both occupants and staff would also have access to the services and facilities nearby.

7.68 Having regard to all relevant material considerations, it is recommended that approval be granted, subject to the imposition of appropriate conditions.

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

- Standard 3 year time limit
- Approved plans
- Limit specific use/occupation to four residents aged under 18
- Provision and retention of parking spaces
- Details of, provision of and retention of cycle storage
- Details of, provision of and retention of waste storage and presentation
- Flood resilience measures as set out in the FRA to be implemented.

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:

Carry Murphy, Development Management Team Leader (South)

carry.murphy@huntingdonshire.gov.uk

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Developmentcontrol@huntingdonshire.gov.uk

01480 388424
www.huntingdonshire.gov.uk

Head of Planning
Services Pathfinder
House
St. Mary's Street
Huntingdon
Cambridgeshire
PE29 3TN

Application Number: 22/00501/FUL Case Officer: Lewis Marshall

Proposal: 31 West End Brampton Huntingdon PE28 4SD

Location: Change of use from C3 (dwelling house) to C2 (care home)

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)

The Brampton Parish Council Planning Committee noted the intense interest from the public regarding this application. They were satisfied with the overall proposal, however recommend refusal due to significant issues with the access and parking design of the property.

No observations either in favor or against the proposal

K Hornett, Assistant Clerk to Brampton Parish Council
(For GDPR purposes please do not sign)

Date : 03 May 2022

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)

From: [Assistant Clerk](#)
To: [Control, Development \(Planning\)](#)
Cc: [Lewis Marshall](#)
Subject: 22/00501/FUL 31 West End Brampton Huntingdon PE28 4SD
Date: 12 May 2022 15:22:38

Good afternoon,

Regarding the above planning application, following the Parish Council meeting and after further discussion, the Parish Council would like to make the recommendation that by removing the walls and foliage at the front of the property this may make way for better access. If a future application was received, including these changes, the Parish Council would reconsider.

Please could you confirm receipt of the above comments.

Kind regards,

Kathryn

Kathryn Hornett
Brampton Assistant Clerk

01480 454441
Brampton Memorial Centre
Thrapston Road
Brampton
Huntingdon
Cambs PE28 4TB

Please note - Brampton Parish Council's General Privacy Notice is on our website
www.brampton-cambs-pc.gov.uk

Development Management Committee

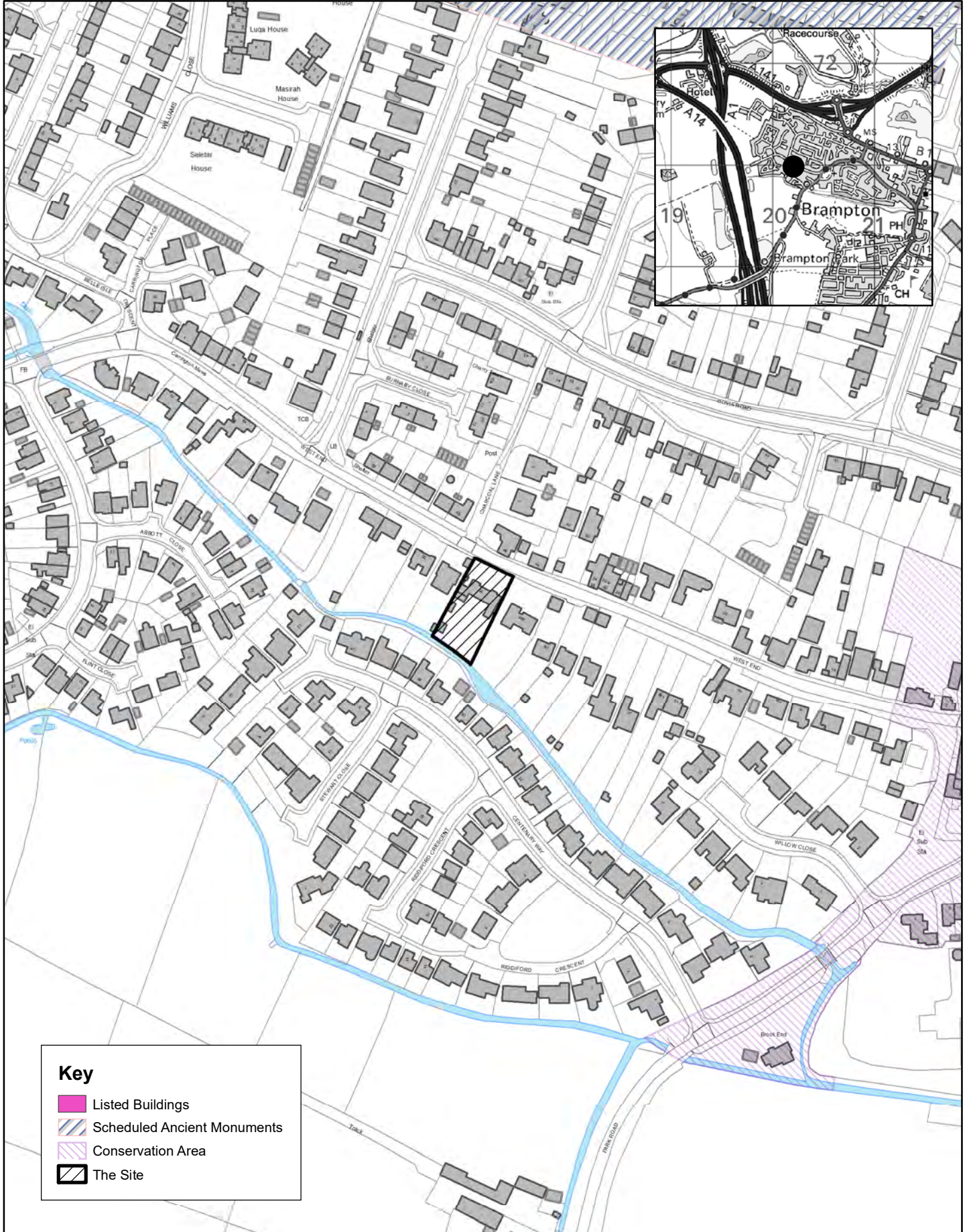


Scale = 1:2,500

Date Created: 28/07/2022

Application Ref:22/00501/FUL

Location: Brampton



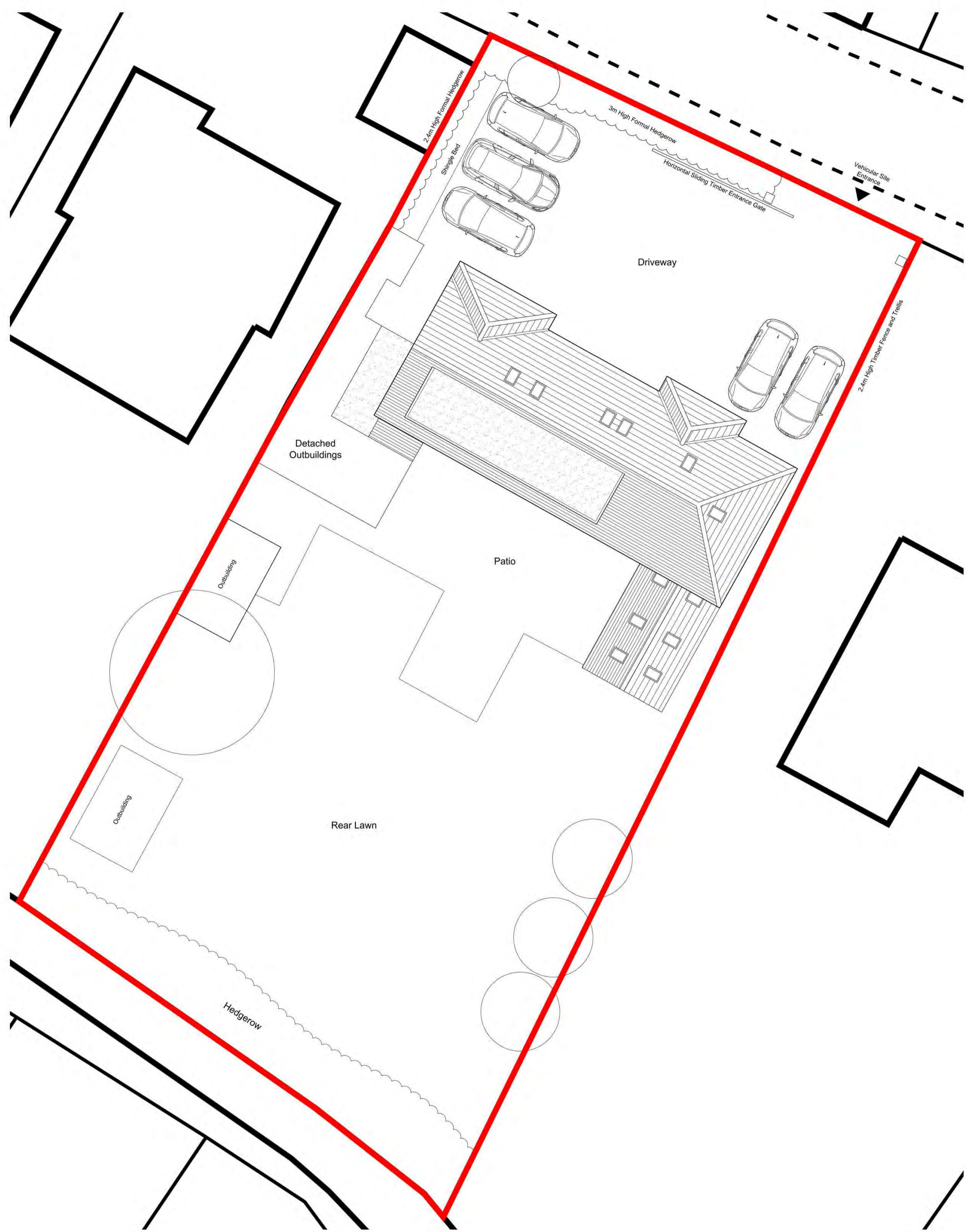
Copyright of this drawing remains with Catalyst Architects Ltd at all times unless specifically agreed otherwise. All rights reserved to Chapter IV of the Copyright, Designs & Patents Act 1988 have been expressly asserted.

Constructors must verify all dimensions on site before commencing any work, under penalty of any claims or consequences. This drawing is not to be taken as rigid dimensions only.

Building work is tentative and is subject to change with construction methods, materials and to the course of the design process and development.

Catalyst Architects Ltd is registered in England and Wales.
Registration No: 10700003

Site Area : 1013 m²
0.25 Acres



Note
This drawing is indicative only and is based on drawings and/or dimensions provided by others. All dimensions to be checked and measured on site.

PLANNING		
P2	Indicative parking adduct	13.05.2022 GRH
P3	Front driveway arrangement updated	16.05.2022 GRH



Client: The Caribbean Group
Site: 31 West End
Brampton, Huntingdon
Cambridgeshire
PE28 4SD

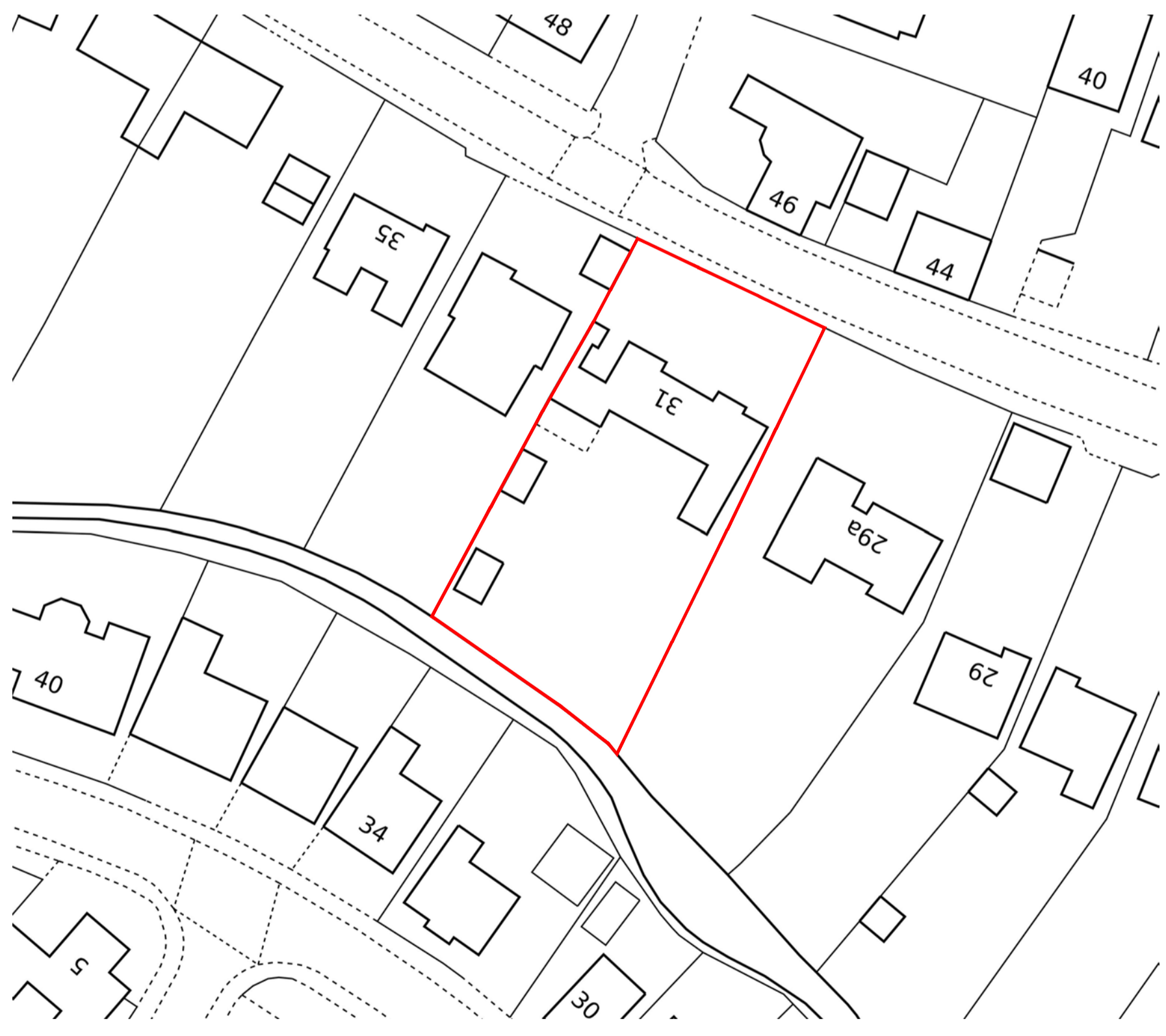
Drawing Title: Proposed Block Plan and Site Plan

Drawn: GRH	Date: 2022.02.15	Scale: 1:1250 / 500 / 100	Size: A1
Drawing Ref: (22-034)-003	Revision: P1	Issue Date: 2022.05.16	

Site Area : 1013 m²
0.25 Acres



Site location Plan
SCALE 1:1250



Existing Block Plan
SCALE 1:500



Existing Site Plan

SCALE 1:100

Note
This drawing is indicative only and is based on drawings and/or dimensions provided by others. All dimensions to be checked and measured on site.

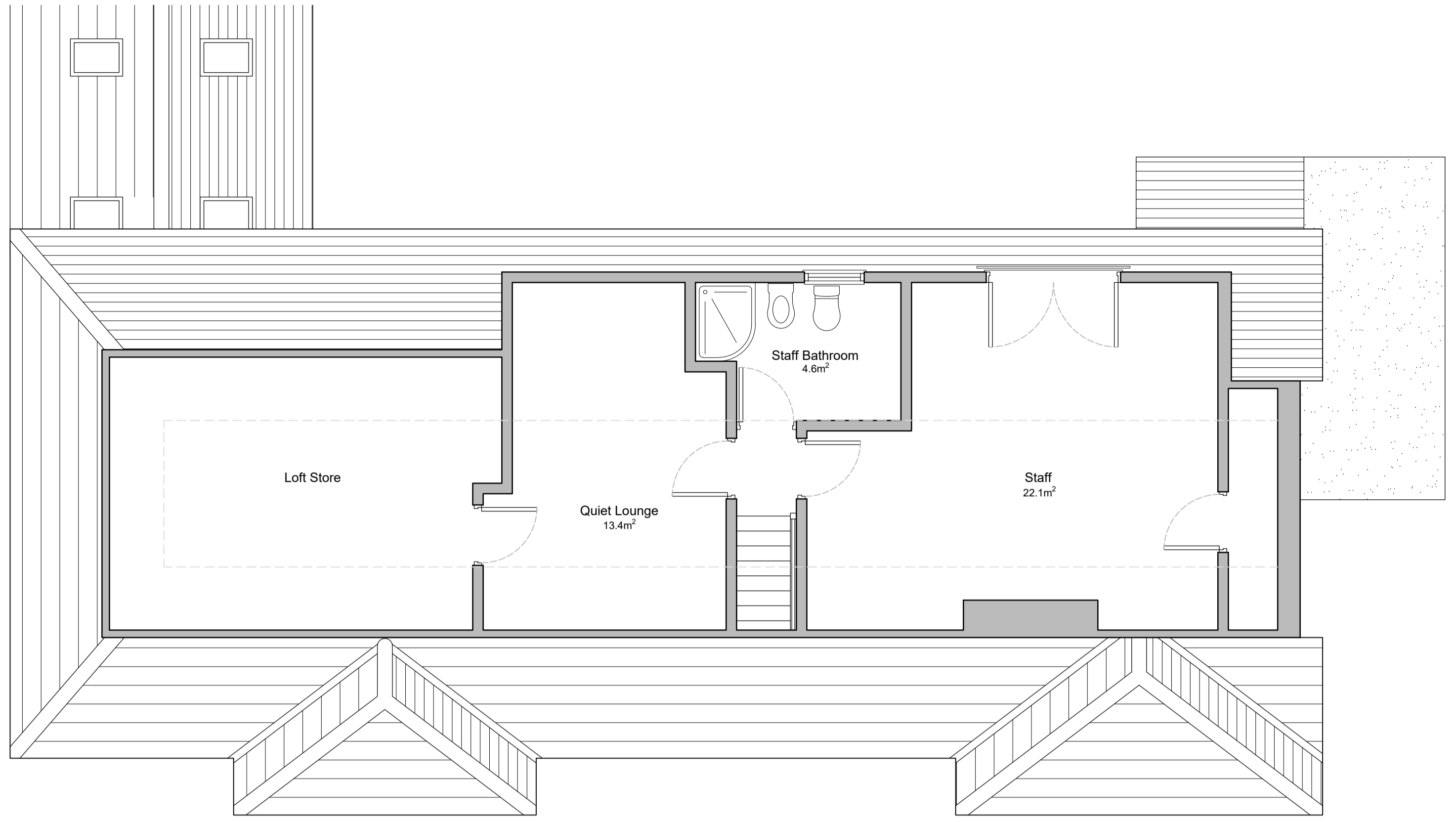
SURVEY	

Catalyst Architects Ltd.
T: 07942263217 www.catalystarchitects.co.uk studio@catalystarchitects.co.uk

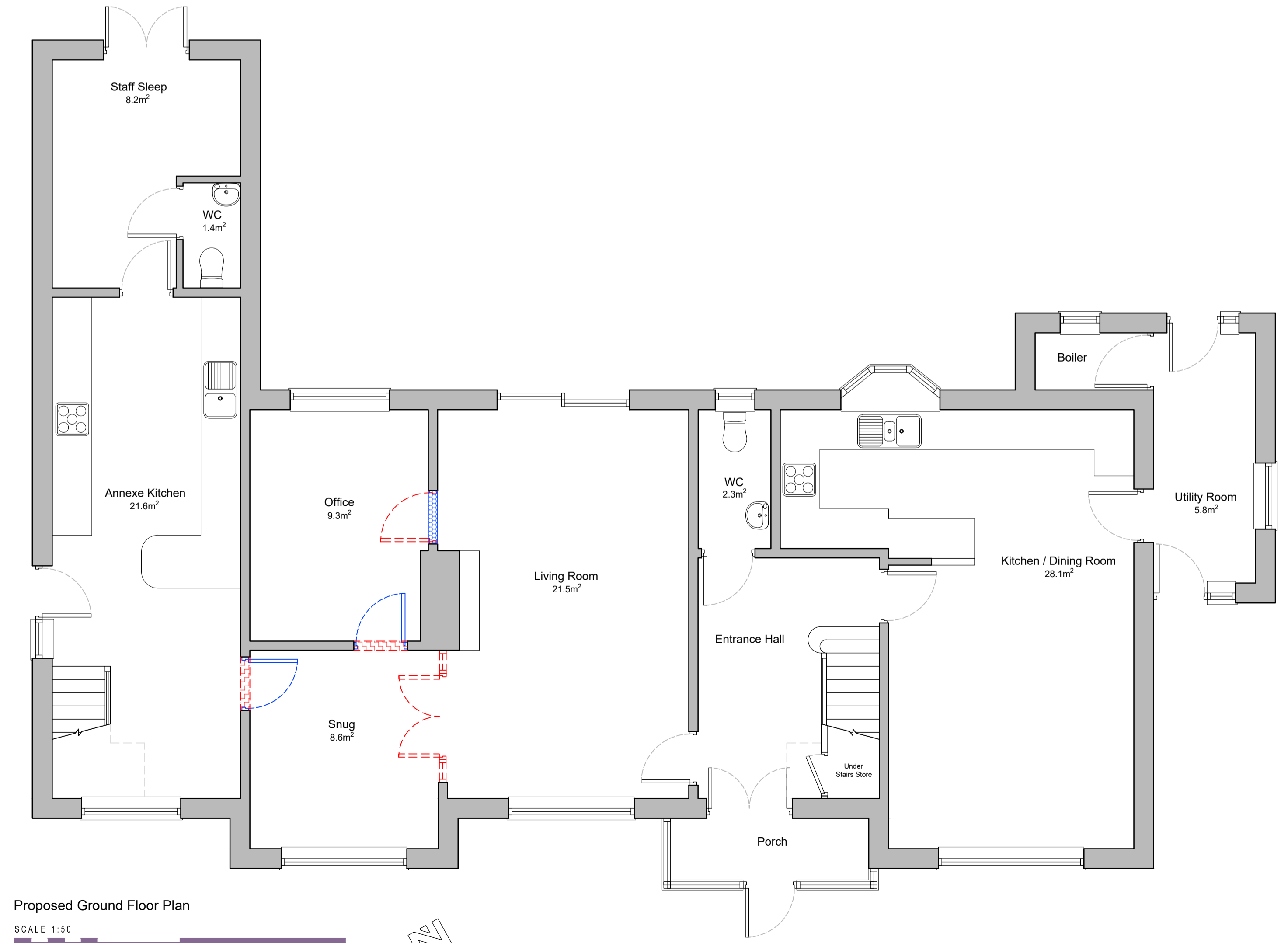
Client:	The Cambian Group
Site:	31 West End Brampton, Huntingdon Cambridgeshire PE28 4SD

Drawing Title: Existing Site Location Plan, Block Plan and Site Plan

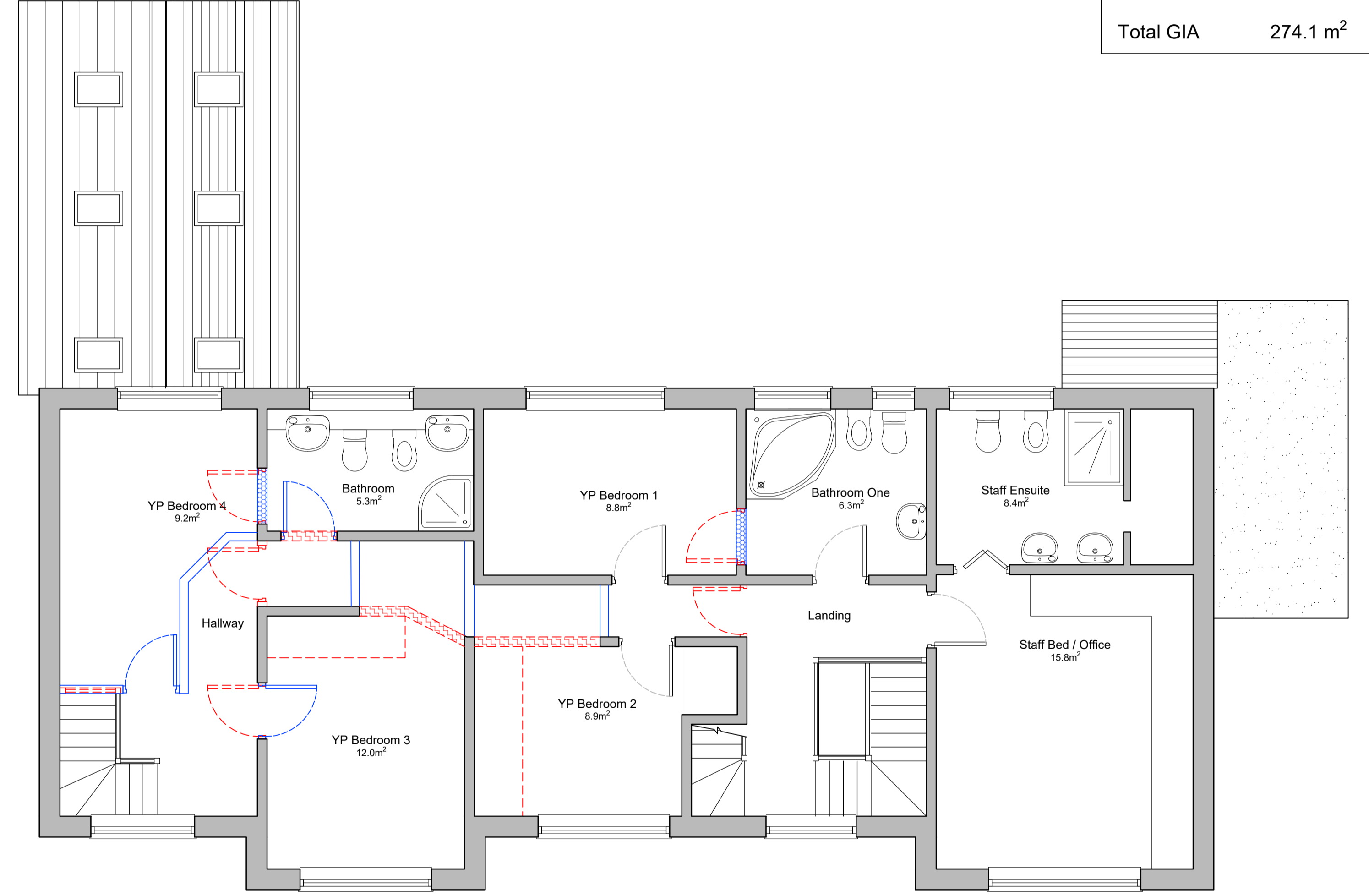
Drawn: GRH	Date: 2022.02.15	Scale: 1:1250 / 500 / 100	Size: A1
Drawing Ref: (22-034)-001	Revision: S1	Issue Date: 2022.02.15	



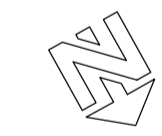
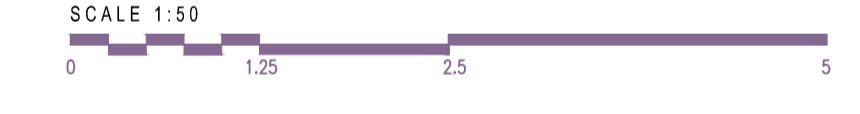
Proposed Second Floor Plan



Proposed Ground Floor Plan



Proposed First Floor Plan



Legend:

	Demolition
	Proposed

Gross Internal Areas (GIA)

Ground Floor	128.8 m ²
First Floor	101.4 m ²
Second Floor	43.9 m ²
Total GIA	274.1 m²

Note
This drawing is indicative only and is based on drawings and/or dimensions provided by others. All dimensions to be checked and measured on site.

PLANNING	
P2	GIA note added 22.02.2022 GRH

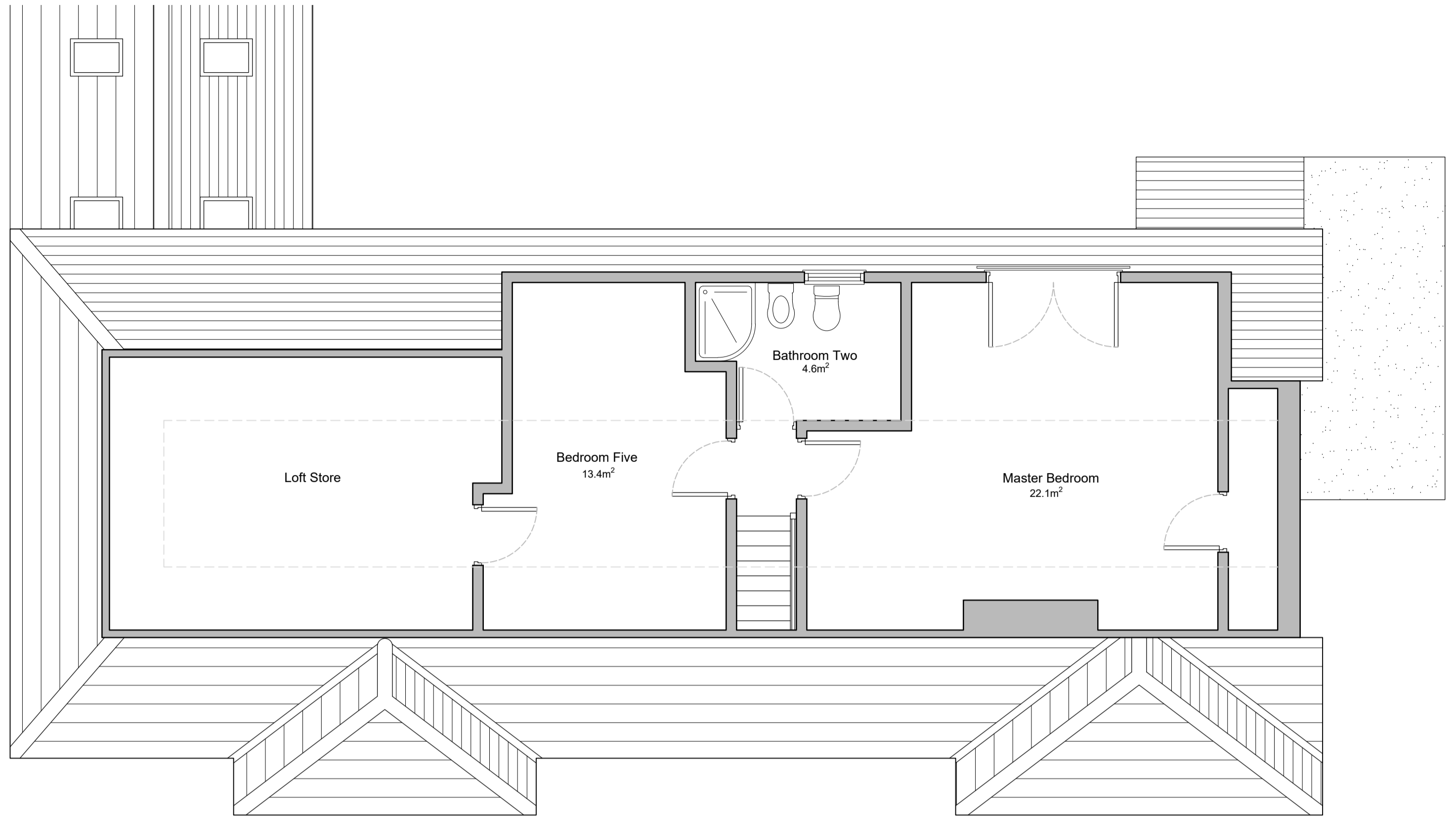


Client: The Cambian Group
Site: 31 West End, Brampton, Huntingdon, Cambridgeshire, PE28 4SD

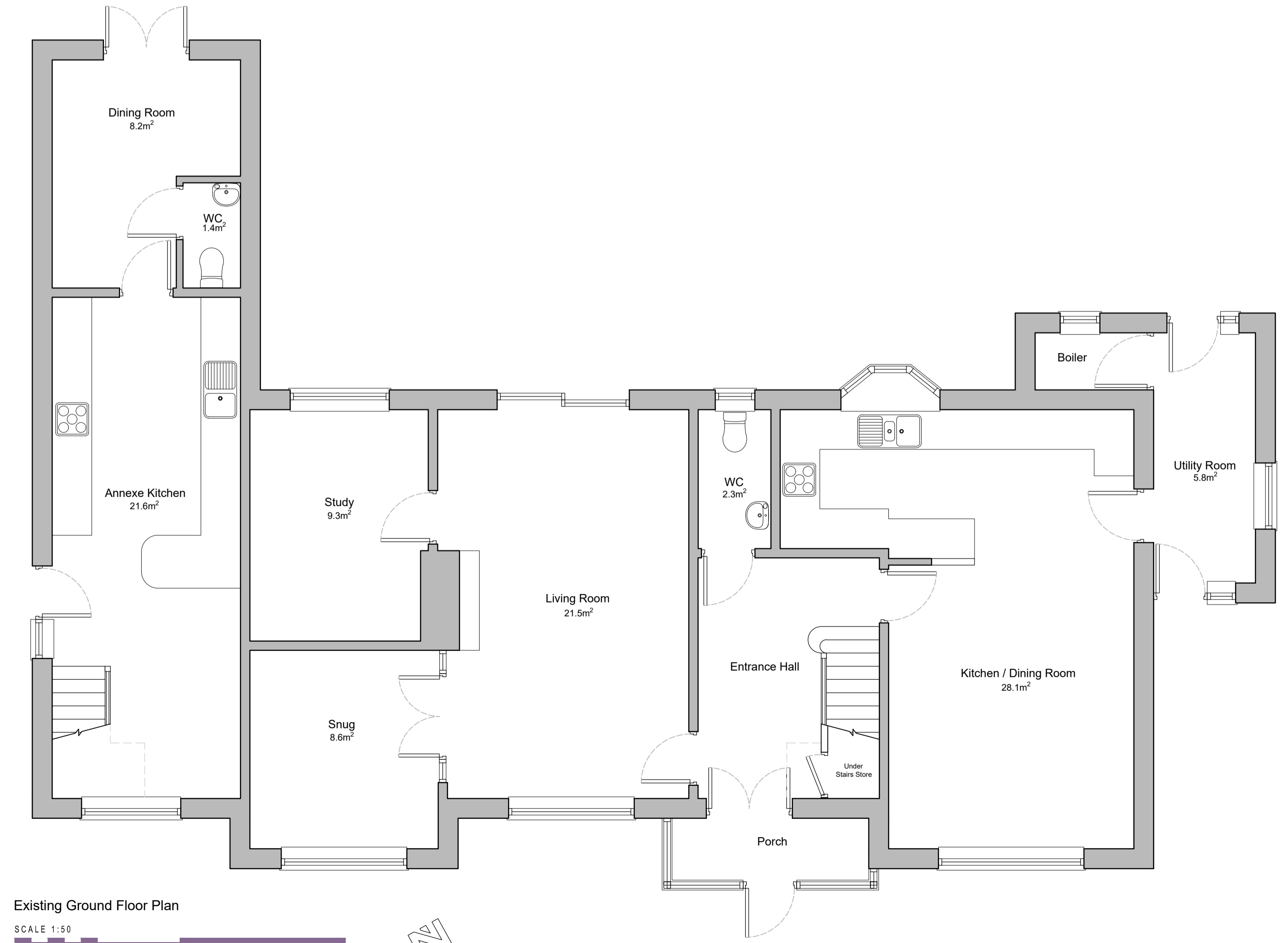
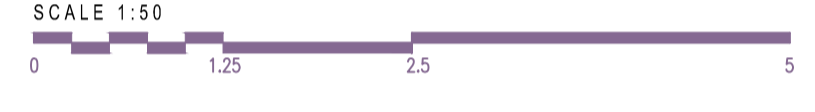
Drawing Title: Proposed: Ground, First and Second Floor Plans

Drawn: GRH	Date: 2022.02.15	Scale: 1:50	Size: A1
------------	------------------	-------------	----------

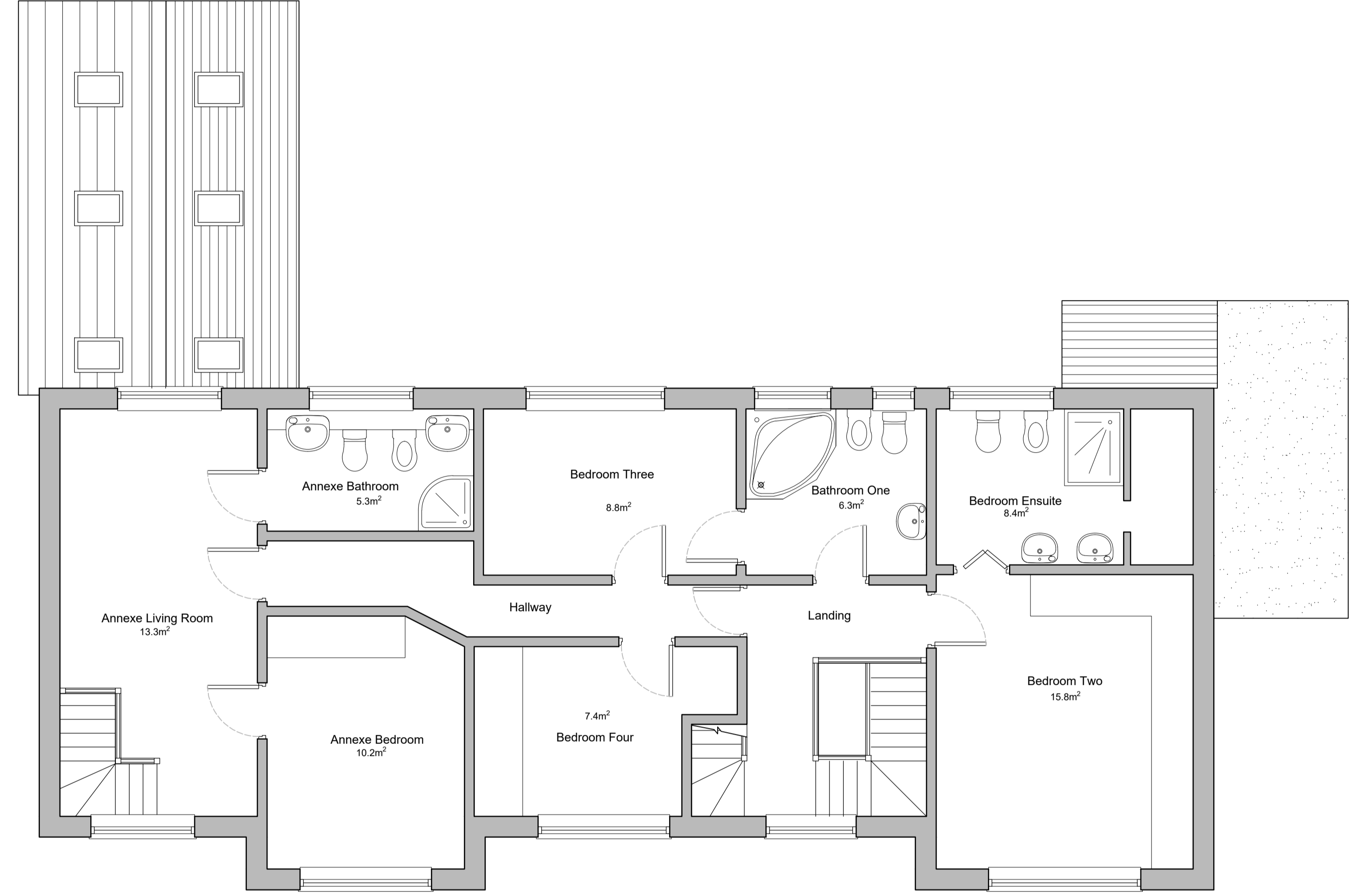
Drawing Ref: (22-034)-004	Revision: P2	Issue Date: 2022.02.22
---------------------------	--------------	------------------------



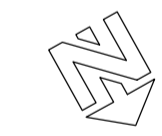
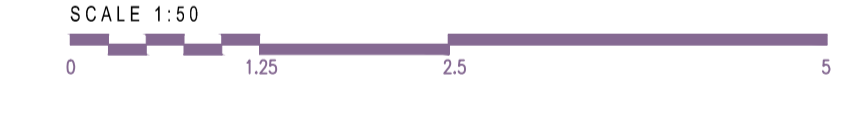
Existing Second Floor Plan



Existing Ground Floor Plan



Existing First Floor Plan



Gross Internal Areas (GIA)

Ground Floor	128.8 m ²
First Floor	101.4 m ²
Second Floor	43.9 m ²
Total GIA	274.1 m²

Note
This drawing is indicative only and is based on drawings and/or dimensions provided by others. All dimensions to be checked and measured on site.

SURVEY	
S2	GIA note added 22.02.2022 GRH



Client:	The Cambian Group
Site:	31 West End Brampton, Huntingdon Cambridgeshire PE28 4SD

Drawing Title:	Existing Ground, First and Second Floor Plans
----------------	---

Drawn: GRH	Date: 2022.02.15	Scale: 1:50	Size: A1
------------	------------------	-------------	----------

Drawing Ref:	Revision:	Issue Date:
(22-034)-002	S2	2022.02.22

