

DEVELOPMENT MANAGEMENT COMMITTEE 21st NOVEMBER 2022

Case No: 22/01500/FUL (FULL PLANNING APPLICATION)

Proposal: PROPOSED DAY ROOM.

Location: TOWER FARM AND STABLES TOSELAND ROAD
YELLING PE19 6SA

Applicant: MR TOM BROWN

Grid Ref: 524776 262704

Date of Registration: 08.07.2022

Parish: YELLING

RECOMMENDATION - APPROVE

This application is referred to the Development Management Committee (DMC) in accordance with the Scheme of Delegation as the officer recommendation of approval is contrary to that of the Parish Council.

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 Tower Farm and Stables is an equestrian/livery site used for private leisure purposes approved under planning application 19/02608/FUL. It is located in the open countryside between Yelling to the east and Toseland to the west. It is in Flood Zone 1 but has a greater than 75% risk of surface water flooding. There are no other site constraints.
- 1.2 This application seeks permission for the erection of a building to the north of the site to be used as a day room. The building will provide shelter, drink making and washing facilities for users of the equestrian site.
- 1.3 During the lifetime of the application revised plans have been received which significantly reduce the scale of the building in comparison with earlier proposal. Neighbours, the Parish Council and parties who submitted previous comments have been re-consulted on the revised plans.

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 2021 are also relevant and material considerations.

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

3. PLANNING POLICIES

- 3.1 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
- LP1: Amount of Development
 - LP2: Strategy for Development
 - LP5: Flood Risk
 - LP6: Waste Water Management
 - LP9: Small Settlements
 - LP10: The Countryside
 - LP11: Design Context
 - LP12: Design Implementation
 - LP14: Amenity
 - LP15: Surface Water
 - LP17: Parking Provision and Vehicle Movement
 - LP23: Tourism and Recreation
 - LP30: Biodiversity and Geodiversity
- 3.2 Supplementary Planning Documents (SPD) and Guidance:
- Huntingdonshire Design Guide Supplementary Planning Document 2017
 - Huntingdonshire Landscape and Townscape SPD (2022)
 - Huntingdonshire Strategic Flood Risk Assessment (2017)
 - Cambridgeshire Flood and Water SPD 2017
 - Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)
 - The National Design Guide (2021)
- * C1 - Understand and relate well to the site, its local and wider context
- * I1 - Respond to existing local character and identity
- * I2 - Well-designed, high quality and attractive

- * B2 - Appropriate building types and forms
- *M3 - Well-considered parking, servicing and utilities infrastructure for all users
- * N3 - Support rich and varied biodiversity
- * H1 - Healthy, comfortable and safe internal and external environment

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

4. PLANNING HISTORY

- 4.1 19/02608/FUL – Proposed stables manège, hay barn, feed room store and car parking (Permission)
- 4.2 21/80067/COND – Conditional information for 19/02608/FUL, C3 and C4 (Condition Reply)
- 4.3 21/02883/FUL – Siting of timber clad mobile cabin for use as a day room to include washing, changing and toilet facilities (Refused)
- 4.4 22/00824/FUL – Proposed timber clad day room for use by users of the site for the purpose of providing toilet facilities, refuge from the weather, tea and coffee making facilities, drying, washing and changing area and storage of equipment (Withdrawn)
- 4.5 22/80146/COND – Conditional information for 19/02608/FUL, C11 and C12 (Pending Decision)

5. CONSULTATIONS

- 5.1 Yelling Parish Council have been consulted twice (the second time as a result of revised plans being submitted). They have objected on both occasions. These objections are available to view on HDC's Public Access Site but broadly relate to the following matters:
 - *The building proposed would be used for the same reasons as in the refused and withdrawn applications 21/02883/FUL and 22/00824/FUL respectively;
 - *The scale of the proposed building/potential for residential occupancy and alteration of the site to a partial domestic nature;
 - *The building would appear excessive and inconsistent with the development of the site and the number of horses which could be stabled there;
 - *Not warranted for the reasons given by the applicant;
 - *Adds to the number of buildings/congestion of the site impacting the rural character;
 - *Impact on the views across the open landscape;
 - *General concerns over the reasons for the building and why these were not considered as part of the previously approved application and the longer term intention for the use of the site and its buildings as private equestrian facilities.

- 5.2 Officer comments: In the second objection (following the revised plans) the PC acknowledged that there had been a reduction in the footprint and the internal layout but stated that they maintain their objection for materially the same considerations as provided to the Local Planning Authority on the 18th of August 2022.

6. REPRESENTATIONS

- 6.1 Nine objections have been received in total, four with regard to the original plans and a further five following re-consultation. Of the later five, three of these were from occupants of dwellings who had objected to the original plans. Again, these are available to view on HDC's Public Access site but are summarised below:

*Concern that this is a step towards permission for residential accommodation and a caravan park;

*Facilities over and above what is reasonably necessary for the use and inappropriate for the location;

*Earlier approved development has not been fully completed and not in use;

*Highway safety concerns;

*Concerns that there is an attempt to reclassify the use of the site in order to benefit from increased permitted development rights;

*The development would be incongruous with its surroundings and its scale is inappropriate;

*The design of the building appears to an enhanced specification (greater than would be required for a barn), thus indicating potential residential use;

*Potential for a precedent to be set for future, similar development;

*Concerns surrounding the internal provisions of the building;

*Alteration of the character of the area from equine to a partial domestic nature;

*Query as to why the application has only recently been submitted and not considered under the original application (19/02608/FUL);

*General concerns regarding the details submitted as part of the application;

*Concerns regarding the scale of development undertaken at the site in comparison with what was approved under 19/02608/FUL);

*Development would not accord with the Local Plan or the NPPF in relation to development in the countryside;

*Potential for space in the existing (approved) buildings for purposes proposed as part of this application.

- 6.2 *Officer comments: The matters which are material considerations are addressed under the relevant headings in the proceeding sections of this report. There are some matters which cannot be considered in the determination of the application, namely:*

- * *Supposed potential future use of the site, attempt to change the use;*
- * *Earlier development not fully implemented;*
- * *Precedent for future development;*
- * *Queries over why the proposal wasn't put forward under the earlier application;*
- * *Potential for the approved buildings to be used for purposes proposed here;*
- * *Scale of the development already commenced on site (compared with the approved plans).*

- 6.3 *It should be noted that the proposal does not intend to change the use of the site. The Use Class stated (D2) refers to the previous Use Classes Order which was revoked and replaced in September 2020. Use Class D2 related to 'assembly and leisure uses' including outdoor sports and recreation (not involving motorised vehicles or firearms). As the development approved under application 19/02608/FUL was for private equine use and was determined as a leisure use in the countryside this is considered to be accurate. However, officers do note that under the new Use Class Order (September 2020) it would fall under Class F2(c). Any approval under this application will solely relate to the provision of a day room (as per the description of the application).*
- 6.4 *As each application is considered on its own merits it is not considered that this would set a precedent for future applications to be approved. The matters raised regarding the earlier development not yet being fully implemented are noted, yet it should be regarded that an applicant has three years to commence a development, not to complete it. In this case the works described in the objections are likely to be considered a commencement. However, notwithstanding this consideration, as the approval was granted on the 12th of November 2020 it does not expire (even if not commenced) until 12th of November 2023.*
- 6.5 *The matters regarding why this was not presented as part of the original application and use of other buildings on the site are not relevant to this decision. It is accepted that requirements can change given the passage of time and, (as stated above), as each application is considered on its own merits and officers can only consider an application as presented. Lastly, the detail regarding the works which have commenced and their scale are noted, however, it is not clear if there has been any breach, merely the suggestion. If any breach has occurred (or does in future) then this could be raised accordingly with the Planning Enforcement Team. Officers noted during a site visit that some works have commenced on the site but no assessment has been carried out to check these works against the approved plans as it is not a requirement of the determination of this 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)
 - Bury Village Neighbourhood Plan (2021)
 - Buckden Neighbourhood Plan (2021)
 - Grafham and Ellington Neighbourhood Plan 2020-2036 (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 are:
- The principle of development
 - Design, visual amenity and impact upon the character of the area
 - Residential amenity
 - Highway safety and Parking Provision
 - Flood risk and surface water
 - Biodiversity

The Principle of the Development

- 7.6 The application site is located outside the built-up area of Yelling within the countryside. It should be regarded that the principle of development for the use of the site for private equestrian purposes has been established under the previously approved application (ref 19/02608/FUL). Therefore, in this case the addition of this modest building creating approx. 34.2 square metres of additional floorspace for purposes ancillary to the approved use is considered to be acceptable.
- 7.7 However, notwithstanding this consideration, officers have considered the proposal against the requirements of Policies LP10 and LP23 of the Local Plan which are considered to be the most relevant.
- 7.8 Policy LP10 of the Local Plan to 2036 states that development in the countryside shall be limited to specific opportunities provided for within other Local Plan policies stating that *'all development in the countryside must:*
- a. seek to use land of lower agricultural value in preference to land of higher agricultural value:*
 - i. avoiding the irreversible loss of the best and most versatile agricultural land (Grade 1 to 3a) where possible, and*
 - ii. avoiding Grade 1 agricultural land unless there are exceptional circumstances where the benefits of the proposal significantly outweigh the loss of land;*
 - b. recognise the intrinsic character and beauty of the countryside; and*
 - c. not give rise to noise, odour, obtrusive light or other impacts that would adversely affect the use and enjoyment of the countryside by others.*
- 7.9 In this case the land subject to this application is Grade 2 agricultural land and so whilst not the highest grade it will result in the loss of some land of value. However, in this case, given the previously approved application and the permitted operations within the site as a result of this, the argument that the introduction of this further modest building would result in a harmful loss of land would be challenging. Moreover, Policy LP10 states that the loss should be avoided where possible. Given the proposed use of the building this does dictate its siting and therefore it is not reasonable for it to be placed elsewhere. It should also be noted that the land immediately surrounding the application site is also Grade 2 land and so opportunities for re-siting are limited. The considerations raised under part b and c of Policy LP10 are addressed under paras 7.12 to 7.14 and para 7.16.
- 7.10 One area where the restrictions of Policy LP10 allow for some development in the countryside is under Policy LP23 (Tourism and Recreation). Policy LP23 allows for a proposal for a new

leisure use in the countryside where a number of criteria would be met. These are as follows:

“a. it is well-related to a defined settlement unless there are robust operational or sustainability reasons why it needs to be located elsewhere;

b. it does not cause harm to, and where appropriate, enhances the ecological, landscape and heritage significance of the proposed location;

c. the impact of the scale, character and location of the development on both its immediate surroundings and the wider landscape are minimised as far as possible;

d. adequate servicing can be provided, including water supply, electricity and for sewage and waste disposal; and

e. it will not have an adverse impact on any internationally or nationally designated wildlife site through increased visitor pressure.”

- 7.11 As was established under application 19/02608/FUL, the proposal is for stables and associated development for private equine/leisure use on this site was considered to be acceptable and the principle has been established. Therefore, this proposal for an ancillary building is also considered to accord with Policies LP10 and LP23 of Huntingdonshire’s Local Plan to 2036 and the NPPF (2021) and is acceptable in principle subject to other material considerations and conditions which are considered below.

Design, Visual Amenity and Impact Upon the Character of the Area

- 7.12 The application site is located to the north of Toseland Road which links Toseland to the east with Yelling to the west. It is bounded by some roadside hedgerows but is still visible from the main road. As stated in paras 1.1 and 7.6 permission has been granted for the provision of a number of buildings on the site consisting of stables, hay barn, feed room and store as well as a manège and car parking under application reference 19/02608/FUL. Under this approval the hay barn is located towards the front (south) of the site with the store located to the rear (north) and the stable blocks/feed room to the east. This application seeks permission to erect a relatively modest building located to the west of the approved store to the north of the site to provide a day room for users of the site. Whilst no specific detail has been provided for this application, the previous application (22/00824/FUL) which was withdrawn on the advice of officers was accompanied by a statement which advises that the day room was to provide general daytime facilities for the users of the site whilst attending to the horses and using the manège. It further stated that the day room would be used to provide an area of rest for an extended period to allow for the care of foals during the foaling season. Officers consider it important to raise this matter as the character of the area (given its location in the countryside) is typically rural. It is noted that

concerns have been raised regarding the potential for future conversion of the building to residential use thus altering the character to partially domestic. During the lifetime of the application (and following discussion with officers), the scale of the building had been reduced and its design has been altered such that its appearance is consistent with a rural building as opposed to domestic accommodation, it will also be conditioned as ancillary to the site and the conditions shall specifically state that the building shall not be used as a separate unit of accommodation thus retaining the rural character of the area.

- 7.13 In relation to its scale and appearance, the building measures 9 metres in width and 3.8 metres in depth. There are no windows to either the south and west elevations and one small scale window to the east. The north facing elevation (looking away from the road) has three high level windows and a door. Its height is now in line with the previously approved store and stables. In terms of materials, the proposed building will have a black or grey corrugated roof with black timber horizontal plank cladding. Officers note that a condition was attached to permission 19/02608/FUL with regards to materials which was discharged under application 21/80067/COND. The external materials approved under this discharge of conditions were black hardie board cladding with grey roof tile. Therefore, officers consider that the proposed materials will be broadly consistent with others on the site which will support its integration into the surroundings.
- 7.14 Overall, whilst the concerns of the objectors and the Parish Council with regard to the scale, appearance and impact on the countryside are noted, officers do not consider that (given the previously approved development) this will result in a harmful or incongruous addition to the countryside. As detailed above, the scale of the building has been reduced from what was originally intended in the earlier refused and withdrawn applications. And, as detailed in para 1.3 revisions have been made to this scheme during the lifetime of the application. Officers consider its amended design and siting within the plot will ensure that the impact upon the wider character and appearance of the area is reduced and ensures that it will blend in with the surrounding development and rural character of the area. It therefore accords with Policies LP10, LP11, LP12 and LP23 of Huntingdonshire's Local Plan to 2036 and the NPPF (2021) in this regard.

Residential Amenity

- 7.15 By virtue of the scale of the proposed building and its separation distance from any neighbouring dwellings or land, there are considered to be no concerns with regard to overbearing impact, overshadowing, loss of light, overlooking or loss of privacy as a result of the development.

- 7.16 As referenced above, a condition shall be attached to the permission such to secure the building as ancillary to the use of the site which will secure its appropriate use. Therefore, subject to condition it is considered that there will be no negative residential amenity impacts nor will it give rise to any of the factors listed under part c of Policy LP10 which could affect the use and enjoyment of the countryside by others.
- 7.17 Therefore, the development is considered to be acceptable with regard to its impact on residential amenity and the wider countryside and therefore accords with Policies LP10 and LP14 of Huntingdonshire's Local Plan to 2036 in this regard.

Parking Provision and Highway Safety

- 7.18 The proposed development does not require a new or additional access from Toseland Road as it shares the same access as the previously approved development (19/02608/FUL). Car parking was also considered under this application. The new building does not result in any loss of an area given over to parking, and, given that the use of the site will not be changing as a result of this development there will be no increased pressure in terms of parking or visitors to and from the site as a result. Overall, the parking provision remains acceptable and it is considered that the development will not be significantly detrimental to highways safety in the locality. It therefore accords with Policy LP17 of Huntingdonshire's Local Plan to 2036 in this regard.

Flood Risk

- 7.19 The application site lies within Flood Zone 1 as identified by the Environment Agency's Flood Risk Mapping meaning that it has a low risk of fluvial flooding. However, it is identified as an area with a greater than 75% risk of surface water flooding. The NPPF 2021 details that (amongst other matters) that sites which are more than one hectare in size and which would involve the introduction of a more vulnerable use where the land is identified as being at high risk of flooding from other sources (other than fluvial), should be accompanied by a Site-Specific Flood Risk Assessment. In this case, the proposed use of the building does not fall into the category of a more vulnerable use as per the NPPF (2021) and officers consider that given its limited scale in relation to the surrounding approved buildings and the permeability of the surrounding land, that this introduction would not result in a significantly increased risk of flooding or surface water run-off.
- 7.20 Therefore, taking the above factors into consideration, the proposed development is considered to be acceptable with regard to its approach to flood risk and therefore accords with Policies LP5 and LP15 of Huntingdonshire's Local Plan to 2036 and the NPPF (2021) in this regard.

Biodiversity

- 7.21 Policy LP30 of Huntingdonshire's Local Plan to 2036 states that a proposal should ensure no net loss in biodiversity and provide a net gain where possible. In this case no habitats of important or protected species are identified and the overall value of the site, (given the operations taking place within and surrounding it) in terms of biodiversity is considered to be low. However, officers do consider that given the location of the proposed building there may be some opportunity to provide a net gain in terms of biodiversity therefore a condition shall be attached to the permission such to secure details of biodiversity enhancement measures as well as an implementation plan prior to development beyond slab level. A further condition shall also be attached to secure details of external lighting (where applicable) in order to prevent any harm to bats/owls and other nocturnal wildlife which could be adversely affected by light pollution.
- 7.22 Therefore, subject to relevant conditions, the proposed development is considered to accord with Policy LP30 of Huntingdonshire's Local Plan to 2036 and the NPPF (2021) in this regard.

Conclusion

- 7.23 The proposed development is considered to be compliant with the relevant national and local policy as it is:
*Acceptable in principle
And it:
* Is of an appropriate scale and design;
*Would not have a detrimental impact upon the character or appearance of the area;
* Would not have a significantly detrimental impact upon the amenity of neighbours;
*Would not be detrimental to highway safety in the locality;
*Would not result in an increased risk of flooding in the locality;
*Is acceptable with regards to the impact on biodiversity;
*There are no other material planning considerations which lead to the conclusion that the proposal is unacceptable.
- 7.24 Taking national and local planning policies into account, and having regard for all relevant material considerations, it is recommended that planning permission be granted, subject to the imposition of conditions.

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

- Time limit.
- Approved Plans.
- Materials as per application form and submitted plans.
- Ancillary use/non-residential.

- Biodiversity enhancement measures/implementation programme.
- External lighting scheme.

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CONTACT OFFICER:

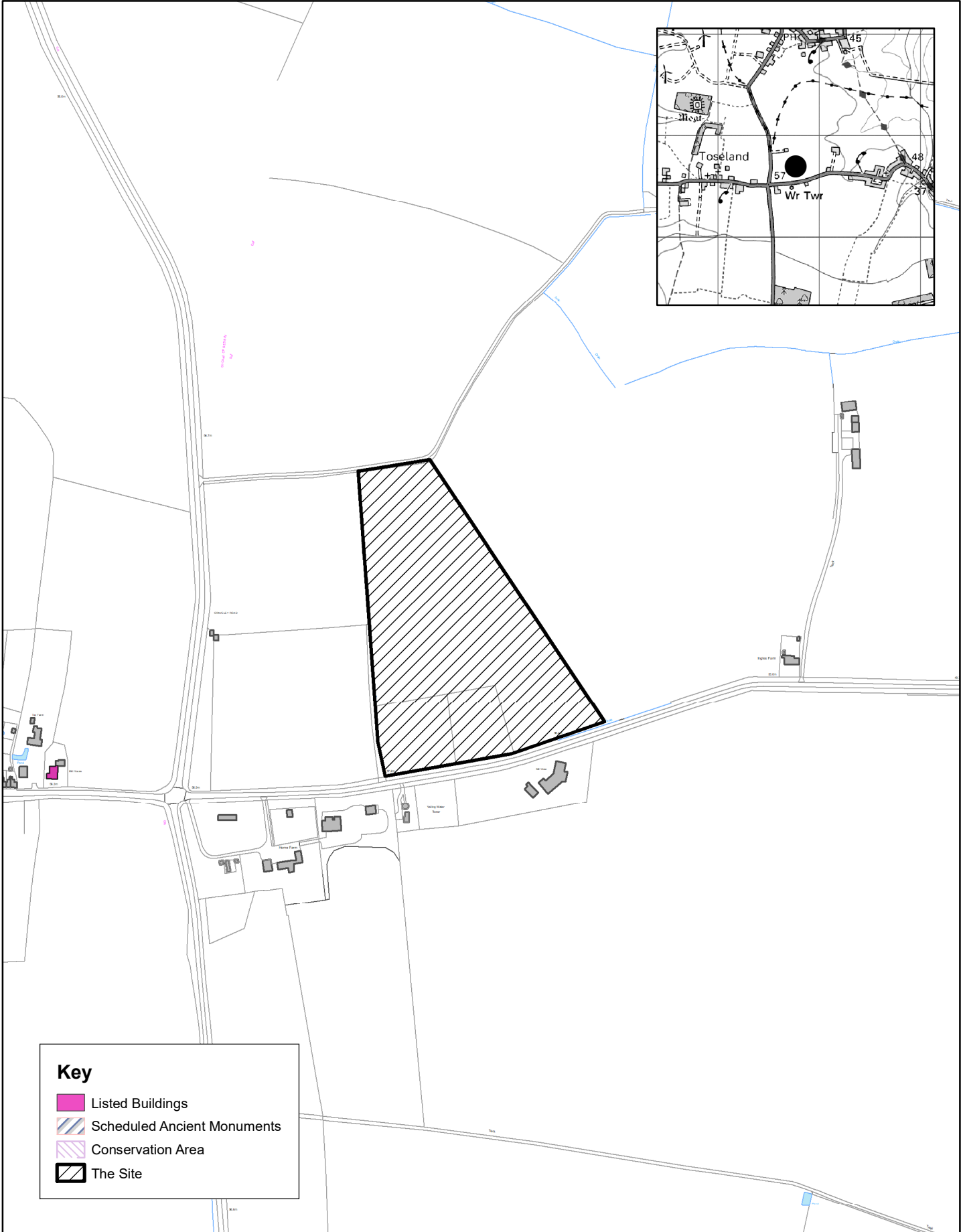
Enquiries about this report to **Kevin Simpson Development Management Officer** – kevin.simpson@huntingdonshire.gov.uk

Development Management Committee

Scale = 1:5,000
Date Created: 08/11/2022

Application Ref: 22/01500/FUL
Location: Yelling

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Parish Council Comments

I refer to the undernoted email and attached document dated 14th September detailing revisions to the proposed Day Room, namely a reduction in the footprint and changes to the internal layout.

Yelling Parish Council has now considered this application and recommends its rejection for materially the same considerations as those applicable to the previous iteration which were set out in full in my email dated 18th August.

The Parish Council appreciates the extension to the target date for responses to enable it to provide comments.

Please contact me if you have any questions or need additional information.

From: Phil Himbury <phil.himbury@btinternet.com>
Sent: 18 August 2022 14:41
To: Simpson, Kevin (Planning); DMAdmin
Subject: Planning Permission Consultation - Tower Farm And Stables Toseland Road Yelling (ref 22/01500/FUL)
Attachments: We sent you safe versions of your files; ufm9_PARISH_Consult_Parish.pdf

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

For the attention of Kevin Simpson

Dear Kevin,

I refer to the undernoted email dated 28th July in the above connection.

Yelling Parish Council has now considered this application for a Day Room at the above site and notes that:

The Day Room proposed is intended to provide essentially the same facilities as those previously referenced in refused application 21/02883/FUL and withdrawn proposal 22/00824/FUL, i.e.;

- general daytime facilities for the applicant's family to include kitchen facilities, an area to eat and drink, washing and changing and toilet facilities;
- shelter during periods of inclement weather;
- an area of rest for an extended period during the foaling season and on occasions when the horses require further care.
- The footprint of the building is reduced from that envisaged in both of the previous applications;
- The positioning and sizing of the doors and windows is identical to withdrawn application 22/00824/FUL;
- The internal layout of the day room and kitchen areas reflect the reduced footprint but the scope of the living facilities are essentially unchanged from withdrawn application 22/00824/FUL.

The Parish Council recommends rejection of the application for materially the same considerations as those for applications 21/02883/FUL and 22/00824/FUL as set out further below:

- (a) this application must be considered in the context of the original planning consent for application 19/02608/FUL which is now under construction. The proposed building is 9 metres long by 6 metres wide and contains provision for a sizeable living and kitchen area, shower room, changing, drying & laundry room, toilet facilities and a storage room. It has the capacity for residential occupation even if that is not the stated intention. In area, its scale is mid-range between the national standard for a two person one bedroom single/double storey house and it is quite clearly designed to be able to provide accommodation as a dwelling. The proposed building would:
- (i) be excessive and inconsistent with the development of the site;
 - (ii) be excessive and inconsistent with the number of horses which could be stabled there;
 - (i) is not warranted by the requirements identified by the applicant as indicated above;
 - (ii) alter the character of the site from purely equine use to a partial domestic nature;
 - (iii) add to the number of buildings and produce a congested site which would not contribute positively to the rural character of the area;
 - (iv) significantly impact the views currently enjoyed across the surrounding open landscape.

The facilities are over and above those reasonably necessary and the proposal is considered to be unacceptable and inappropriate for this location.

- (b) It has been argued previously that an important factor in the provision of a day room is that it will provide facilities to assist with the provision of husbandry for horses requiring additional care and during the foaling season. The Parish Council's concerns over:
- (i) the validity of these arguments;
 - (ii) why they have only now surfaced and were not properly considered in the original planning application 19/02608/FUL for the initial development of the stables;
 - (iii) the weighting they should attract and whether they should be relied upon.
- (c) The Parish Council remains concerned over the implications this application has for the longer term intention for the use of the site and its buildings as private equestrian facilities.

Please contact me if you have any questions or need additional information.

I'd also like to express the Parish Council's appreciation for your agreement in granting an extension to enable it to provide comments on this application.

Kind regards

Your sincerely

Phil Himbury
Clerk
Yelling Parish Council

From: Dmadmin@huntingdonshire.gov.uk [mailto:Dmadmin@huntingdonshire.gov.uk]
Sent: 28 July 2022 13:19
To: phil.himbury@btinternet.com
Subject: RE: Planning Permission Consultation - Tower Farm And Stables Toseland Road Yelling (ref 22/01500/FUL)

Dear Parish Clerk,

Please find correspondence from Development Management at Huntingdonshire District Council attached to this email in relation to the following application for planning permission.

Proposal: Proposed Day Room.

Site Address: Tower Farm And Stables Toseland Road Yelling

Reference: 22/01500/FUL

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Development Management
Huntingdonshire District Council

T: 01480 388388

E: dmadmin@huntingdonshire.gov.uk

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Sent: 18 August 2022 14:40
To: DMAdmin
Subject: We sent you safe versions of your files

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If you want the originals, you can request them.

Files

ufm9_PARISH_Consult_Parish.pdf (76.7 KB)

Message Details

From

"phil.himbury@btinternet.com" <phil.himbury@btinternet.com>

Subject

Planning Permission Consultation - Tower Farm And Stables Toseland Road Yelling (ref 22/01500/FUL)

Sent

18 Aug 2022 14:41

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

01480 388424
www.huntingdonshire.gov.uk

**Mr P Himbury
3 Friends Close
Yelling
St Neots
PE19 6SF**

Our Ref : 22/01500/FUL

28th July 2022

Dear Clerk

**PARISH COUNCIL CONSULTATION – APPLICATION REF. 22/01500/FUL
Proposed Day Room.
Tower Farm And Stables Toseland Road Yelling PE19 6SA**

Enclosed is the form relating to the above application.

I would be grateful to receive any views your Council would wish to make in respect of the proposed development. Any representations made should be representations of the Parish Council as such and not of individuals and should include material planning reasons for any recommendation of approval or refusal.

Residential neighbours abutting the site will be notified of its submission and invited to make comments. I will suggest to them that they may wish to let you have a copy of their comments but would remind you that it is inappropriate to delay your recommendation for this.

I should be pleased to receive your Council's views as soon as possible or in any case by 18th August 2022.

Cont.....

The application including documents and plans, is also available to view from Huntingdonshire District Council's Web site at <http://publicaccess.huntingdonshire.gov.uk/online-applications/>
It is also possible to submit any comments you care to make direct from this site to this office. Alternatively, you may submit comments by post, email or fax. The quickest way to submit comments is by e-mail to developmentcontrol@huntingdonshire.gov.uk.

If you wish to discuss this matter further, please contact the team via email to [**developmentcontrol@huntingdonshire.gov.uk**](mailto:developmentcontrol@huntingdonshire.gov.uk).

Yours faithfully
Clara Kerr
Chief Planning Officer

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 PE 29 3TN

Application Number: 22/01500/FUL Case Officer Kevin Simpson

Proposal: Proposed Day Room.

Location: Tower Farm And Stables Toseland Road Yelling

Observations of Yelling Town/Parish Council.

Please ✓ box as appropriate

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

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

No observations either in favour or against the proposal

Mr P Himbury Clerk to Yelling Town/Parish Council. (For GDPR purposes please do not sign)

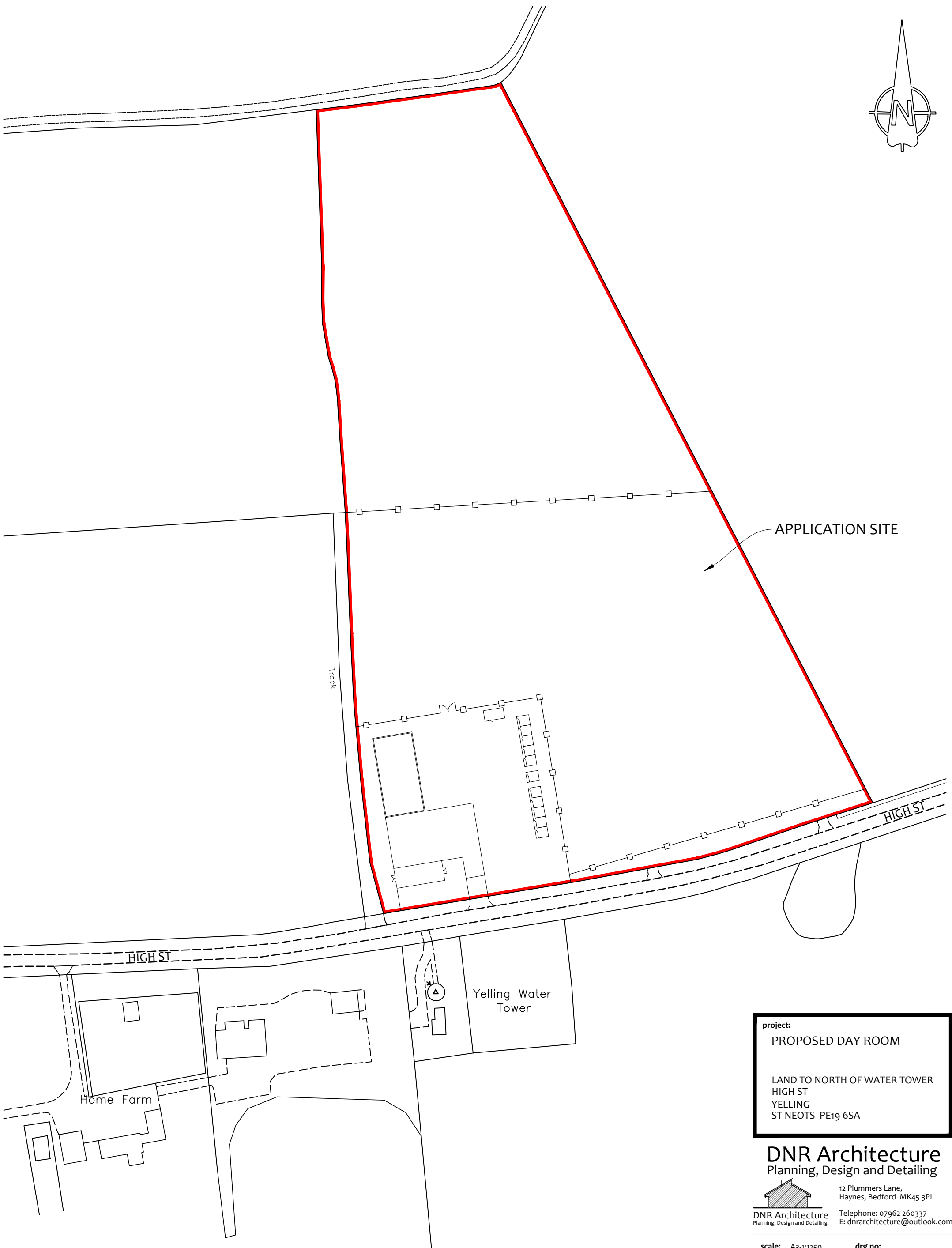
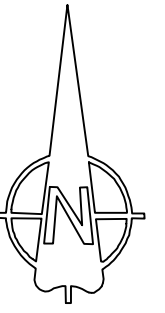
Date :

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)



project:
PROPOSED DAY ROOM

LAND TO NORTH OF WATER TOWER
HIGH ST
YELLING
ST NEOTS PE19 6SA

DNR Architecture
Planning, Design and Detailing



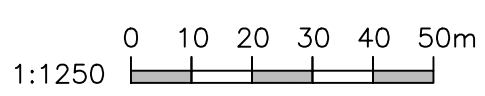
12 Plummers Lane,
Haynes, Bedford MK45 3PL

DNR Architecture
Planning, Design and Detailing

Telephone: 07962 260337
E: dnrarchitecture@outlook.com

scale: A3-1:1250 drg no:
date: July 2022 PD 1535/01
drawn: DNR

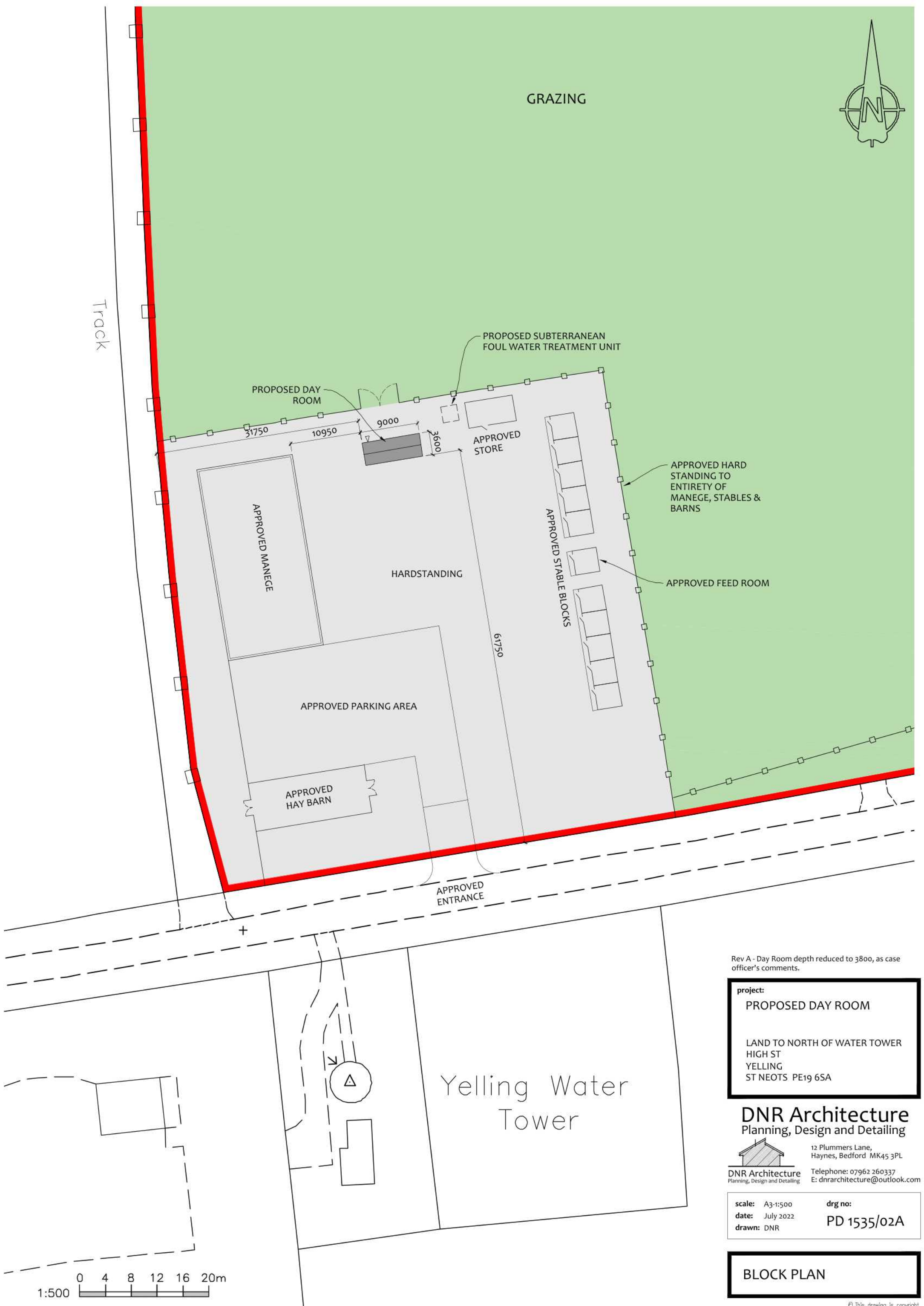
SITE LOCATION PLAN





GRAZING

Track




Rev A - Day Room depth reduced to 3800, as case officer's comments.

project:
PROPOSED DAY ROOM

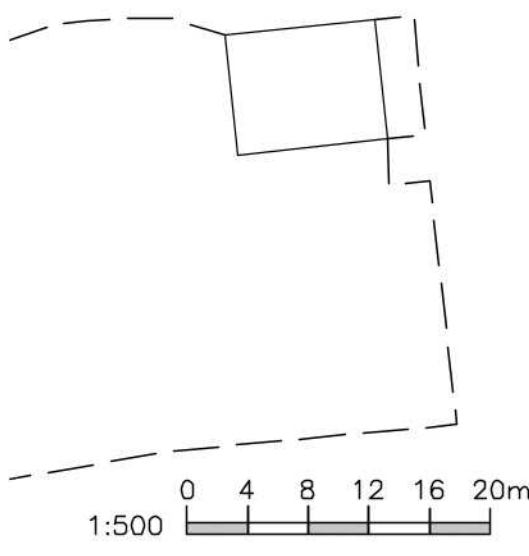
LAND TO NORTH OF WATER TOWER
HIGH ST
YELLING
ST NEOTS PE19 6SA

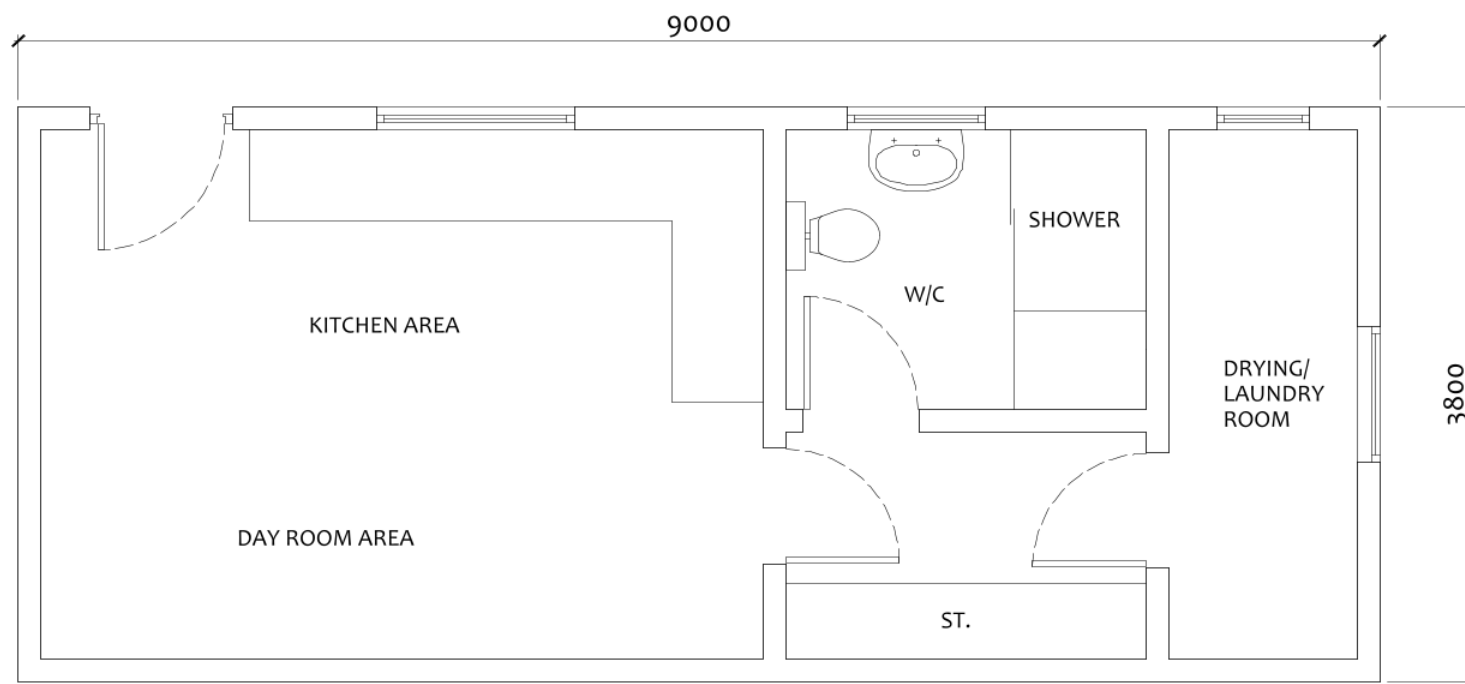
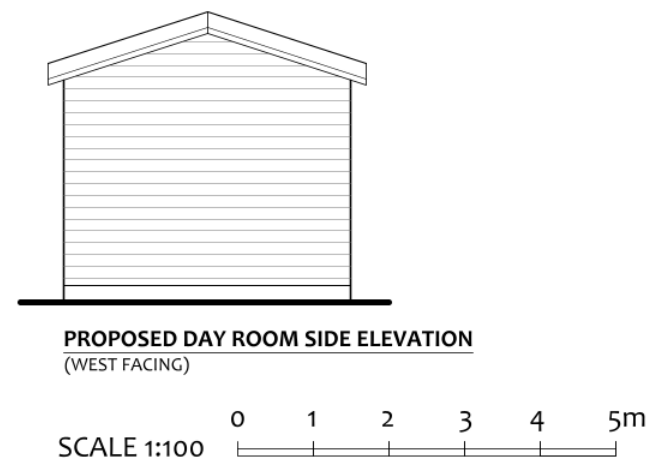
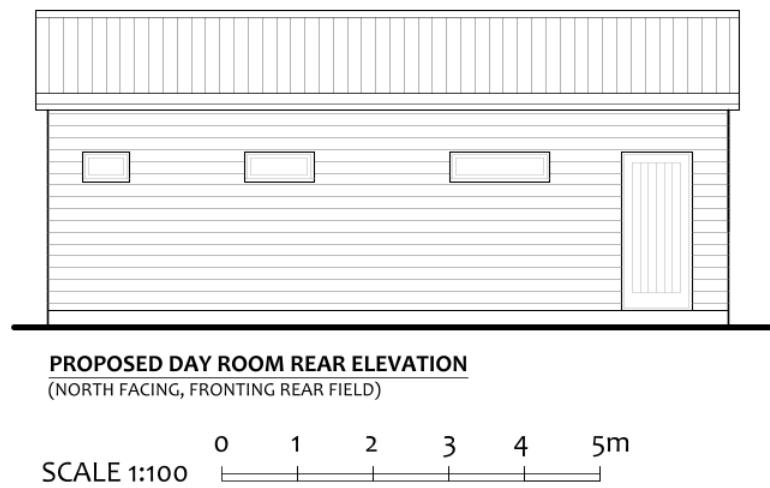
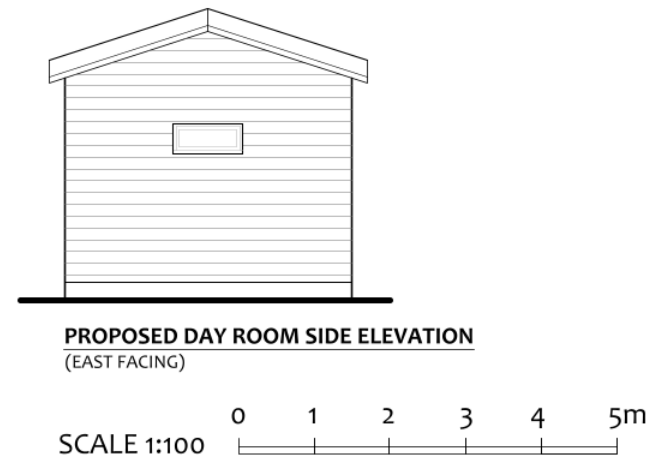
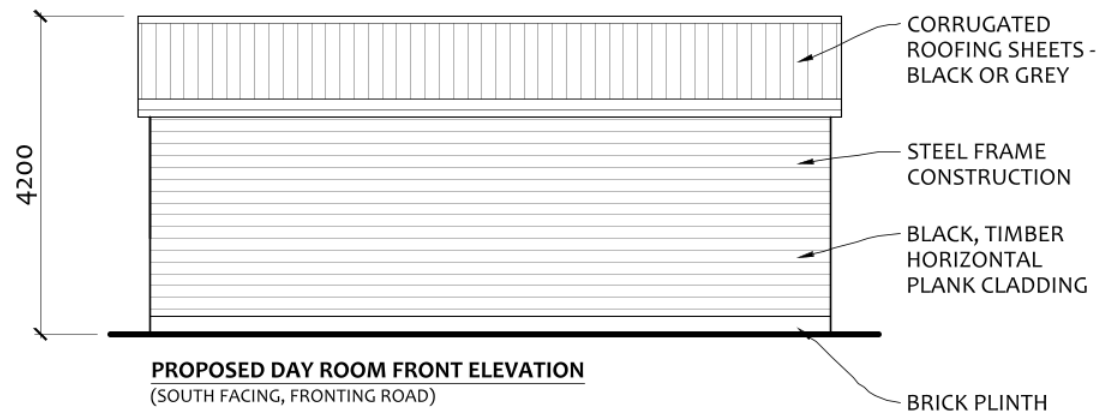
DNR Architecture
Planning, Design and Detailing

 12 Plummers Lane,
Haynes, Bedford MK45 3PL
Telephone: 07962 260337
E: dnrarchitecture@outlook.com

scale: A3-1:500
date: July 2022
drawn: DNR
drg no:
PD 1535/02A

BLOCK PLAN





Rev A: Width reduced to 3800, as case officer's comments. Internal layout amended to suit.

project:
PROPOSED DAY ROOM

LAND TO NORTH OF WATER TOWER
 HIGH ST
 YELLING
 ST NEOTS PE19 6SA

DNR Architecture
 Planning, Design and Detailing

12 Plummers Lane,
 Haynes, Bedford MK45 3PL

DNR Architecture
 Planning, Design and Detailing

Telephone: 07962 260337
 E: dnrarchitecture@outlook.com

scale: A3-1:50 / 1:100 **drg no:**
date: July 2022 **PD 1535/03A**
drawn: DNR

DAY ROOM FLOOR PLAN & ELEVATIONS