

DEVELOPMENT MANAGEMENT COMMITTEE 23rd JANUARY 2023

Case No: 22/00298/FUL (FULL PLANNING APPLICATION)

Proposal: DEMOLITION OF STABLES AND ASSOCIATED PARAPHERNALIA AND ERECTION OF 3 NO. DWELLINGS - ONE PAIR OF SEMI-DETACHED (3 BEDS) AND 1 DETACHED (2 BEDS) WITH ASSOCIATED PARKING (CARTLODGES)

Location: STABLES HAMERTON ROAD ALCONBURY WESTON

Applicant: MR KEITH BAKER

Grid Ref: 517673 277155

Date of Registration: 01.03.2022

Parish: ALCONBURY WESTON

RECOMMENDATION – APPROVE

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

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The site is located north and west of Hamerton Road at the north-west end of Alconbury Weston. It is currently comprised of various buildings, including vacant commercial stables and an area of associated hardstanding. The existing site also includes a menage north of the existing buildings. The site is surrounded by residential dwellings to the south and west with open countryside to the north and east.
- 1.2 The site directly abuts the Alconbury Weston Conservation Area.
- 1.3 The proposal involves the demolition of existing buildings and the erection of three dwellings comprising one pair of semi-detached dwellings (3 beds) and 1 detached dwelling (2 beds) with attached cartlodges. The proposal also includes the provision of various boundary treatments, soft landscaping, tree planting and balancing pond.
- 1.4 The application is accompanied by the following supporting documents:
 - A Planning, Design, Access and Heritage Statement;

- A Preliminary Ecological Appraisal;
- An Economic Report;
- A Structural Survey Report; and
- A Sustainable Drainage Statement.

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
 - LP4: Contributing to Infrastructure Delivery
 - LP9: Small Settlements
 - LP11: Design Context
 - LP12: Design Implementation
 - LP14: Amenity
 - LP15: Surface Water
 - LP16: Sustainable Travel
 - LP17: Parking Provision and Vehicle Movement
 - LP25: Housing Mix
 - LP30: Biodiversity and Geodiversity
 - LP31: Trees, Woodland, Hedges and Hedgerows
 - LP33: Rural Buildings
 - LP34: Heritage Assets and their Settings
- 3.2 Supplementary Planning Documents (SPD) and Guidance:
- Huntingdonshire Design Guide SPD (2017)

- Developer Contributions SPD (2011)
- Huntingdonshire Landscape and Townscape SPD (2022)
- Huntingdonshire Strategic Flood Risk Assessment (2017)
- Cambridgeshire Flood and Water SPD 2017
- LDF Developer Contributions SPD (2011)
- Annual Monitoring Review regarding housing land supply (2022)
- 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
 - * H2 - Well-related to external amenity and public spaces
 - * H3 - Attention to detail: storage, waste, servicing and utilities

3.3 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

4. PLANNING HISTORY

- 4.1 22/00145/S73 - Removal/variation of conditions 3 (material), 4 (landscape), 5 (levels) ,6 (ecology), 7 (tree protection), 10 (architectural details) to 18/01946/FUL as the majority of the works are now complete on site at 50 Hamerton Road, Alconbury Weston – Approved.
- 4.2 20/01547/FUL - The erection of 3 detached dwellings, following the demolition of the stables and the re-use of the exercise yard associated with the disused equestrian use at Salix Stud And Livery, Hamerton Road, Alconbury Weston – Application withdrawn.
- 4.3 18/01946/FUL - The erection of three dwellings, change of use of stable yard to livery parking area and construction of an extension to the access road to the proposed livery parking area at 50 Hamerton Road, Alconbury Weston – Approved.

5. CONSULTATIONS

- 5.1 Alconbury Weston Parish Council – Recommend that the application should be refused. This development is reliant on the drainage system of adjoining site which has not been constructed. The success of flood prevention measures for both sites is also dependent on ongoing maintenance, the responsibility for, and enforcement arrangements for, are not clear. The proposed dwellings extend considerably beyond the footprint of the stables, we find that this is unacceptable and will change the character of the area. Proposed development would result in omission of previously approved overflow parking.
- 5.2 Cambridgeshire County Council Highway Authority – No objection. The access was deemed acceptable with regards to geometry and visibility for shared residential use for the previous application for the site – 18/01946/FUL. Also, there is adequate provision for parking and turning.
- 5.3 Cambridgeshire County Council Footpaths Officer – No objections to the proposed development subject to informatives being attached to any grant of permission.
- 5.4 Historic England – Do not wish to provide comments on the application.
- 5.5 Huntingdonshire District Council's Conservation Officer - Raised no objections to the proposed development.

6. REPRESENTATIONS

- 6.1 During the course of the application and the re-consultation period, 28 letters of objection were received raising concerns over the following matters summarised below. Full copies of the responses are available to view on public access.
- Development on agricultural land
 - Unsustainable location
 - Incorrect information regarding the disuse of the stables
 - Discrepancy of application details
 - Scale, design and site layout
 - Risk of flooding
 - Increased surface water run-off
 - Relying on drainage plans of adjoining development which have not been implemented
 - Cumulative impact of development in the village which is prone to flooding issues
 - Main sewers can't cope
 - Highway safety
 - Biodiversity
 - Land ownership concerns

- 6.2 Whilst concerns were raised regarding land ownership, this is not a material consideration and therefore does not form part of this assessment.

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 Impacts on Heritage Assets
 - Residential amenity

- Highway safety
- Flood risk and surface water
- Biodiversity and Trees
- Housing Mix – Accessible and Adaptable Homes
- Other Issues

The Principle of the Development

- 7.6 The Huntingdonshire Local Plan to 2036 states that a built-up area is considered to be a distinct group of buildings that includes 30 or more homes. Land which relates more to the group of buildings rather than to the surrounding countryside is also considered to form part of the built-up area. The site in question is sited along the northern boundary of the settlement of Alconbury Weston and given its existing use (equestrian) is not considered to form part of the built-up area of Alconbury Weston. However, for the purposes of Policy LP9, the site is considered to be land well-related to the built-up area.
- 7.7 The Local Plan identifies Alconbury Weston as a 'Small Settlement', with Policy LP9 stating that development on land which is well-related to the built-up area may be supported where it accords with the specific opportunities allowed for through other local plan policies. The application seeks permission for the demolition of existing stables and associated buildings on site and the erection of three market dwellings.
- 7.8 Policy LP33 of the Local Plan states that a proposal for the replacement of a building in the countryside will be supported where criteria a, (i) to (iii) of Policy LP33 are fulfilled and the proposal would lead to a clear and substantial enhancement of the immediate setting. A modest increase in floorspace will be supported. An assessment of the aforementioned criteria takes place below.
- 7.9 Regarding criterion (i) *The building is redundant or disused* – the application has been accompanied by an economic report which satisfies the Local Planning Authority that the commercial stables closed in April 2020 and have had no paying livery stables custom since then.
- 7.10 Regarding criterion (ii) *The building is of permanent and substantial construction* – based on the information submitted and the site visit undertaken by the case officer, the Local Planning Authority are satisfied that the existing building is of a permanent construction.
- 7.11 Regarding criterion (iii) *The building is not in such a state of dereliction or disrepair that significant reconstruction would be required* – based on the information submitted and the site visit undertaken by the case officer, the Local Planning Authority are satisfied that the existing building is not in such a state of

dereliction or disrepair that significant reconstruction would be required.

- 7.12 As discussed further in the section below 'Design, Visual Amenity and Impact Upon the Character of the Area', whilst the proposal would not lead to a clear and substantial enhancement of the immediate setting, it is considered that the overall scale and design of the proposed development is acceptable. Furthermore, evidence has been submitted to accompany the application that demonstrates the existing use is no longer financially viable and as such, on balance, it would be unreasonable to refuse the application solely on this basis.
- 7.13 With regards to the floorspace, the total floorspace on the site would increase from 365m² to 372m² and this is considered to be a modest increase.
- 7.14 On balance, the Local Planning Authority are satisfied that the proposed development would accord with Policies LP9 and LP33 of Huntingdonshire's Local Plan to 2036 as well as the aims of the National Planning Policy Framework 2021. As such, the Local Planning Authority are satisfied that the principle of development is acceptable, subject to all other planning matters being addressed.

Design, Visual Amenity and Impacts on Heritage Assets

- 7.15 The proposed development involves the demolition of the existing buildings on site and the erection of three dwellings - a pair of semi-detached dwellings comprising two three-bedroom dwellings and one detached two-bedroom dwelling. Plots 1 and 3 would be single storey in height with Plot 2 being one and half storey in height, with two bedrooms and a bathroom in the roofspace. Each dwelling would include an attached double carport.
- 7.16 The proposed dwellings are considered to be of an acceptable scale and design that would reflect the character of the approved residential scheme directly south (18/01946/FUL and 22/00145/S73). The proposed dwellings would be unobtrusive in the streetscene of Hamerton Road, with limited views from the highway. Furthermore, the linear form of the proposed dwellings is considered to be acceptable and would reflect the existing buildings on site.
- 7.17 Whilst details of the specific facing materials have not been submitted, the proposed elevational drawings indicate the use of facing brick and cladding, which would be acceptable, subject to specific details. A condition would be imposed on any planning permission granted to secure specific details of the proposed external materials.

- 7.18 Whilst the site is not located within the Alconbury Weston Conservation Area, given that it directly abuts the Conservation Area, consideration needs to be given to the impacts of the proposal on the setting of the heritage asset.
- 7.19 The Council's Conservation Officer has concluded that as it was previously considered that the residential development in front of the site in question was deemed acceptable (18/01946/FUL and 22/00145/S73) and this was located within the Conservation Area, the current proposal would not result in any harm to the setting of the Conservation Area.
- 7.20 Overall, the proposed development is considered to be acceptable in terms of its design, visual amenity and impact upon the character of the area, including the Alconbury Weston Conservation Area. As such, the proposal is deemed to be in accordance with Policies LP11, LP12, LP33 and LP34 of Huntingdonshire's Local Plan to 2036, Sections 12 and 16 of the National Planning Policy Framework 2021 and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in this regard.

Residential Amenity

- 7.21 The proposed dwelling that would be closest to the nearest neighbouring residential properties (Plot 3 of planning permission 18/01946/FUL to the south and No. 76 to the west) would be Plot 3. However, given the distance to the neighbouring properties boundaries (approximately 8m) and the single storey height of the proposed dwelling, the proposal is not considered to result in any detrimental overbearing or overshadowing impacts on any neighbouring property.
- 7.22 Plot 2 would be one and a half storey in height and would include a first floor, west-side elevation window that would serve 'Bed 2', as well as rooflights that would serve other first floor habitable rooms. The proposed first floor, west-side elevation window would not result in any detrimental overlooking impacts on any existing neighbouring residential property and whilst it may result in some overlooking impacts on Plot 3's private rear amenity space, the impacts are considered to be limited due to the orientation of the two properties. Furthermore, any future occupant of Plot 3 would be aware of the first floor side elevation window of the neighbouring property prior to occupation.
- 7.23 It is worth noting that Plots 1 and 3 are single storey in height only and therefore would not result in any detrimental overlooking impacts on any neighbouring properties amenities.
- 7.24 Therefore, taking the above factors into consideration, the proposal is considered to be acceptable with regard to its impact

on residential amenity and therefore accords with Policy LP14 of Huntingdonshire's Local Plan to 2036 in this regard.

Highway Safety

- 7.25 The site would be accessed via an existing vehicular access off Hamerton Road, which measures a width of 6m for the first 12m and is therefore deemed to be acceptable for the proposed development. Furthermore, the access is considered to provide adequate vehicular and pedestrian visibility splays.
- 7.26 The proposed development involves the provision of three dwellings - two three-bedroom dwellings and one two-bedroom dwelling. Based on the submitted drawings, there is deemed to be adequate provision of off-street car parking space and turning provision to ensure that all vehicles enter the highway in a forward gear. Furthermore, each property includes the provision of an attached double carport to accommodate two vehicles.
- 7.27 It is also worth noting that Cambridgeshire County Council Highway Authority raised no objections to the proposed development.
- 7.28 Policy LP17 of the Local Plan requires the provision of at least one secure cycle space per bedroom for all new dwellings. No details of cycle storage have been provided and therefore it is recommended that these details are secured by condition.
- 7.29 Overall, the proposed development is considered acceptable in terms of its impact on highway safety and therefore accords with Policy LP17 of Huntingdonshire's Local Plan to 2036 and Section 9 of the National Planning Policy Framework 2021 in this regard.

Flood Risk

- 7.30 Whilst a significant number of objections have been received during the course of the application in relation to the potential flooding impacts of the proposed development, the site is located in Flood Zone 1, meaning the land has a low probability of flooding. A number of objections also relate to this development being reliant on the drainage plans of the previous development which have yet to be implemented. Applications 18/01946/FUL and 22/00145/S73 contain conditions requiring the drainage plan to be carried out and retained in accordance with the approved plans.
- 7.31 The Strategic Flood Risk Assessment 2017 identifies the site and surrounding area as being susceptible to groundwater flooding. The application states that surface water would be disposed of via sustainable drainage systems and foul sewage via mains drainage. The proposal involves the provision of a drainage basin and a swale which are considered to be acceptable in this instance. A condition would be imposed on any planning

permission granted to ensure the development is carried out in accordance with the details within the submitted Sustainable Drainage Statement which covers both foul and surface water drainage. The Parish Council are also concerned that the success of flood prevention measures for both sites is dependent on ongoing maintenance, the responsibility for, and enforcement arrangements for, are not clear. The Sustainable Drainage Statement contains a document detailing future management and maintenance arrangements which will therefore be covered by this condition.

- 7.32 Therefore, subject to appropriate conditions the proposal is considered to be acceptable with regard to its impact on both flood risk and surface water and therefore accords with Policies LP5 and LP15 of Huntingdonshire's Local Plan to 2036 in this regard.

Biodiversity and Trees

- 7.33 This application is accompanied by a Preliminary Ecological Appraisal which concludes that there are no signs of any protected species on the site. It goes on to set out recommendations in order to take precautionary measures during construction and proposes biodiversity enhancements – Including the provision of bat boxes, sparrow boxes and bee bricks. It is recommended that a condition be imposed on any planning permission granted to ensure that the development is carried out in accordance with the measures and provisions detailed within the submitted report.

- 7.34 Furthermore, as shown on the submitted proposed block plan, the proposal involves the planting of various trees within the site, as well as various soft and hard landscaping. Conditions would be imposed on any planning permission granted to secure details of the proposed tree planting and soft and hard landscaping.

- 7.35 Therefore, subject to appropriate conditions the proposal is considered to be acceptable with regard to its impact on biodiversity and therefore accords with Policy LP30 of Huntingdonshire's Local Plan to 2036.

Housing Mix - accessible and adaptable homes

- 7.36 Policy LP25 of the Local Plan to 2036 provides guidance on accessible and adaptable homes and states that all proposals for housing should include a commitment either in the Planning Statement or Design and Access Statement acknowledging their intention to design and build the whole proposed scheme to the M4(2) standards.

- 7.37 The application does not include any information on how the proposal will be designed and built to building regulation M4(2)

standards, however as this is a requirement a condition would be placed on any permission to require this standard to be met.

Water Efficiency

- 7.38 Policy LP12(j) 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. A condition should be imposed upon any consent to ensure that the development is built in accordance with these standards and maintained for the life of the development

Other Issues

Development Obligations:

- 7.39 Part H of the Developer Contributions SPD (2011) requires a payment towards refuse bins for new residential development.
- 7.40 A Unilateral Undertaking will need to be submitted to meet the requirements of Policy CS10 of the Core Strategy 2009. This has been requested to be submitted by the agent.

Community Infrastructure Levy (CIL):

- 7.41 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.
- 7.42 There are no other material planning considerations which have a significant bearing on the determination of this application.

Conclusion

- 7.43 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 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.
- 7.44 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 appropriate conditions.

8. RECOMMENDATION – APPROVAL subject to conditions to include the following:

- Standard time limit
- Approved plans
- Submission of specific details of proposed external materials to be approved
- Submission of details of proposed hard and soft landscaping schemes to be approved
- Submission of details and provision of a biodiversity method statement to be approved
- Submission of cycle storage details
- Drainage measures to be implemented in accordance with the submitted Sustainable Drainage Statement
- Compliance of the development in line with accessible and adaptable M4(2) dwelling requirements
- Compliance of the development with the optional building regulation for water efficiency

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 **Lucy Pateman Senior Development Management Officer** lucy.pateman@huntingdonshire.gov.uk

From: [DevelopmentControl](#)
To: [DevelopmentControl](#)
Subject: Comments for Planning Application 22/00298/FUL
Date: 24 January 2023 16:44:27

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 24/01/2023 4:44 PM from Mrs Alison Brown.

Application Summary

Address:	Stables Hamerton Road Alconbury Weston
Proposal:	Demolition of stables and associated paraphernalia and erection of 3 no. dwellings - one pair of semi-detached (3 beds) and 1 detached (2 beds) with associated parking (cartlodges)
Case Officer:	Jennifer Wallis

[Click for further information](#)

Customer Details

Name:	Mrs Alison Brown
Email:	parishclerk@alconburywestonparishcouncil.co.uk
Address:	46 Oakdale Avenue, Peterborough PE2 8TA

Comments Details

Commenter Type:	Town or Parish Council
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments: At their meeting on 23rd January 2023 the Parish Council resolved that their previous objection and comments still stand against this application.

Furthermore, the Parish Council notes that this planning application has been amended to acknowledge that there are 3 distinct properties proposed for the site of the Stables at 50 Hamerton Road Alconbury Weston. There would appear to be no additional revised drawings published online, and our comments are limited to those pertaining to the amended description. Our original comments against this application stand, along with the following observations.

The drainage system for Tranche 1 of this development, 18/01940/FUL, and amended by 22/001345/S73 does not appear to have been implemented and the additional surface water run-off from this development now causes Hamerton Road to flood at the bottom of the driveway making it the first point to flood. This development runs onto Hamerton Road at its lowest point and water accumulates causing flooding of the road close to a blind bend.

The Tranche 1 proposal made provision for parking, but has never been provided, on part of what is now the Tranche 2 site (that this application is for) and which Tranche 2 seeks to remove. The Parish Council expressed concerns in our original response that there would be parking on Hamerton Road close to the blind bend, this off-road parking was not provided and there has been vehicles parked on Hamerton Road this winter close to the blind bend, parked across the footpath.

In recognition of the change of description, the Parish Council is concerned that 3 substantial houses are proposed for the site of one set of stables. As the dwellings extend considerably beyond the footprint of the stables, we find that this is unacceptable and will change the character of the area.

From: developmentcontrol@huntingdonshire.gov.uk
To: [DevelopmentControl](#)
Subject: Comments for Planning Application 22/00298/FUL
Date: 12 April 2022 16:05:34

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 12/04/2022 4:05 PM from Mrs Alison Brown.

Application Summary

Address:	Stables Hamerton Road Alconbury Weston
Proposal:	Erection of a single building providing for 3no. dwellings, interlinked by open cartlodge style garaging. Replace the existing range of vacant commercial stables, extensive concrete yard, freestanding storage units, associated manege and paraphernalia such as flood lighting.
Case Officer:	Theresa Nicholl

[Click for further information](#)

Customer Details

Name:	Mrs Alison Brown
Email:	parishclerk@alconburywestonparishcouncil.co.uk
Address:	46 Oakdale Avenue, Peterborough PE2 8TA

Comments Details

Commenter Type:	Town or Parish Council
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments: The Parish Council at their meeting on 11th April 2022 voted that the application should be refused and referred to the Development Management Committee for the following reasons:

Planning App 22/00298/FUL, referred to below as Tranche2, needs to be considered in conjunction with planning app 18/01940/FUL, referred to below as Tranche 1, as amended by planning app 22/00145/S73.

The key issue concerns flooding. The Tranche 1 application envisaged a drainage system involving a catchment under an approach road with a permeable surface. So far, there is no evidence of construction of such a catchment and the Tranche 2 application shows its drainage arrangements feeding onto the same approach road which is now labelled as having a tarmac surface - presumably non-permeable.

Although the Tranche 2 drainage proposals appear satisfactory to the point of controlled discharge from that site, they cannot be judged in isolation of the Tranche 1 implementation, detailed plans for which have still not been seen by the Parish Council - despite a request for such in response to the Tranche 1 amendment proposal.

The success of flood prevention measures for both tranches is also dependent on ongoing maintenance, the responsibility for, and enforcement arrangements for, are not clear.

The Tranche 1 proposal also made provision for overflow parking on part of what is now included in the Tranche 2 site; that provision now seems to have been taken out, so risking overflow parking onto Hamerton Road near a dangerous

corner.

More detail needs to be put forward on drainage arrangements for Tranche 1 and for clarification of the overflow parking arrangements.

Kind regards

Development Management Committee



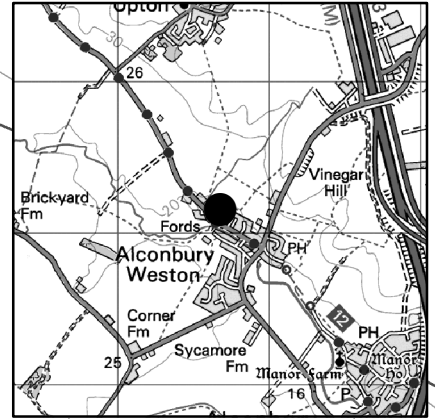
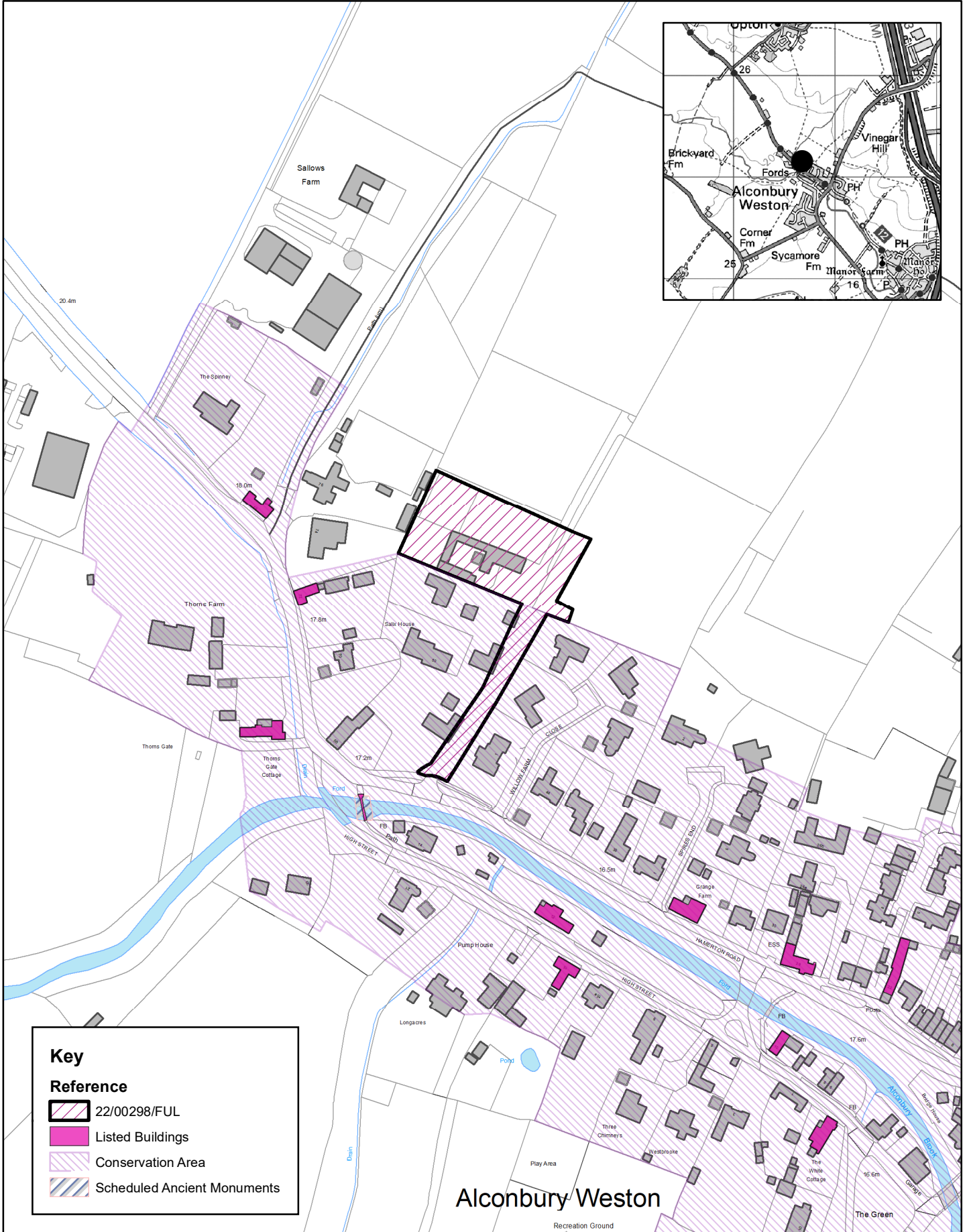
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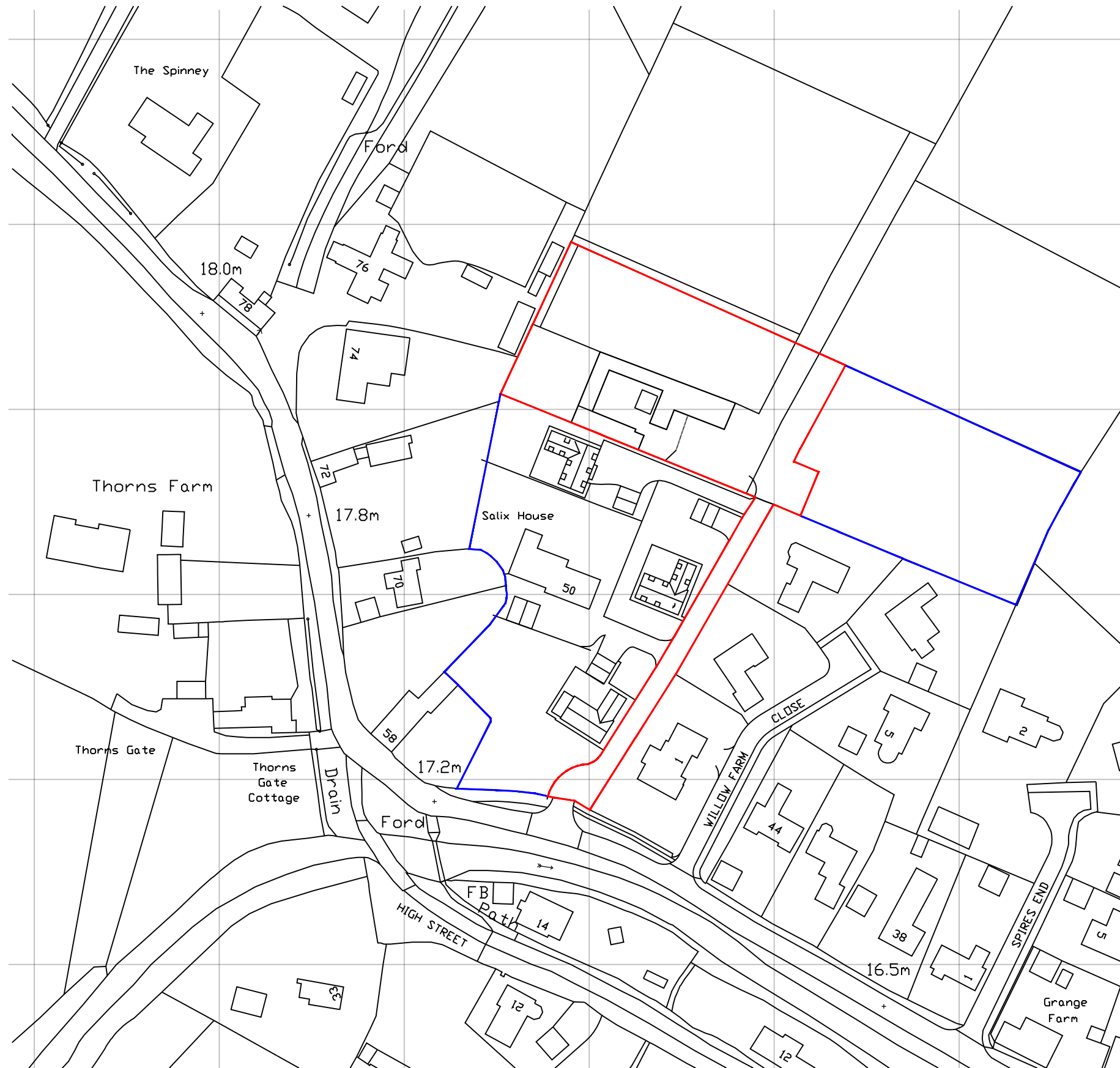
Application Ref: 22/00298/FUL

Date Created: 07/02/2023

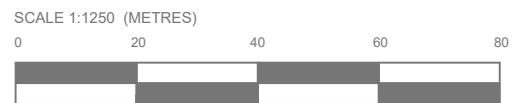
Location: Alconbury Weston

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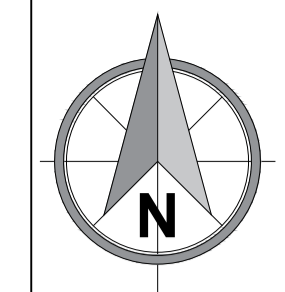


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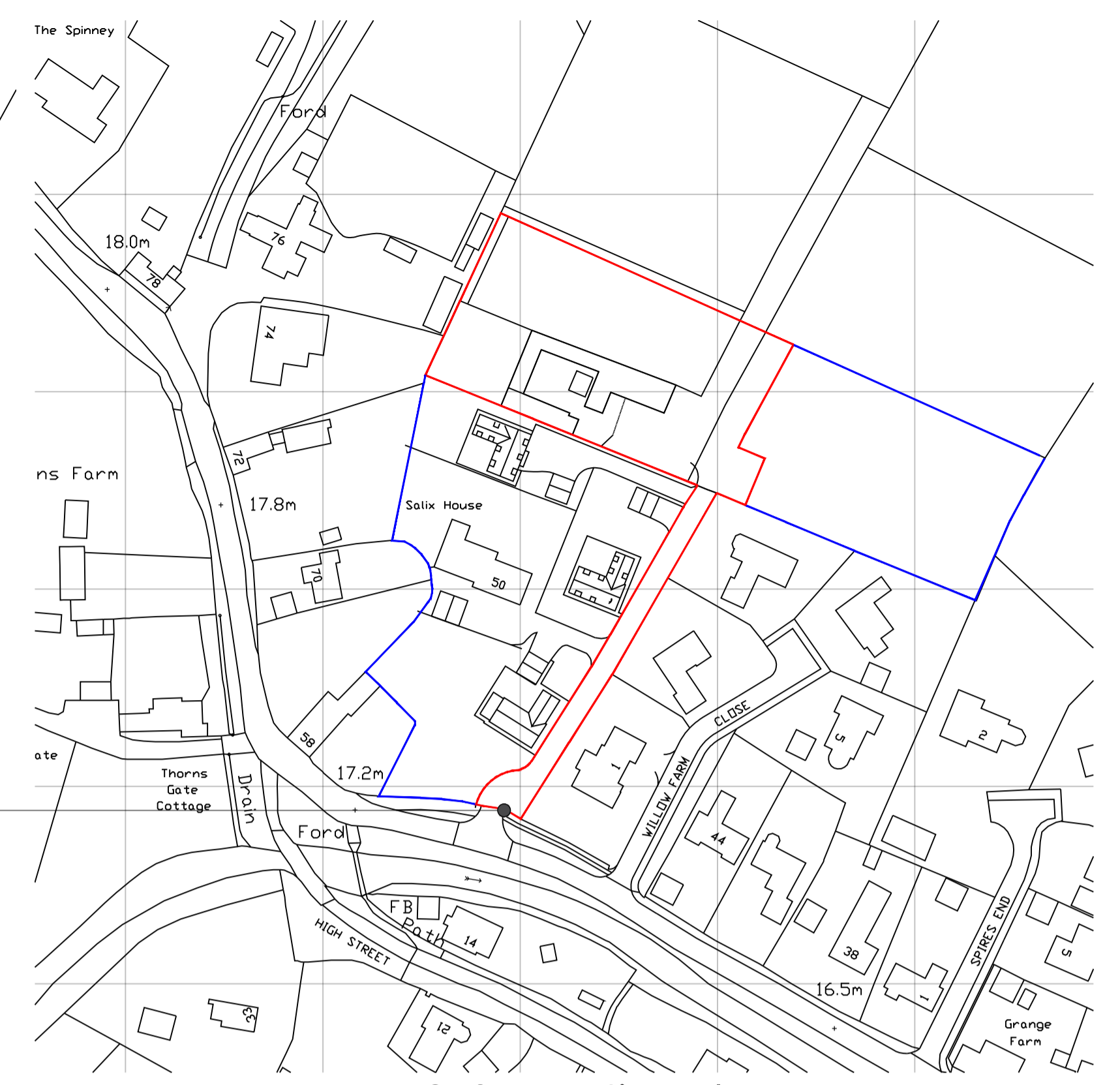


1:1250 Location Plan

A 09.09.20 (NMM) Revised red and blue lines	
REV	DATE
BY REVISION NOTES	
Suite 2, Clare Hall, St Ives Business Park, Parsons Green, St Ives, Cambs, PE27 4WY	
© COPYRIGHT Tel: 01455 494949 Email: enquiries@planningandarchitecture.co.uk Web: www.planningandarchitecture.co.uk	
PARTNERS IN PLANNING AND ARCHITECTURE	
PROJECT Land at Salix House, Hamerton Road Alconbury Weston, Cambs	
CLIENT Mr Baker	
DRAWING TITLE Location Plan	
DRAWN BY SD	SCALE 1:1250 @ A3
DATE 17.07.20	DWG. NO. 2016.65.100
	REV. A



1:200 Block Plan



1:1250 Location Plan



Aerial photo of existing site

Areas:	Existing	Proposed	Proposed increase
TOTAL Footprint including open-sided structures	459.5m2	499m2	8.6%
TOTAL Footprint excluding open-sided structures	383.5m2	380m2	-1%
TOTAL Gross internal floorspace	365m2	372m2	1.9%

REV	DATE	BY	REVISION NOTES
F	26.01.22	SD	Block Plan updated with drainage basin and swale in accordance with sustainable drainage statement
E	12.10.21	SD	Block Plan altered with new plot designs and layout
D	01.02.21	SD	Block Plan altered, plots now facing north
C	28.10.20	SD	Existing tree locations added
B	25.10.20	SD	Site Plan added
A	09.09.20	ICWM	Removed red and blue lines

Suite 2, Clare Hall,
 St Ives Business Park,
 Parsons Green,
 St Ives,
 Cambs, PE27 4WY

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PARTNERS
 IN PLANNING
 AND ARCHITECTURE

PROJECT
**Land at Salix House,
 Hamerton Road
 Alconbury Weston,
 Cambs**

CLIENT
Mr Baker

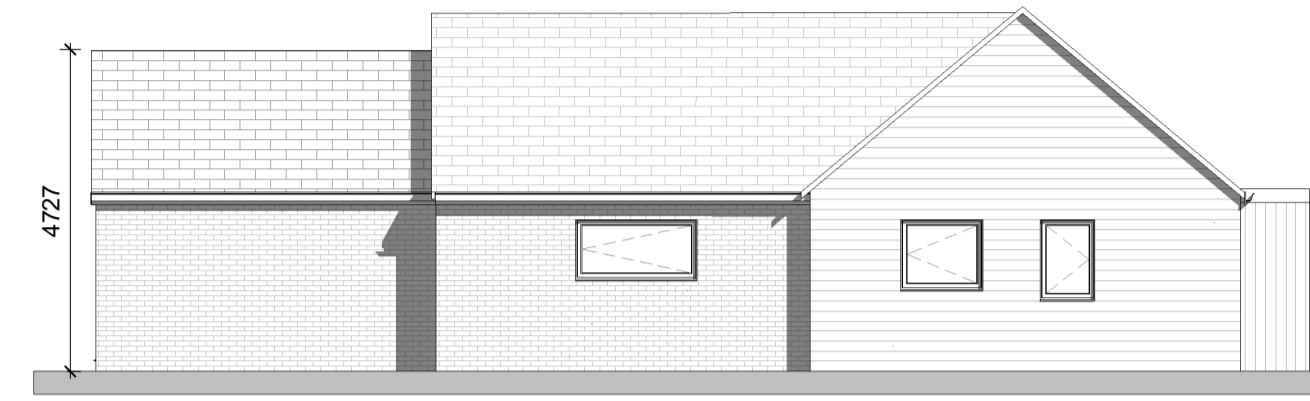
DRAWING TITLE
Proposed Block Plan

DRAWN BY	SCALE
SD	1:100 @ A1
DATE	DWG. NO.
17.07.20	2016.65.102
REV.	
F	

SCALE 1:200 (METRES)
 0 5 10 15 20



Plot 1 North Elevation (Front)
1 : 100



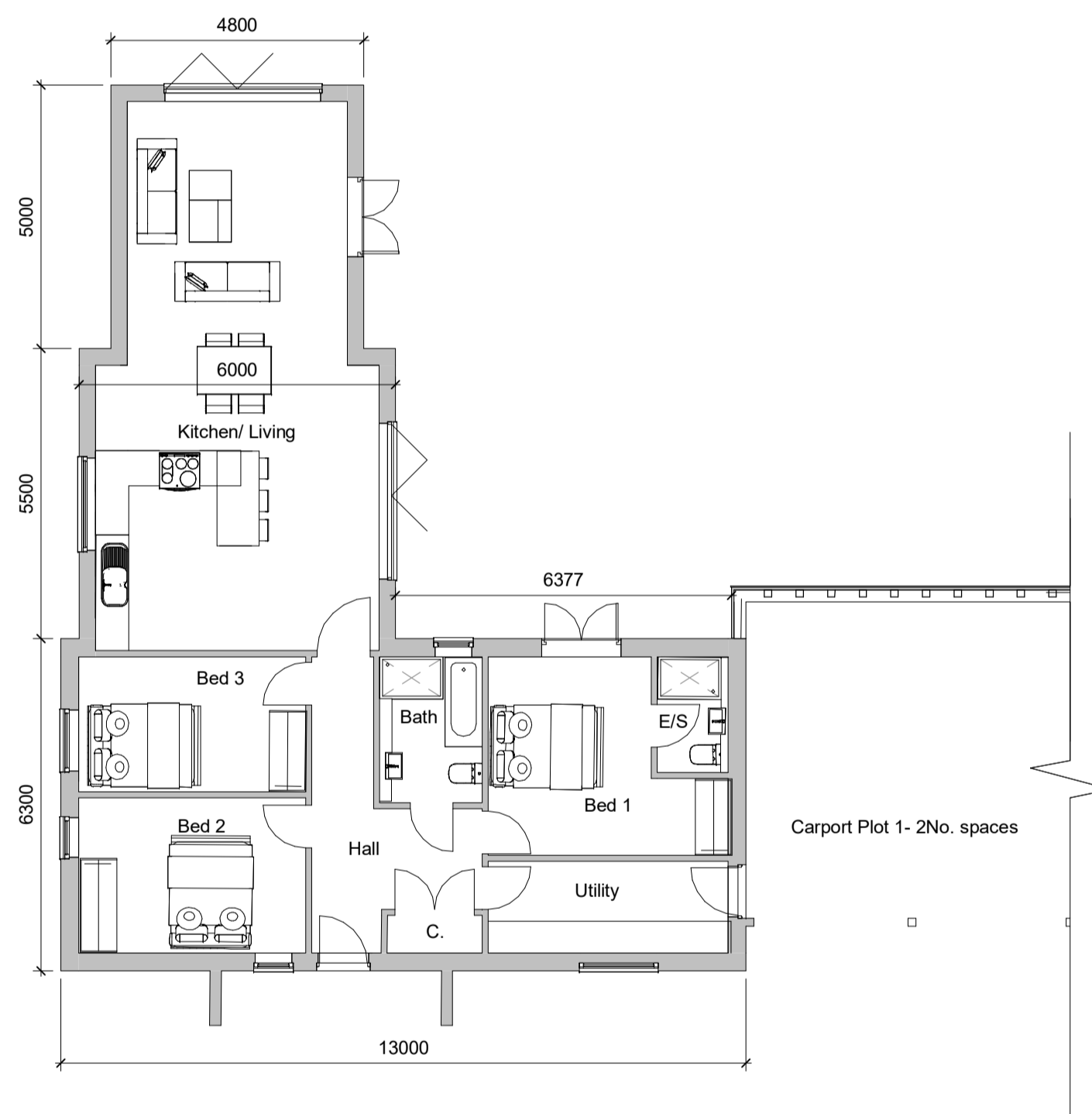
Plot 1 East Elevation (Side)
1 : 100



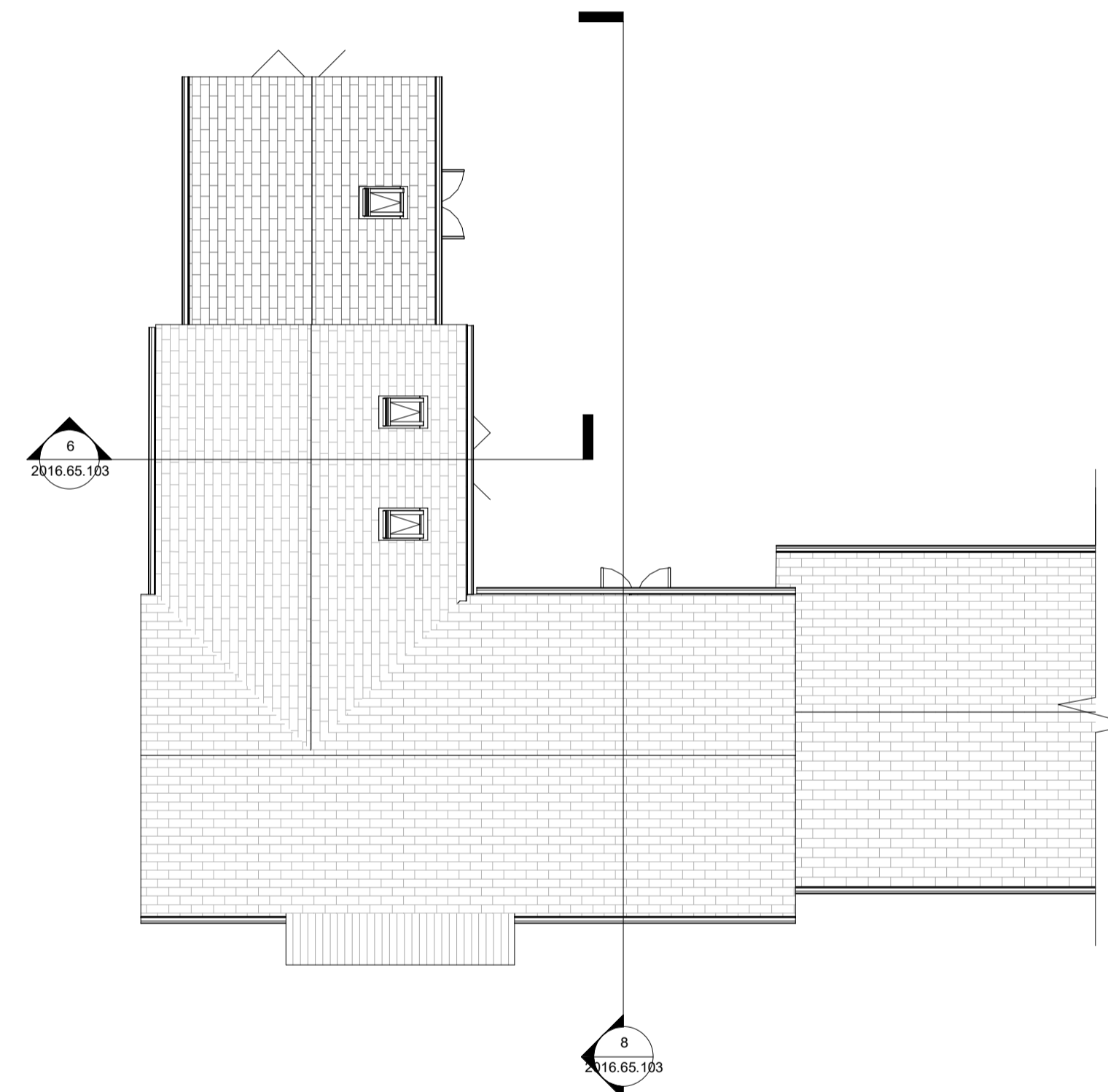
Plot 1 South Elevation (Rear)
1 : 100



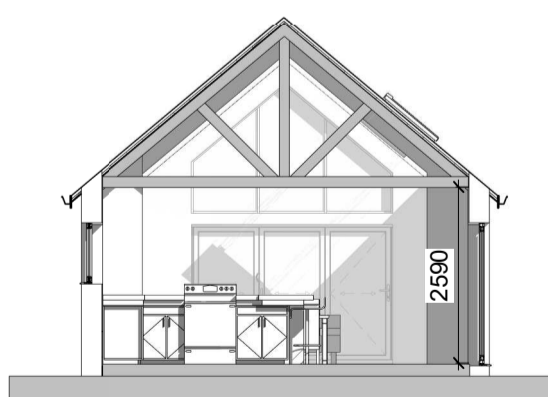
Plot 1 West Elevation (Side)
1 : 100



Plot 1 Ground Floor Plan
1 : 100



Plot 1 Roof Plan
1 : 100



Plot 1 Section A
1 : 100



Plot 1 Section B
1 : 100

Footprint: 139m²
GIFA: 120m²



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Suite 2, Clare Hall, St Ives Business Park, Parsons Green, St Ives, Cambs, PE27 4WY			
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PROJECT Land at Salix House, Hamerton Road, Alconbury Weston			
CLIENT Mr Baker			
DRAWING TITLE Proposed Plans and Elevations Plot 1			
DRAWN BY SD		SCALE 1 : 100@A1	
DATE 11/22/21	DWG. No. 2016.65.103	REV.	





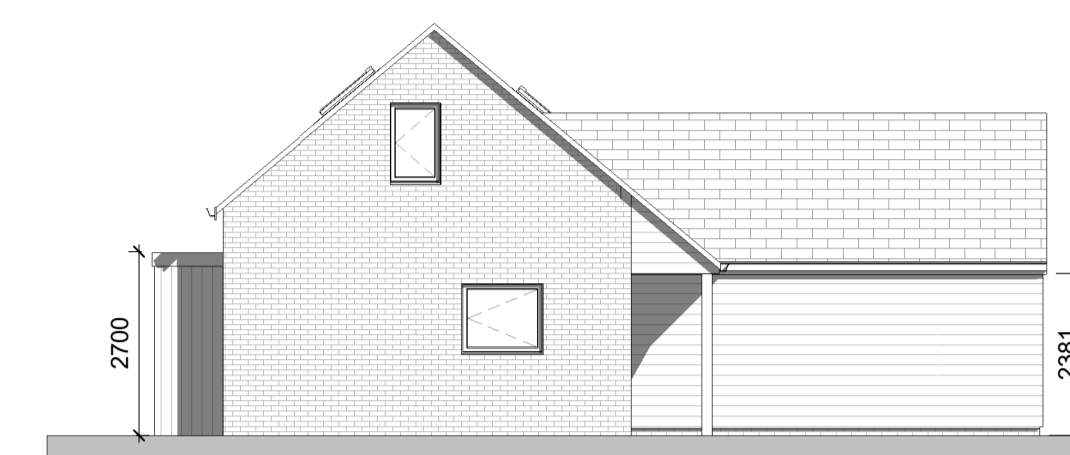
Plot 2 North Elevation (Front)
1 : 100



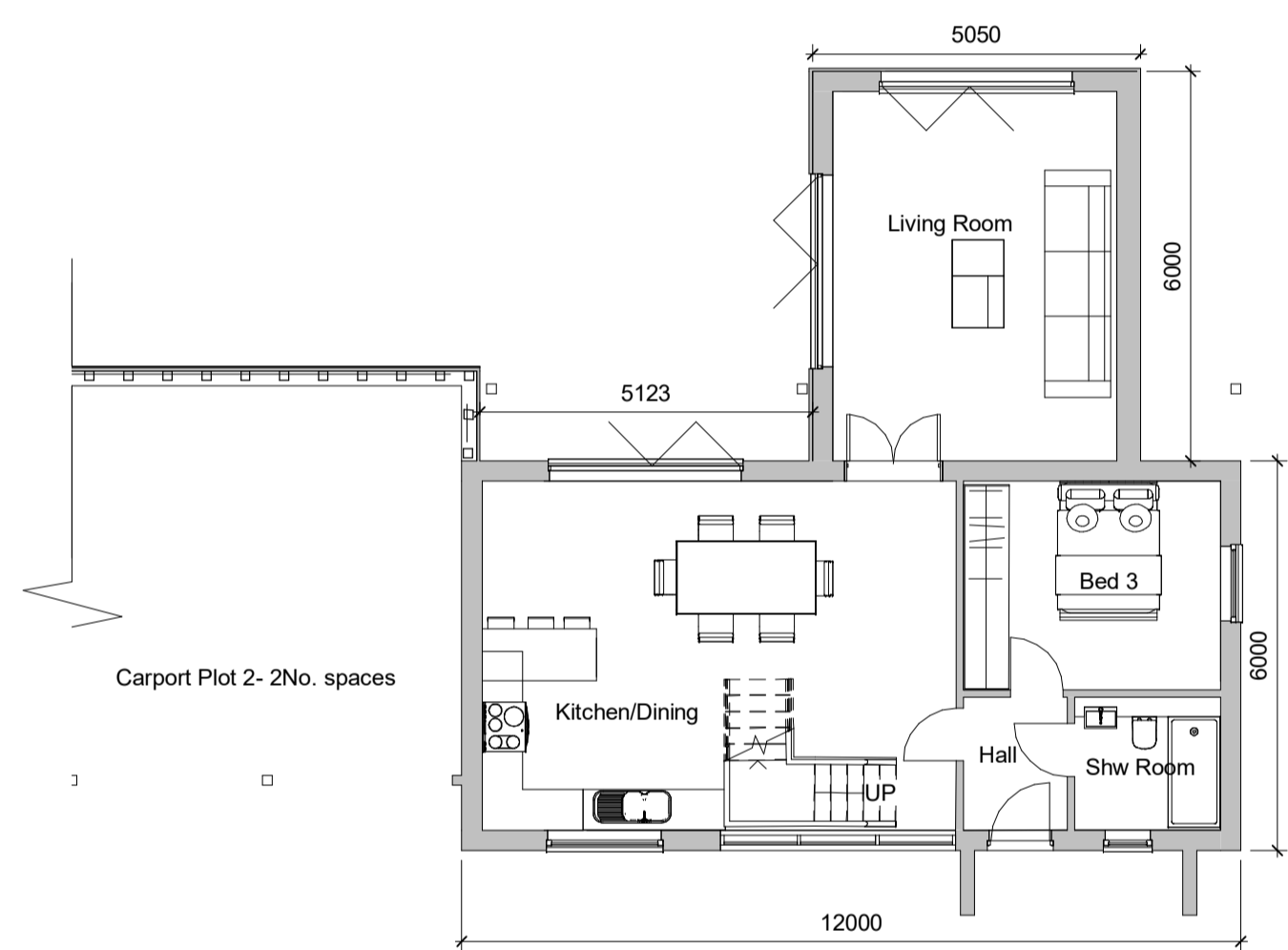
Plot 2 East Elevation (Side)
1 : 100



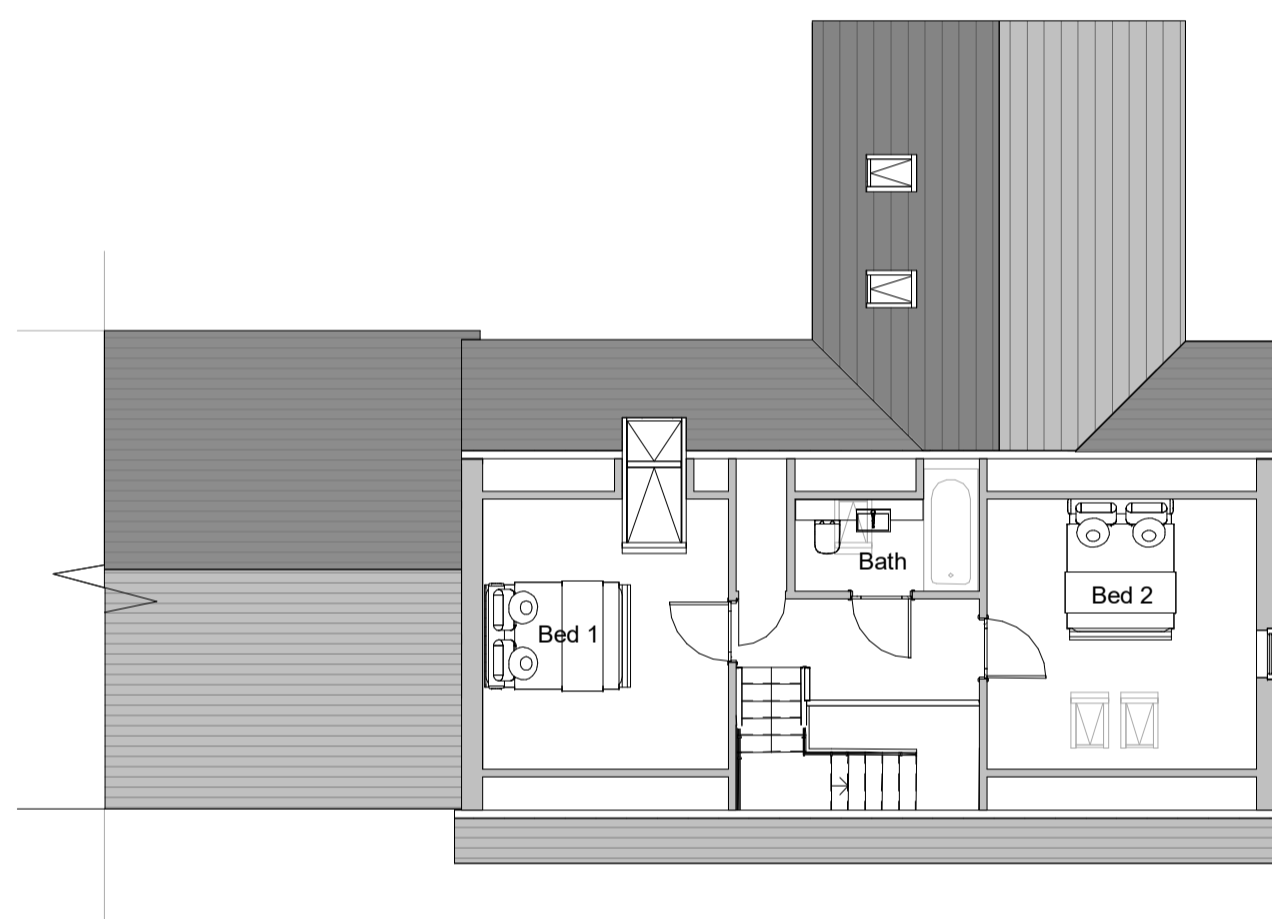
Plot 2 South Elevation (Rear)
1 : 100



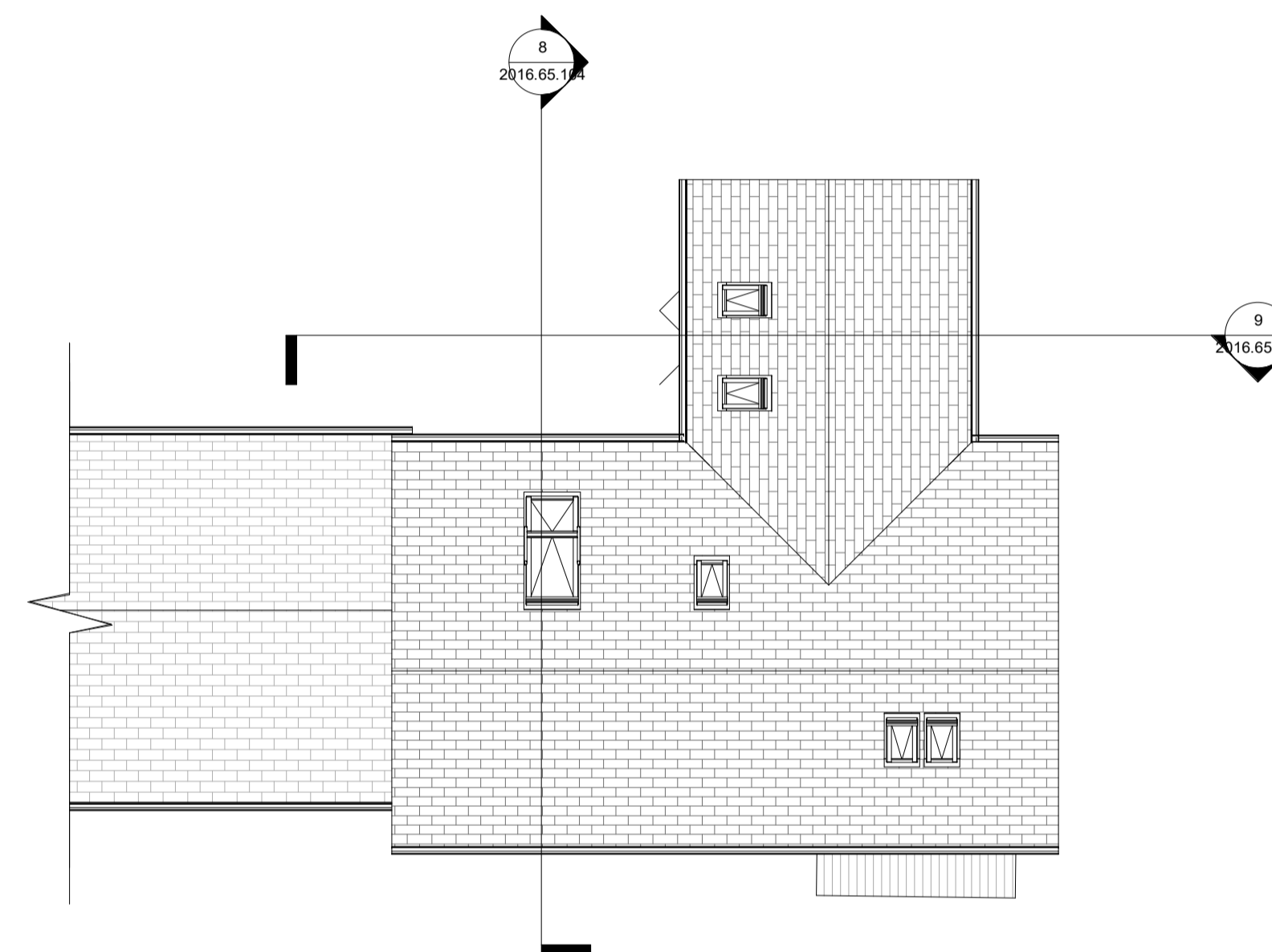
Plot 2 West Elevation (Side)
1 : 100



Plot 2 Ground Floor Plan
1 : 100

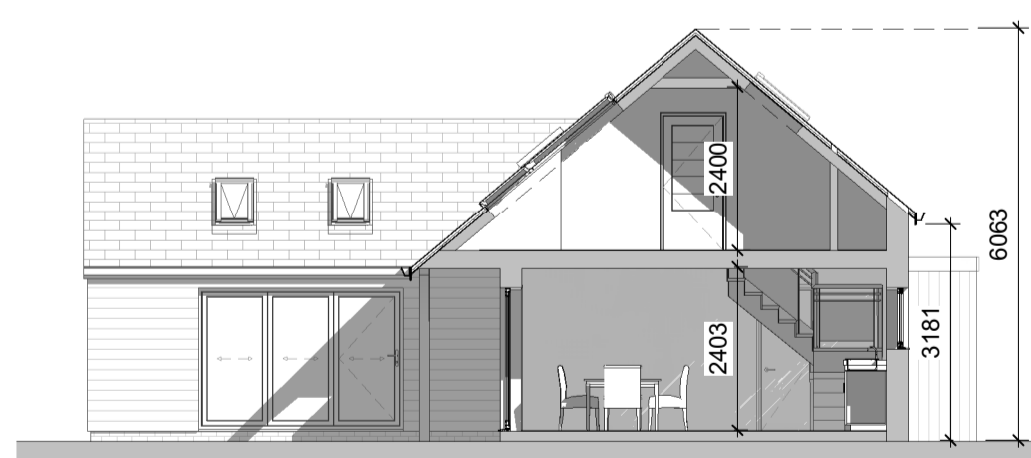


Plot 2 First Floor Plan
1 : 100



Plot 2 Roof Plan
1 : 100

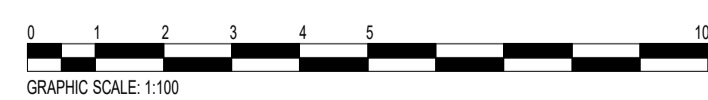
Footprint: 102m²
GIFA: 132m²



Plot 2 Section A
1 : 100



Plot 2 Section B
1 : 100



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PROJECT Land at Salix House, Hamerton Road, Alconbury Weston			
CLIENT Mr Baker			
DRAWING TITLE Proposed Plans and Elevations Plot 2			
DRAWN BY SD		SCALE 1 : 100@A1	
DATE 11/22/21		DWG. No. 2016.65.104	
		REV.	

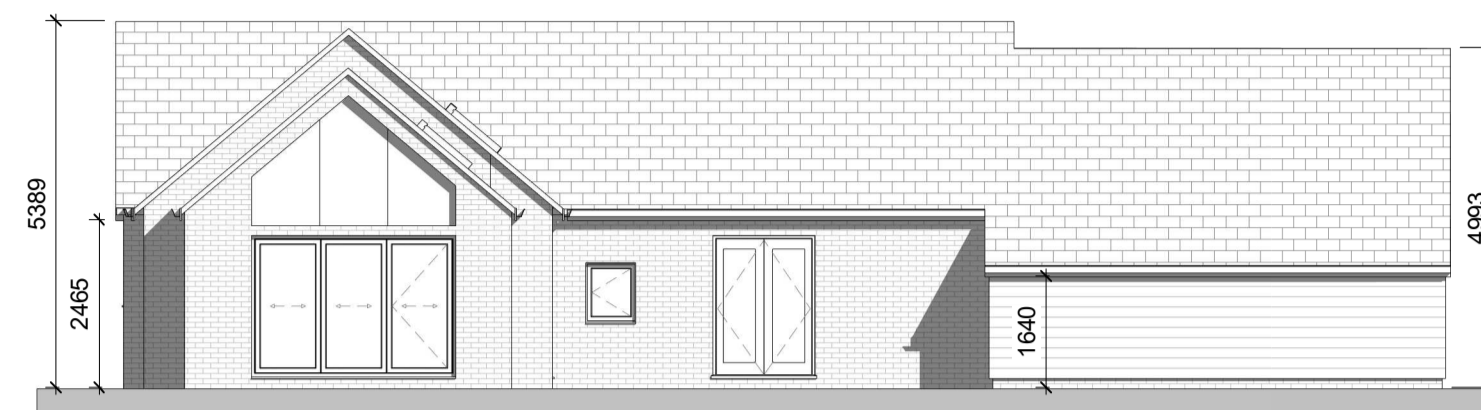




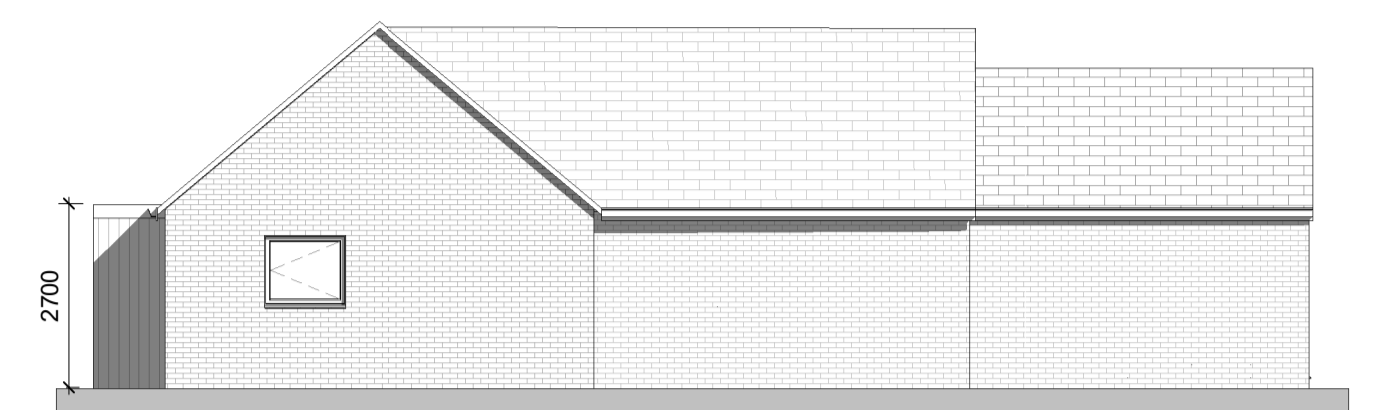
Plot 3 North Elevation (Front)
1 : 100



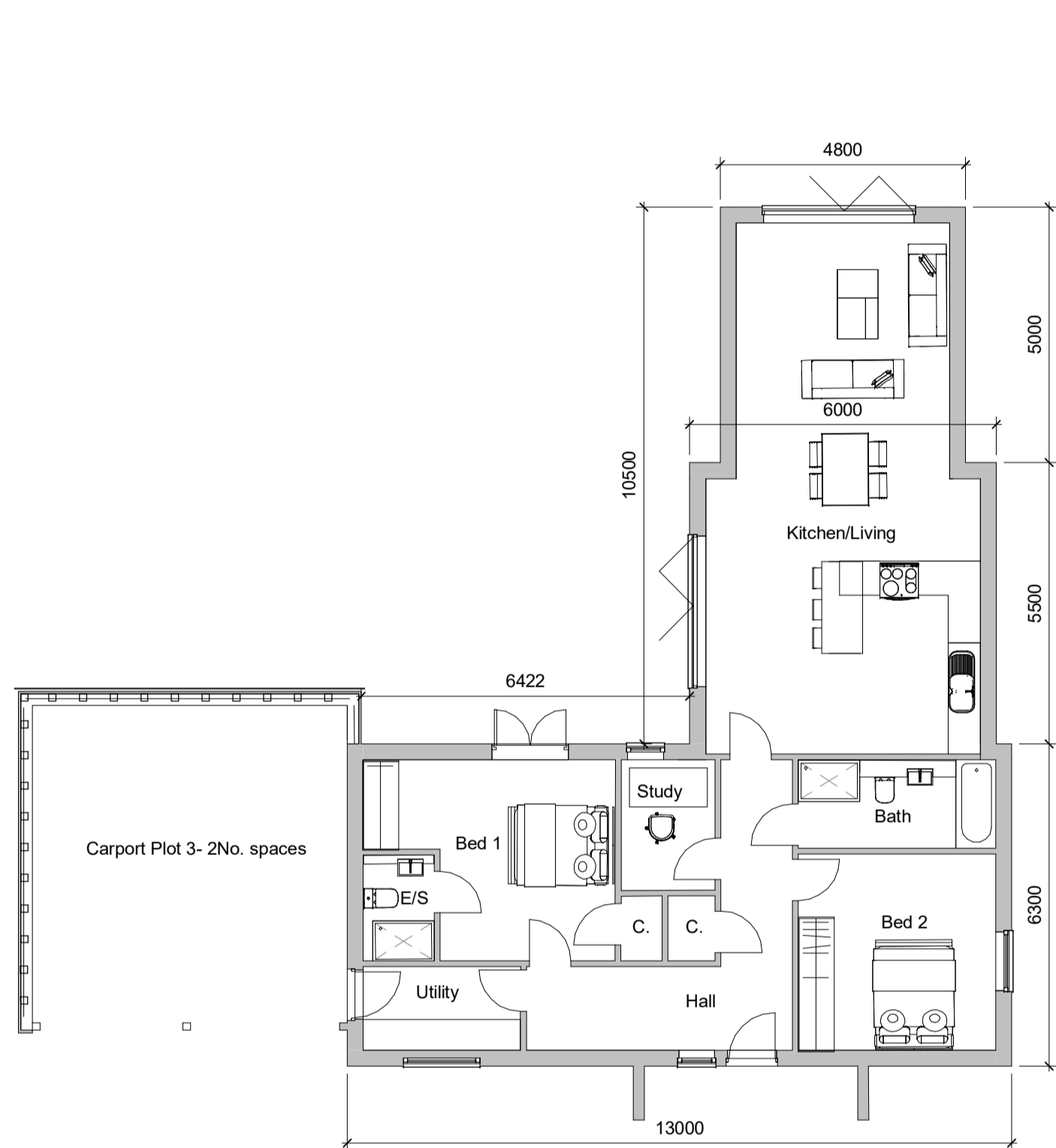
Plot 3 East Elevation (Side)
1 : 100



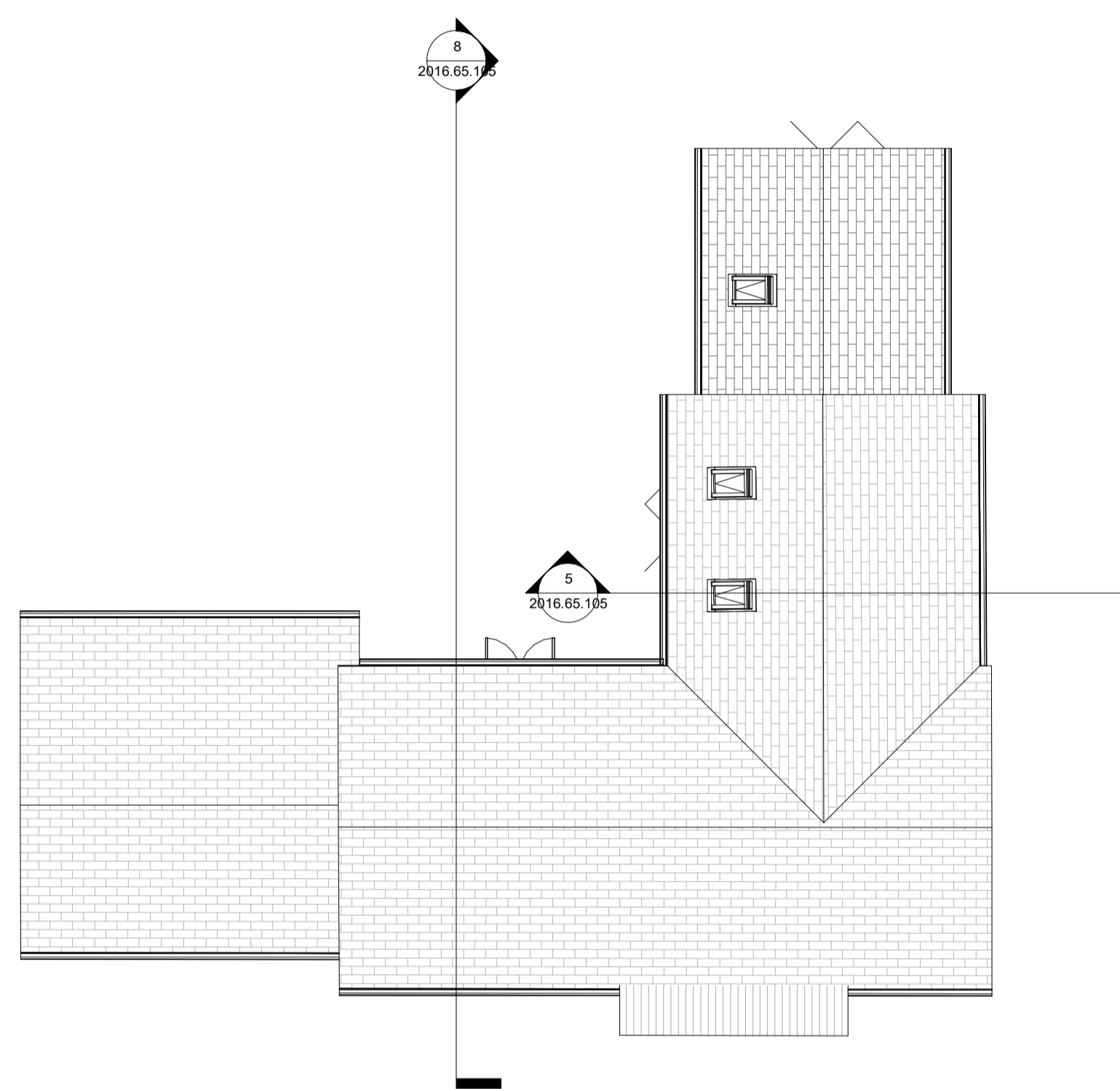
Plot 3 South Elevation (Rear)
1 : 100



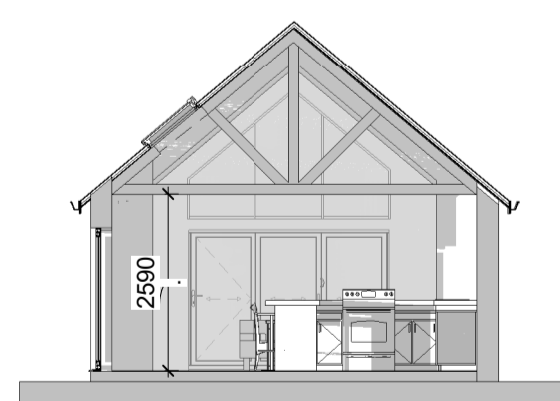
Plot 3 West Elevation (Side)
1 : 100



Plot 3 Ground Floor Plan
1 : 100



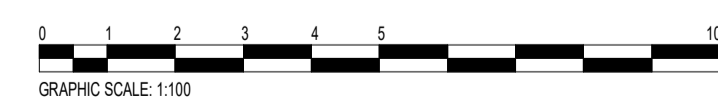
Plot 3 Roof Plan
1 : 100



Plot 3 Section A
1 : 100



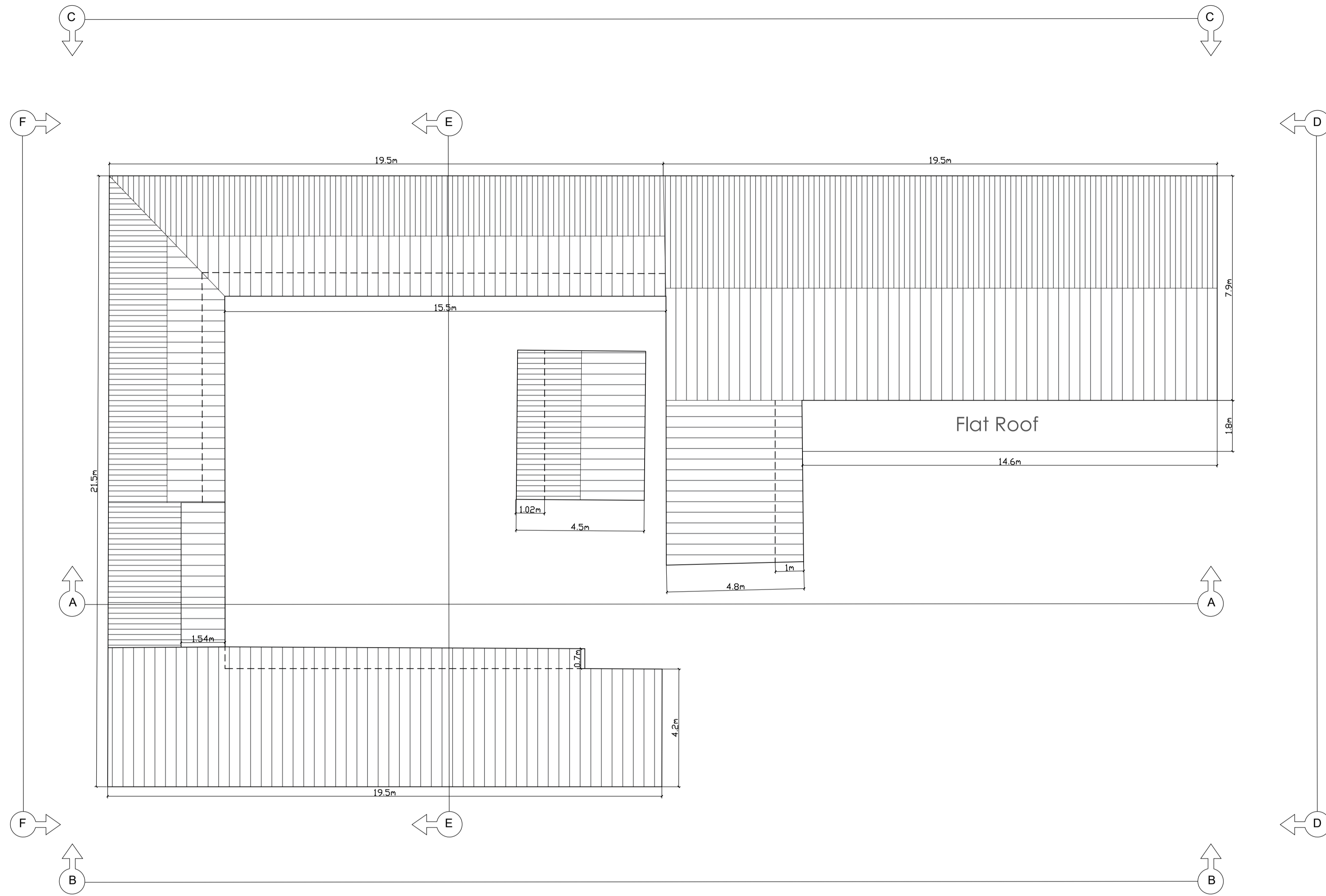
Plot 3 Section B
1 : 100



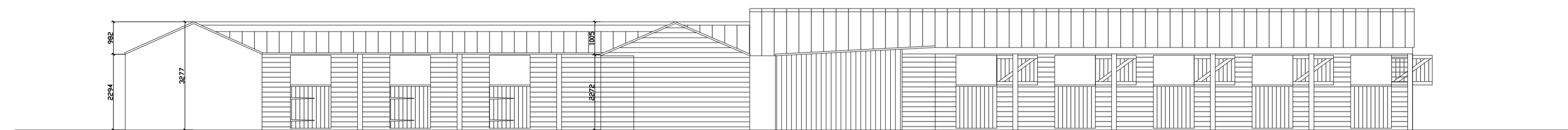
Footprint: 139m2
GIFA: 120m2

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PROJECT Land at Salix House, Hamerton Road, Alconbury Weston			
CLIENT Mr Baker			
DRAWING TITLE Proposed Plans and Elevations Plot 3			
DRAWN BY SD		SCALE 1 : 100@A1	
DATE 11/22/21	DWG. No. 2016.65.105	REV.	

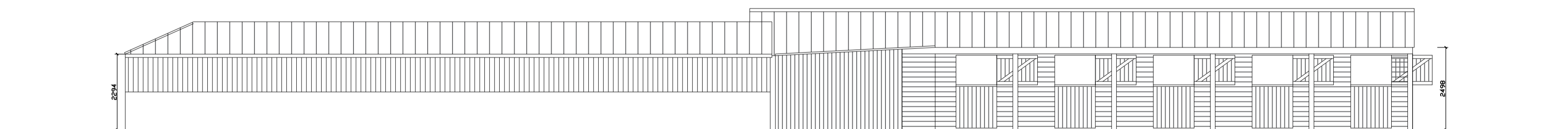




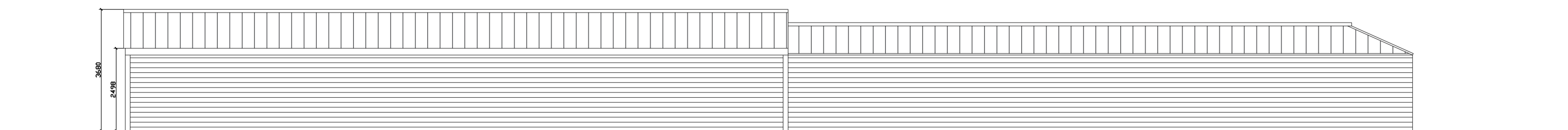
1:100 Existing Roof Plan



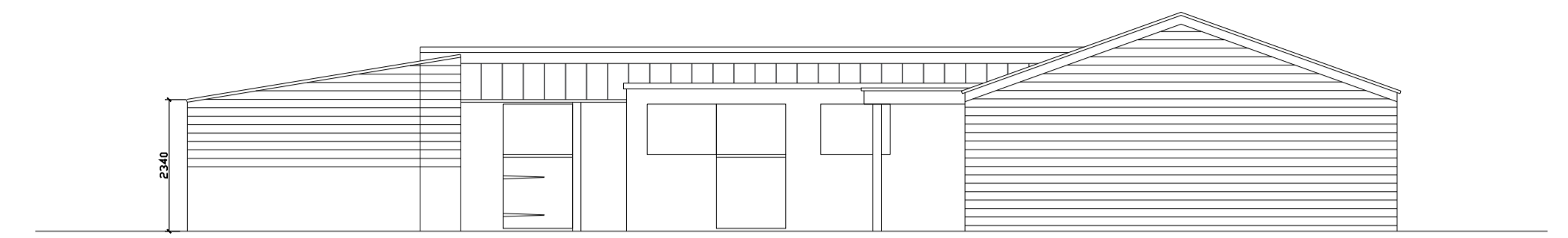
1:100 Elevation A-A



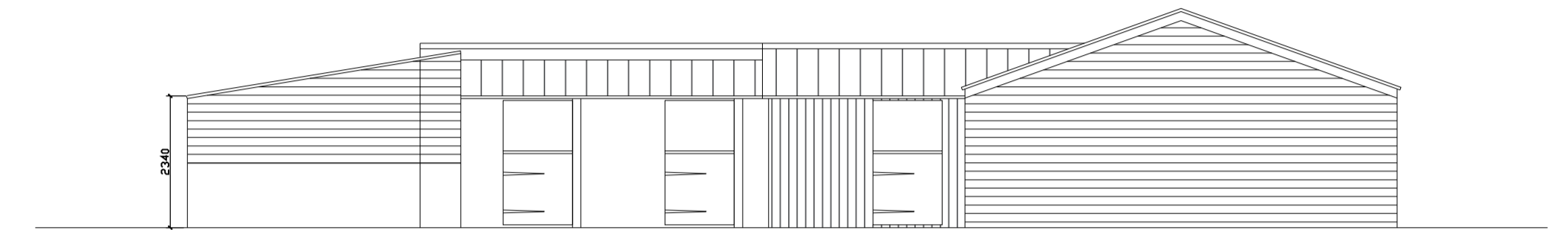
1:100 Elevation B-B



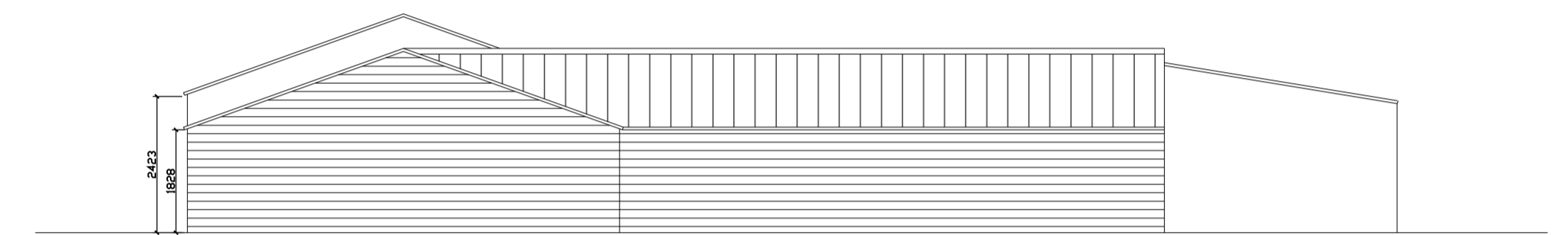
1:100 Elevation C-C



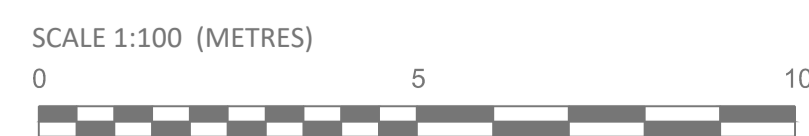
1:100 Elevation D-D



1:100 Elevation E-E



1:100 Elevation F-F



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PROJECT Land at Salix House, Hamerton Road Alconbury Weston, Cambs			
CLIENT Mr Baker			
DRAWING TITLE Existing Pans and Elevations			
DRAWN BY SD		SCALE 1:100 @ A1	
DATE 17.07.20		DWG. No. 2016.65.101	
		REV. -	