

# DEVELOPMENT MANAGEMENT COMMITTEE 20<sup>th</sup> March 2023

**Case No:** 21/00101/FUL

**Proposal:** PARTIAL DEMOLITION OF AN EXISTING BARN AND REBUILD TO FORM 6 SMALL BUSINESS UNITS. AS WELL AS THE DEMOLITION OF AN EXISTING WORKSHOP AND CONSTRUCTION OF 2 FURTHER SMALL BUSINESS UNITS. WITHIN USE CLASSES EA, EC (II), EC (III), EG (I), EG (II), EG (III).

**Location:** THE OLD NURSERY, GRAFHAM ROAD, ELLINGTON THORPE, HUNTINGDON, PE28 0AP

**Applicant:** MR M SEABROOK

**Grid Ref:** 516008 270831

**Date of Registration:** 11 MAY 2021

**Parish:** ELLINGTON

---

## RECOMMENDATION - REFUSE

**This application is referred to the Development Management Committee (DMC) because the Officer recommendation is contrary to the Parish Council recommendation.**

### 1. DESCRIPTION OF SITE AND APPLICATION

#### Site and Surroundings

- 1.1 The application site comprises a largely screened and overgrown plot of land with a number of barns and glasshouses on it. The site was used by MWS Landscapes as a part time nursery (weekends and bank holidays) for the selling of trees and shrubs and ancillary nursery/ garden centre supplies between 2007 and 2012. The site is in Flood Zone 1.

#### Proposal

- 1.2 The application is for the partial demolition of one of the barns and it's rebuild to form 6 small business units, and the demolition of the existing workshop and the construction of two further small business units within use classes Ea, Ec (ii), Ec (iii), Eg (i), Eg (ii) and Eg (iii). These uses incorporate the display and retail of goods, other than hot food; professional services (other than medical or health services) and other services appropriate in a commercial, business or service locality; and uses which can be carried out in

a residential area without detriment to its amenity – offices for operational or administrative functions, research and development of product or processes and industrial processes.

1.3 Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

1.4 The application is supported by the following documents;

- Design and Access Statement
- Ecology report
- Arboricultural Report
- Proposed drawings

## **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
- LP4: Contributing to Infrastructure Delivery
- LP5: Flood Risk
- LP7: Spatial Planning Areas
- LP11: Design Context
- LP12: Design Implementation
- LP14: Amenity
- LP15: Surface Water

- LP16: Sustainable Travel
  - LP17: Parking Provision and vehicle movement
  - LP25: Accessible and adaptable homes
  - LP30: Biodiversity and Geodiversity
  - LP31: Trees, Woodland Hedges and Hedgerows
  - LP34: Heritage Assets and their Settings
- 3.2 Supplementary Planning Documents (SPD) and Guidance:
- Huntingdonshire Design Guide Supplementary Planning Document (2017):
  - Developer Contributions SPD (2011)
  - Huntingdonshire Landscape and Townscape Assessment (2007)
  - Cambridgeshire Flood and Water SPD 2017
  - Huntingdonshire Tree Guidance Note 3
  - Annual Monitoring Report – Part 1 (Housing) 2019/2019 (October 2019)
  - Annual Monitoring Report – Part 2 (Non- Housing) 2018/2019 (December 2019)
  - RECAP CCC Waste Management Design Guide (CCC SPD) 2012
- 3.3 Grafham and Ellington Neighbourhood Plan (2020- 2036)
- GENP1: Definition of Built Up Area Settlement Boundary)
  - GENP2: Protecting Heritage Assets
  - GENP5: Supporting the Local Economy
  - GENP7:Zero Carbon Initiatives
  - GENP8: Electric Car Infrastructure
  - GENP10: Biodiversity and Natural Environment
  - GENP13: Flood Risk and Drainage
- 3.4 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
  - \* H1 - Healthy, comfortable and safe internal and external environment

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

## 4. PLANNING HISTORY

- 4.1 18/02256/PMBPA - Conversion of two agricultural buildings to two dwellings - Withdrawn.

## 5. CONSULTATIONS

- 5.1 Ellington Parish Council – Recommends approval.

As this makes better use of redundant buildings, provides local employment opportunities, and reduces travel for employment.

- 5.2 Local Highway Authority – Object. Insufficient information.

No objections in principle, but I would like the following information submitted;

\* Largest vehicles likely to use the site and the access designed to cater for simultaneous movements of such vehicles with appropriate tracking provided. This will dictate the size of the access required.

\* The proposal looks to be an intensification of the use and therefore vehicle to vehicle visibility splays should be appended to the access. As this is a 60mph road, the required splays are 2.4m by 215m.

- 5.3 Environmental Health - No objection.

- 5.4 Landscape Officer – Object. Insufficient information.

A revised tree survey, arboricultural impact assessment and arboricultural method statement to accord with BS5837: 2012 are required. Landscaping should be secured by condition.

- 5.5 Internal Drainage Board - It is noted that the proposed method of storm water disposal is by soakaways. It is essential that the soakaways be investigated and if ground conditions are found satisfactory, constructed in accordance with the latest BRE Digest 365. In the event that the soakaways are not found to be suitable, any direct discharge to the nearby watercourse will require the Board's prior consent.

Please also note that the watercourse on the boundary of, or passing through the site, is under the statutory control of the Board. In accordance with the Board's byelaws, no development should take place with 9m of the bank's top, without the Board's prior consent. This includes any planting, fencing or other landscaping.

- 5.6 Wildlife Trust – The additional ecological report with the results of the Great Crested Newt eDNA surveys addresses the missing information from the original submission. The results of the pond surveys came back as negative so there are no further implications for the design of the development. The ecological mitigation and enhancement recommendations included in chapter 4 of the original PEA report should be secured through an appropriately worded planning condition.

5.7 Natural England – No objection.

5.8 Urban Design Team – No objection.

Site layout: Proposed rebuild buildings in similar location to buildings currently on the site. The existing courtyard between the rebuilt buildings appears to be underutilised and could accommodate parking to the front of the central landscaped area and adjacent to the northern unit, it is recommended that these be delineated within this area. This may therefore negate the requirement for introducing a new 16 space car park to the north east of the site on part of the current undeveloped part of the site which forms a large area of hardstanding that extends beyond the existing buildings. If additional parking is required it is recommended that this be where the existing polytunnel is located, therefore being closer to the southern barn. See comments on commercial car park in the HDC Design Guide SPD requiring soft landscaping both within and around the external edges of commercial car parks to soften the appearance of parking.

Scale, Mass and Appearance: No objection to the proposed rebuild units, or materials in principle, however details to be agreed via condition.

Other comments: Clarify approach to both staff and visitor cycle parking – this is within cycling distance of both Ellington and Grafham and as such cycle parking should be provided to encourage sustainable travel. Clarify approach to refuse storage – this should either be within the internal footprint of the units, or within a dedicated store. Ease of bin collection should be considered. Clarify hard and soft landscaping including boundary treatments. No particular concerns regarding impact on retained trees – however defer to tree / landscape colleagues.

Recommendation – no objection subject to amendments on layout and clarification on bin / cycle storage. External materials, hard / soft landscaping to be conditioned including boundary treatments and delineation of parking spaces.

## **6. REPRESENTATIONS**

6.1 No comments have been received.

## **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)
  - Grafham and Ellington Neighbourhood Plan 2020-2036 (adopted 23rd Feb 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 as part of this application are:
- Principle of Development
  - Design, Visual Amenity and impact on the surrounding area
  - Residential Amenity
  - Parking Provision and Highway safety
  - Flood Risk
  - Biodiversity
  - Trees

### **Principle of Development**

- 7.6 The site is located within the open countryside and the proposal is for commercial development.
- 7.7 Local Plan Policy LP19 (Rural Economy) states: *a proposal for new business development in the countryside will only be supported where it;*
- a. is within a defined Established Employment Area;*
  - b. immediately adjoins and is capable of being integrated with an Established Employment Area;*
  - c. involves the reuse of land in use or last used for business uses (class 'B'); or*

*d. involves the reuse or replacement of existing buildings as set out in policy LP 33 'Rural Buildings'. In all cases office uses (class 'B1a') will be limited to a total of 600m2 floorspace.*

- 7.8 The applicant has submitted additional information regarding the previous use of the site as nursery. This information outlines the following: the nursery has been in existence since about 1973, the applicant purchased the site in 2006, The nursery use specialised in providing trees and shrubs to both local landscapers and the public, and this included the sale of 'bought in' products such as potting compost and the supply of Christmas trees on a seasonal basis.
- 7.9 The applicant has also outlined that the Town and Country Planning Use Classes Order has been updated since the adoption of the Local Plan. Class B1(a) offices, B1(b) research and development of products or processes, and B1(c) For any industrial process (which can be carried out in any residential area without causing detriment to the amenity of the area) became Class E in 2020. Use Class E now includes: Commercial, Business and Service - Use, or part use, for all or any of the following purposes:
- a) Shop other than for the sale of hot food
  - b) Food and drink which is mostly consumed on the premises
  - c) the following kinds of services principally to visiting members of the public
    - i. financial services
    - ii. professional services (other than medical services)
    - iii. any other services which it is appropriate to provide in a commercial, business or service locality
  - d) Indoor sport and recreation (not swimming pools, ice rinks or motorised vehicles or firearms)
  - e) Medical services not attached to the residence of the practitioner
  - f) Non-residential creche, day centre or nursery
  - g) i) office ii) the research and development of products or processes or iii) any industrial process, (which can be carried out in any residential area without causing detriment to the amenity of the area)
- 7.10 The applicant has put forward the argument, that based on the above information, the former activity on the site would therefore include an element of Class E business use. Officers note this argument regarding policy LP19 part c).
- 7.11 Policy LP19 part d) involves the reuse or replacement of existing buildings as set out in policy LP 33 'Rural Buildings'. This is relevant given that the proposal includes the replacement of existing buildings.
- 7.12 Local Plan Policy LP33 (Rural Buildings) states: *a proposal for the conversion of a building in the countryside that would not be dealt*

*with through 'Prior Approval/ Notification' will be supported where it can be demonstrated that:*

*a. the building is:*

*i. redundant or disused;*

*ii. of permanent and substantial construction;*

*iii. not in such a state of dereliction or disrepair that significant reconstruction would be required; and*

*iv. is structurally capable of being converted for the proposed use; and*

*b. the proposal:*

*i. would lead to an enhancement of the immediate setting; and*

*ii. any extension or alteration would not adversely affect the form, scale, massing or proportion of the building.*

7.13 The applicant has submitted additional information to demonstrate compliance with the criteria of Policy LP33:

- Criterion a.i): The buildings are redundant or disused.
- Criterion a.ii): Submitted photos and document demonstrating that the buildings are of a permanent and sustainable construction nature.
- Criterion a.iii): The Design and Access statement outlines the proposed works which demonstrates that the buildings are not in such a state of dereliction or disrepair that significant reconstruction is essential for the proposed business.
- Criterion a.iv): The barn is capable of being converted and re-used. The workshop could also be retained and converted.
- Criterion b.i): The proposal will ensure a functional use for the site.
- Criterion b.ii): The proposed alterations are considered appropriate and proportion.

7.14 On balance, officers consider the proposal complies with aims and objectives of policies LP19 and LP33.

7.15 The site is located within the parish of Ellington. The proposal therefore also needs to be assessed against the Grafham and Ellington Neighbourhood Plan 2020-2036.

7.16 Policy GENP 5 (Supporting the Local Economy) of Grafham and Ellington Neighbourhood Plan 2020-2036 states for outside of the built up areas:

*A proposal for new development, or the expansion of an existing business, outside the built-up areas of Grafham and Ellington, will only be supported where it can be demonstrated that there are operational requirements for a countryside location and the scale, character and siting of the proposed use will not have a detrimental impact on the countryside or the amenity of nearby properties. Any proposal shall also demonstrate that expected traffic can be safely accommodated on the highway network.*



- 7.17 The submitted Design and Access Statement outlines that the proposal is for speculative development within use classes Ea, Ec (ii), Ec (iii), Eg (i), Eg (ii), Eg (iii). It also states that the aim of the proposal is to attract new tenants to the site and provide small business premises for local companies. Based on the information submitted, there is no identified end user for the development.
- 7.18 The application fails to demonstrate that the principle of development is acceptable. As the proposal is for speculative commercial development with no identified end user, the application therefore fails to demonstrate that there are operational requirements for a countryside location. The proposal is therefore contrary to Policy GENP 5 of Grafham and Ellington Neighbourhood Plan 2020-2036.

### **Design, Visual Amenity and impact on the surrounding area**

- 7.19 Policy LP11 of the Local Plan states that proposals will be supported where it is demonstrated that they positively respond to their context and draw inspiration from the key characteristics of their surroundings, including the natural, historic and built environment.
- 7.20 Policy LP12 of the Local Plan states that proposals will be supported where they contribute positively to the area's character and identity and where they successfully integrate with adjoining buildings, topography and landscape.
- 7.21 Following comments from the Urban Design Team, the applicant amended the proposal to move car parking over to the area of the removed polytunnel to the rear of the site and added further landscaping to help strengthen green spaces within the site and the boundary treatment.
- 7.22 Officers consider the proposed buildings would be well designed and suitable for their purpose and given that the development would involve the clearance of several derelict structures from the site and the overall significant tidying of the site, the proposal is considered to respond positively to the area's character of limited and sporadically sited buildings, largely screened from immediate view.
- 7.23 If the application were to be recommended for approval, Officers would recommend conditions regarding materials, landscaping, cycle and bin storage etc. Trees are addressed in the below relevant section.
- 7.24 The proposed buildings would not detract from the site but would be in keeping with the overall character and identity of the area. They would not be harmful or intrusive within the setting of the site

and would comply with Policies LP11 and LP12 of the Local Plan, the Council's Design Guide and the design guidance contained in the NPPF.

### **Residential Amenity**

- 7.25 Policy LP14 states that a proposal will be supported where a high standard of amenity is maintained for all occupiers of neighbouring land and buildings.
- 7.26 The nearest residential property is on the opposite side of the road but is screened by a high hedge. Given the distance away from the site, officers consider that the proposed development and its use would not have any significant adverse impacts upon residential amenity. The proposal therefore accords with Policy LP14 of the Local Plan and the guidance in the NPPF.

### **Parking Provision and Highway Safety**

#### Parking

- 7.27 Policy LP17 states that a proposal will be supported where it incorporates adequate parking for vehicles and cycles.
- 7.28 The proposal shows 16 (with an additional 3 visitor) car parking and 6 cycle parking spaces within the site. Officers consider that the parking for the proposal can be sufficiently accommodated within the site. The proposal would be in accordance with Policy LP17 of the Huntingdonshire Local Plan to 2036

#### Highway Safety

- 7.29 Policy GENP 5 (Supporting the Local Economy) of Grafham and Ellington Neighbourhood Plan 2020-2036 states for outside of the built up areas: *Any proposal shall also demonstrate that expected traffic can be safely accommodated on the highway network.*
- 7.30 The proposal would use the existing access arrangements for the site and would also widen the access from 4m to 5.5m.
- 7.31 The application is not supported by a Transport Statement, plans showing tracking for vehicles or plans showing vehicle visibility splays.
- 7.32 The Local Highway Authority have been consulted as part of the application and have objected on insufficient information regarding what vehicles would use the site, the appropriate tracking for such vehicles and the appropriate access design and size to accommodate such vehicles. They have also objected on insufficient information within the application demonstrating that the required vehicle visibility splays of 2.4m x 215m are achievable as the road is 60mph.

- 7.33 Insufficient information has been submitted with the application to demonstrate that the proposal would not result in an adverse impact on highway safety. The proposal is therefore contrary to policies LP16 and LP17 of the Huntingdonshire's Local Plan to 2036.

## **Flood Risk**

- 7.34 The application site is within Flood Zone 1. The Internal Drainage Board have been consulted as part of the application and have advised that it is essential that the soakaways are investigated and if ground conditions are found satisfactory, that they are constructed in accordance with the latest Building Research Establishment Digest 365. If the soakaways are not found to be suitable, any direct discharge to the nearby watercourse will require the Board's prior consent. In the event of permission for the proposal being granted, they have recommended that the above be conditioned.
- 7.35 Policy GENP 13 (Flood Risk and Drainage) of Grafham and Ellington Neighbourhood Plan 2020-2036 states:  
*A proposal shall neither exacerbate existing water supply or wastewater issues nor create water supply or disposal issues for properties elsewhere in the neighbourhood plan area. A proposal for a new development shall provide a surface water drainage solution using a sustainable drainage system that does not discharge or risk discharge, to the existing foul sewer systems in the villages. Surface water drainage design shall comply with the guidance given in the Cambridgeshire Flood and Water Supplementary Planning Document [Ref 15] and the CCC Surface Water Drainage Guidance for Developers [Ref 16]. It shall be noted that these documents prohibit soakaway design infiltration rates lower than  $1 \times 10^{-6}$  m/s. It is anticipated that soakaways in the heavy clay soils in the neighbourhood plan area will not be possible. Where this is the case, other infiltration methods such as swales, ponds and wetlands shall be explored or, where demonstrably unsuitable, such alternatives as may be acceptable to the local planning authority with the advice of the Lead Local Flood Authority. A proposal shall not increase flood risk from any form. A site-specific flood risk assessment in line with the requirements of local and national policy advice shall accompany a proposal on a site with an identified risk of flooding or where otherwise justified by the local planning authority.*
- 7.36 It is clear from the proposed site plan, that the proposal will increase the amount of hard landscaping on the site. Taking the above into account on whether soakways are suitable for the site, and in the absence of a surface water drainage strategy for the site, Officers consider the application does not contain enough information to assess the drainage implications of the proposal.

- 7.37 Insufficient information has been submitted with the application to demonstrate that the proposal incorporates sustainable drainage systems and would not result in flooding on the site or elsewhere. The proposal is therefore contrary to policies LP5, LP6 and LP15 of the Huntingdonshire's Local Plan to 2036 and GENP 13 of Grafham and Ellington Neighbourhood Plan 2020-2036.

### **Biodiversity**

- 7.38 Policy LP30 of Huntingdonshire's Local Plan to 2036 requires proposals to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated. Policy LP30 also requires development proposals to ensure no net loss in biodiversity and provide a net gain in biodiversity where possible.
- 7.39 Policy GENP 10 (Biodiversity and Natural Environment) states: All new development shall protect biodiversity and the natural environment and provide a biodiversity net gain and establish, enhance or extend ecological corridors and the connectivity between them.
- 7.40 There are two ponds within 100 metres of the proposed development.
- 7.41 The Wildlife Trust has been consulted as part of the application. Following the submission of a revised ecological report with the results of the Great Crested Newt eDNA surveys (negative in regards to the presence of Great Crested Newts), the Wildlife Trust supports the proposal subject to the inclusion of conditions regarding ecological mitigation and enhancement recommendations included in chapter 4 of the original PEA report.
- 7.42 Officers consider that the proposal would not result in harm to protected species or wildlife subject to the above condition. The proposal therefore complies with policy LP30 of the Huntingdonshire's Local Plan to 2036, GENP 10 of Grafham and Ellington Neighbourhood Plan 2020-2036, The Wildlife and Countryside Act (1981), the Habitats and Protected Species Regulations (2017) and the National Planning Policy Framework (2021).

### **Trees**

- 7.43 An Arboricultural Report has been submitted with the application.
- 7.44 The Landscape Officer has reviewed the submitted information and has objected on the grounds that tree survey and tree protection and removal plans in the report by East Midland Tree Surveys do not reflect the standards set out in BS5837:2012. The

Landscape Officer therefore cannot fully assess the impact of the proposal upon the trees.

- 7.45 Insufficient and inadequate information has been submitted with the application to demonstrate that the proposal would not result in harm to trees. The proposal is therefore contrary to policy LP31 of the Huntingdonshire's Local Plan to 2036.

## **Conclusion**

- 7.46 Officers have considered the submitted information and have taken into account the arguments put forward by the applicant in regards to the principle of development. As the site is located within the countryside and as the proposal is for speculative development with no identified end user, the application therefore fails to demonstrate that there are operational requirements for a countryside location which is contrary to the relevant policy of the Grafham and Ellington Neighbourhood Plan.
- 7.47 The proposal is also inadequate in terms of the submitted information on highway safety, drainage/flood risk and trees.
- 7.48 Having regard to all relevant material considerations, it is concluded that the proposal would not accord with local and national planning policy. Therefore, it is recommended that planning permission be refused.

## **8. RECOMMENDATION - REFUSAL for the following reasons:**

1. The application fails to demonstrate that the principle of development is acceptable. As the proposal is for speculative commercial development with no identified end user, the application therefore fails to demonstrate that there are operational requirements for a countryside location. The proposal is therefore contrary to Policy GENP 5 of Grafham and Ellington Neighbourhood Plan 2020-2036.
2. Insufficient information has been submitted with the application to demonstrate that the proposal would not result in an adverse impact on highway safety. The proposal is therefore contrary to policies LP16 and LP17 of the Huntingdonshire's Local Plan to 2036.
3. Insufficient information has been submitted with the application to demonstrate that the proposal incorporates sustainable drainage systems and would not result in flooding on the site or elsewhere. The proposal is therefore contrary to policies LP5, LP6 and LP15 of the Huntingdonshire's Local Plan to 2036 and GENP 13 of Grafham and Ellington Neighbourhood Plan 2020-2036.

4. Insufficient and inadequate information has been submitted with the application to demonstrate that the proposal would not result in harm to trees. The proposal is therefore contrary to policy LP31 of the Huntingdonshire's Local Plan to 2036.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388424 and we will try to accommodate your needs

**CONTACT OFFICER:**

Enquiries about this report to **Lewis Tomlinson Senior Development Management Officer** – [lewis.tomlinson@huntingdonshire.gov.uk](mailto:lewis.tomlinson@huntingdonshire.gov.uk)

## Lewis Tomlinson

---

**From:** Clerk <clerk@ellingtonparishcouncil.gov.uk>  
**Sent:** 19 May 2021 14:14  
**To:** DMAdmin  
**Subject:** RE: Planning Permission Consultation - The Old Nursery Grafham Road Ellington Thorpe (ref 21/00101/FUL)

Dear Sir/Madam

Ellington PC met on 18th May to discuss this application.

Recommendation: Approval

Reasons: Makes better use of redundant buildings, local employment opportunity, reduces travel for employment

Best wishes

Darren Tysoe

Clerk

On 12 May 2021, at 14:46, <Dmadmin@huntingdonshire.gov.uk> wrote

Dear Parish Clerk,

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

Proposal: Partial demolition of an existing barn and rebuild to form 6 small business units. As well as the demolition of an existing workshop and construction of 2 further small business units. Within use classes A1, B2 and E(g)(i)

Site Address: The Old Nursery Grafham Road Ellington Thorpe

Reference: 21/00101/FUL

Opting out of email correspondence

-----  
We are continually striving to improve the service we deliver to our customers. As part of this we are now contacting our customers by email where possible in an effort to provide a faster, more efficient service.

If you would prefer not to receive correspondence from us via email you have the right to opt out. If you wish to opt out please contact us at the address provided below so that we can remove your email details from our records.

Keeping safe on the internet

-----  
You should never open a file attached to an email when you do not trust the sender's authenticity.

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

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

Development Management  
Huntingdonshire District Council

T: 01480 388388

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

## Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived

Disclaimer: This email may contain confidential information and may be privileged. If you are not the intended addressee you may not use, forward, copy or disclose any information contained in this message. If you have received this email in error, please advise the sender immediately and delete this email. ◆



# Development Management Committee



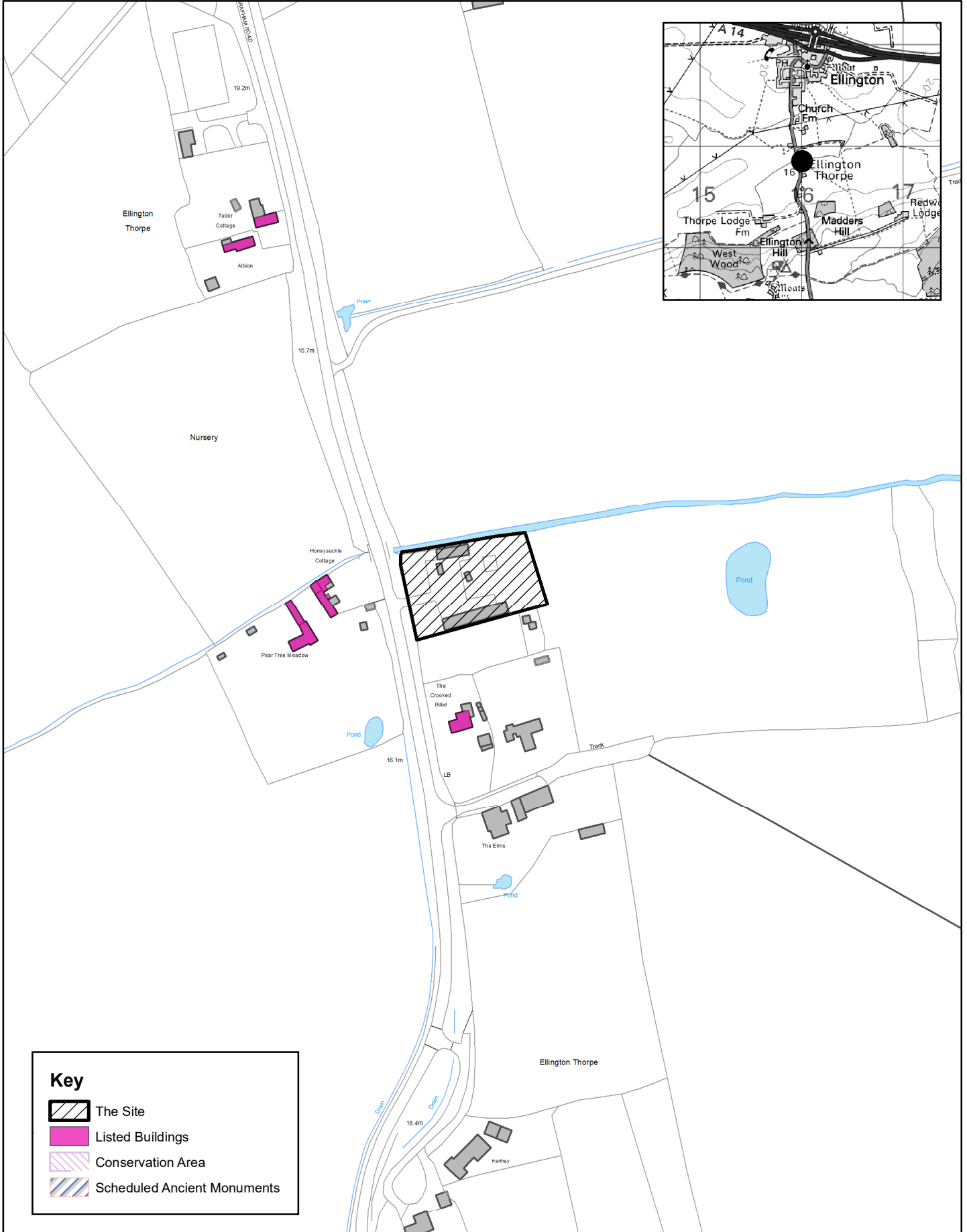
Scale = 1:2,500

Application Ref: 21/00101/FUL

Date Created: 06/02/2023

Location: Ellington

© Crown copyright and database rights 2023  
Ordnance Survey HDC 100022322

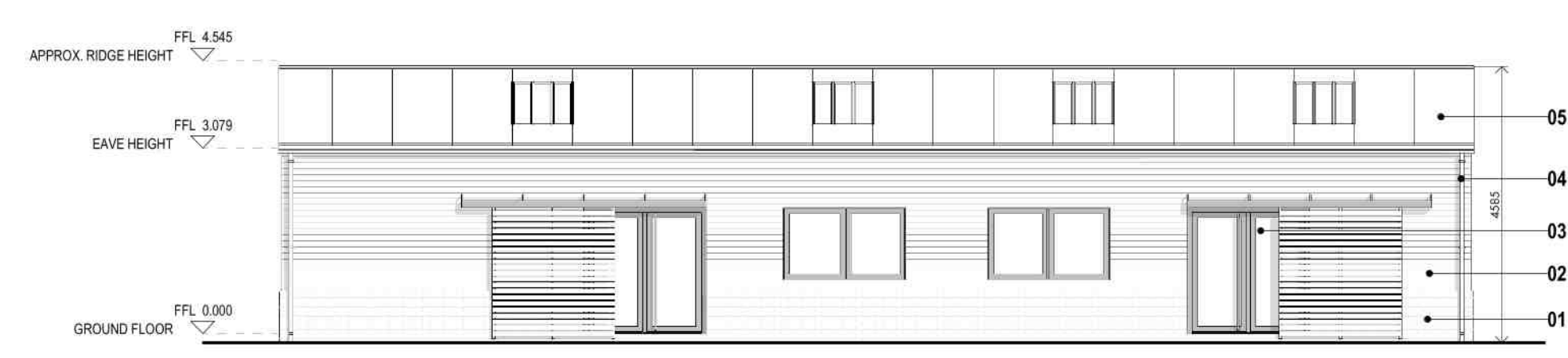




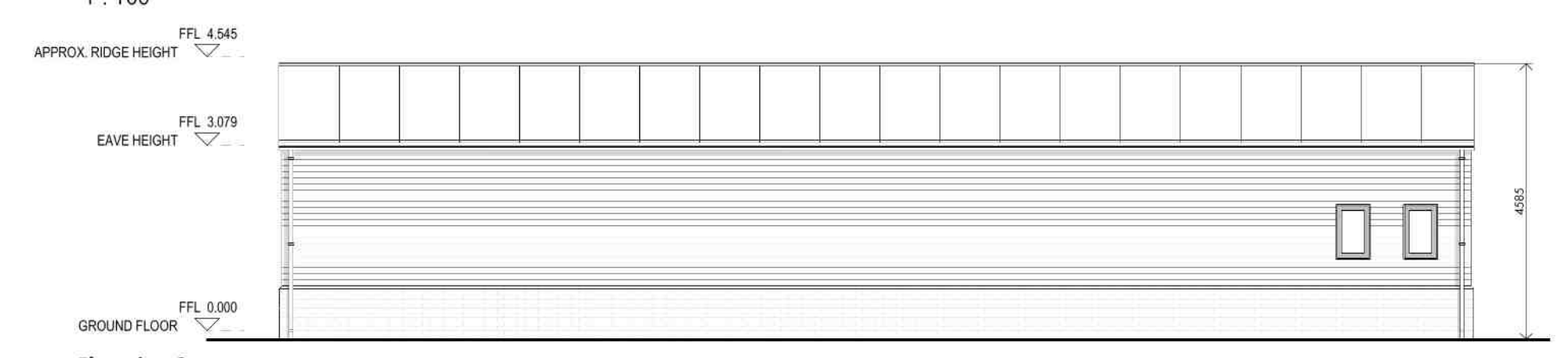


Consultants shall not be responsible for any errors or omissions in this drawing or any other drawings or documents prepared by them or their staff or subcontractors.  
 All rights reserved in respect of the copyright, design and patents and other laws that may apply.  
 Information contained within this drawing is the sole property of TMV Architects and should not be reproduced or copied in any form without written permission.

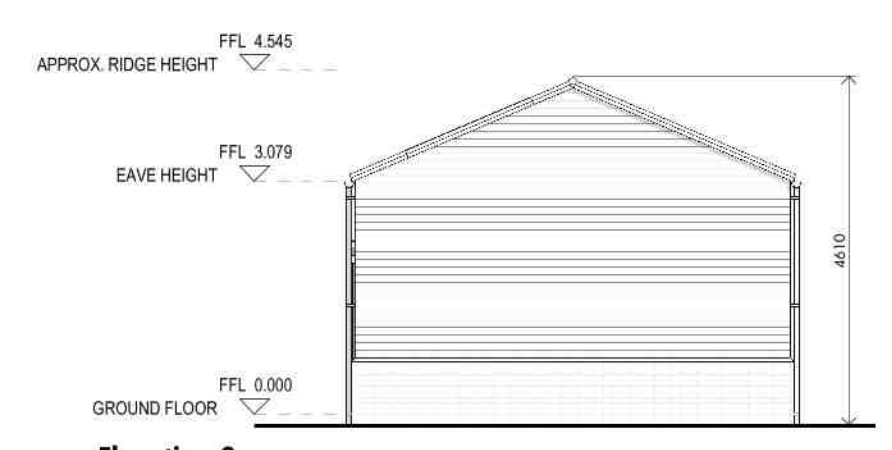
- MATERIALS**
- 01 Brickwork
  - 02 Composite horizontal cladding
  - 03 Aluminium windows & doors
  - 04 Aluminium gutters & downpipes
  - 05 Metal insulated panels



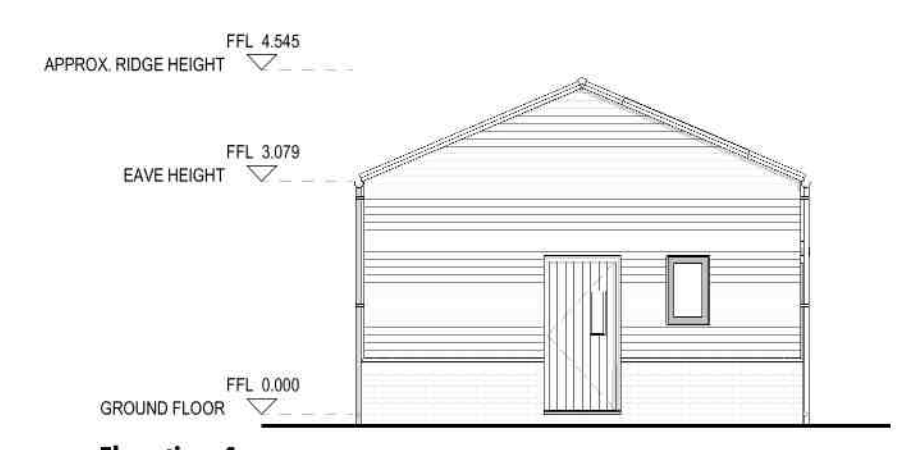
**Elevation 1**  
1 : 100



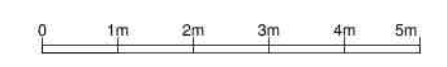
**Elevation 2**  
1 : 100



**Elevation 3**  
1 : 100



**Elevation 4**  
1 : 100



TMV ARCHITECTS	
<b>PLANNING</b>	
Project Name:	ELLINGTON THORPE NURSERY
Project No.:	740
Drawn By:	009
Rev.:	
Drawing Name:	PROPOSED ELEVATIONS - SHEET 1
Scale:	1 : 100 @A3
Drawn By:	TM
Checked By:	TM
Date:	03.12.2020
Date:	03.12.2020

**TMV ARCHITECTS**  
 The Repeater Station, London Road,  
 Norman Cross, Peterborough, PE7 3TB

**AREA SCHEDULE**

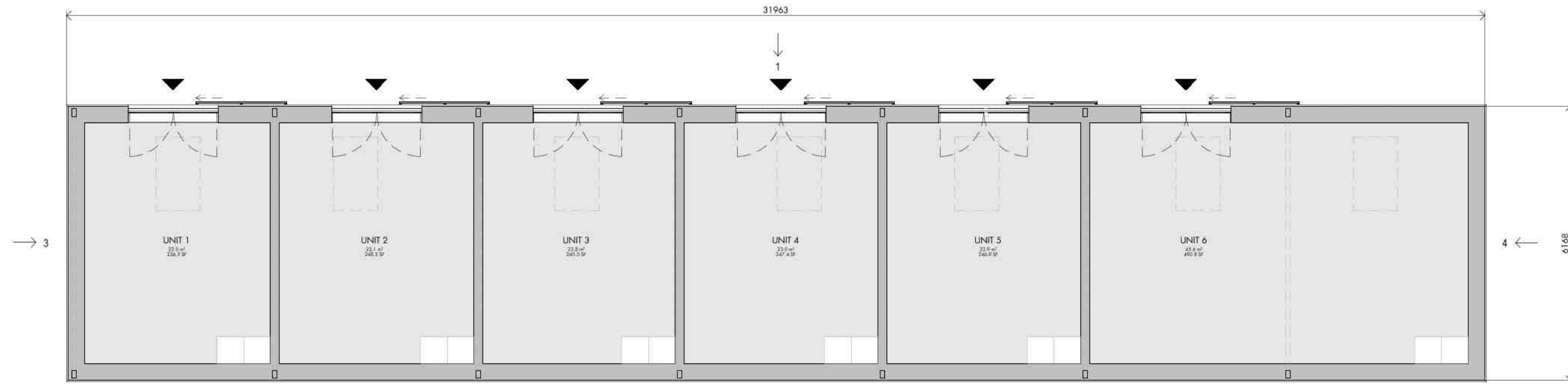
FLOOR LEVEL	AREA (m <sup>2</sup> )	AREA (sq ft)
BARN	169.2 m <sup>2</sup>	1821.36 sq ft
WORKSHOPS	93.7 m <sup>2</sup>	1030.05 sq ft
	264.9 m <sup>2</sup>	2851.41 sq ft

Construction shall not be used to signify dimensions which are to be provided on site, any dimensions are to be provided on the drawings and shall be subject to the usual conditions of contract.

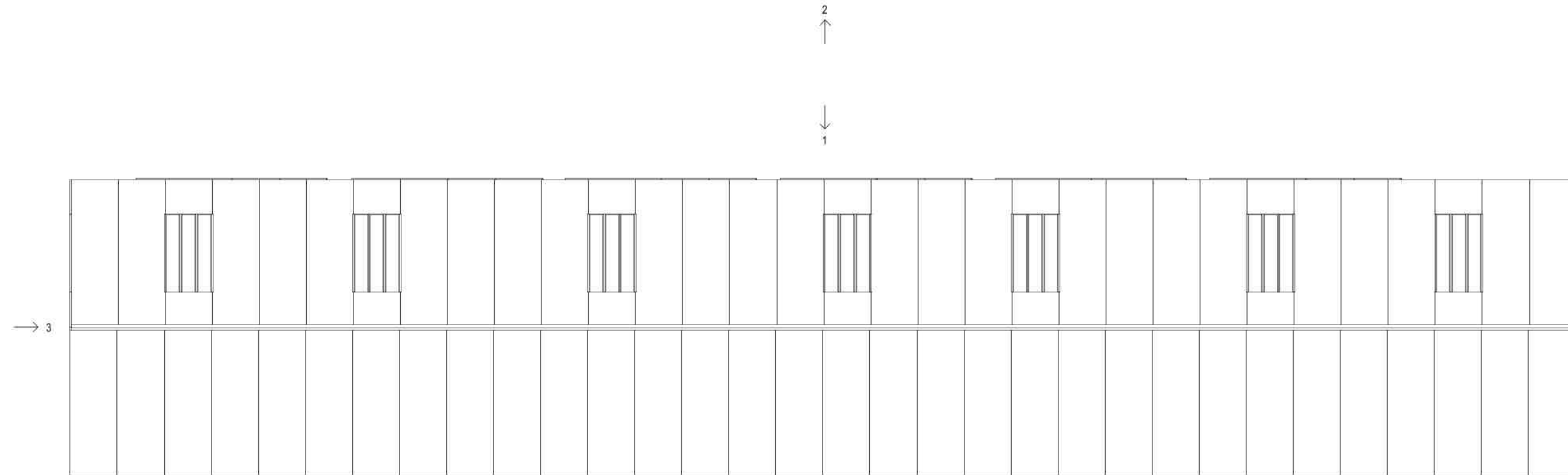
All rights reserved in respect of the copyright, design and patents and other intellectual property rights of the architect.

Information contained within this drawing is the sole property of TM Architects and shall not be reproduced or copied in any form without written permission.

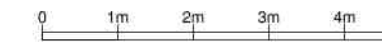
- Proposed Walls
- Proposed Area
- Principal Entrance



**Level 00 - Barns Ground Floor - Proposed**  
1 : 100



**Barns Roof Plan - Proposed**  
1 : 100



TM ARCHITECTS	
<b>PLANNING</b>	
Project Name:	ELLINGTON THORPE NURSING HOME
Project No.:	740
Client:	ODS
Rev.:	
Drawn by:	T.M.
Checked by:	T.M.
Date:	03.12.2020
Scale:	1 : 100
Sheet:	@A3
BARNING PROPOSED FLOOR PLANS - SHEET 1	

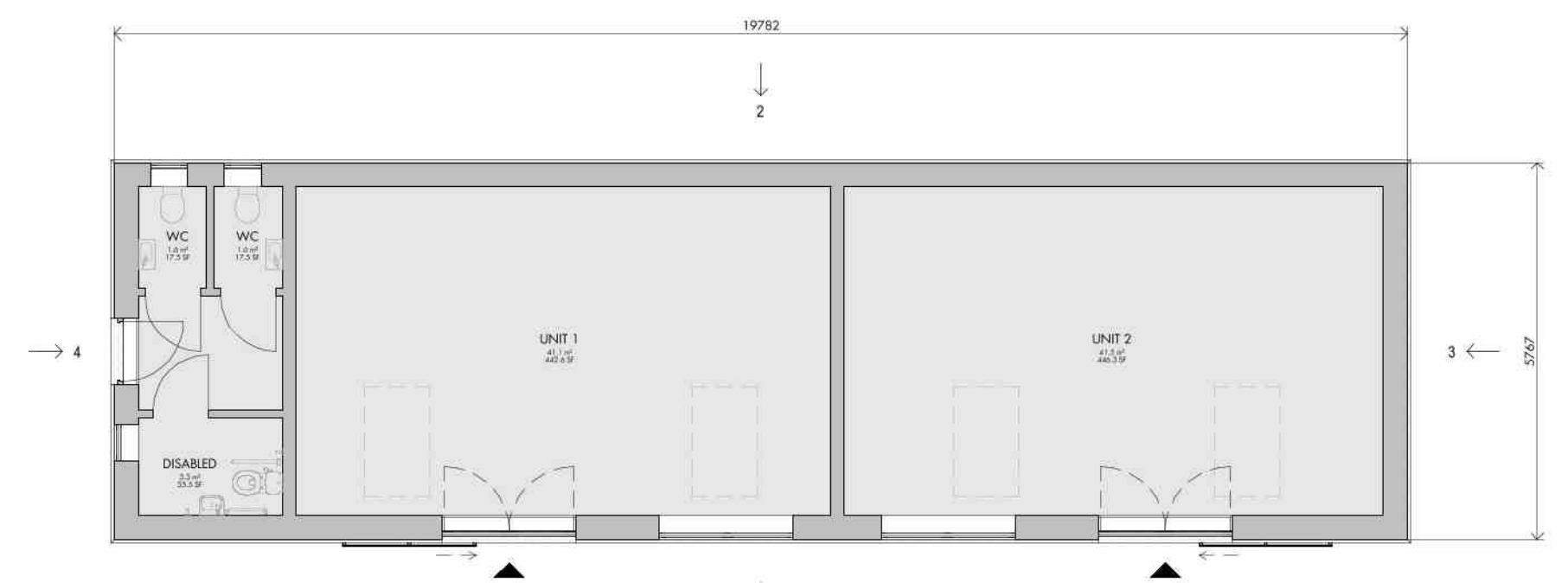
**TM ARCHITECTS**  
The Repeater Station, London Road,  
Norman Cross, Peterborough, PE7 3TB

**AREA SCHEDULE**

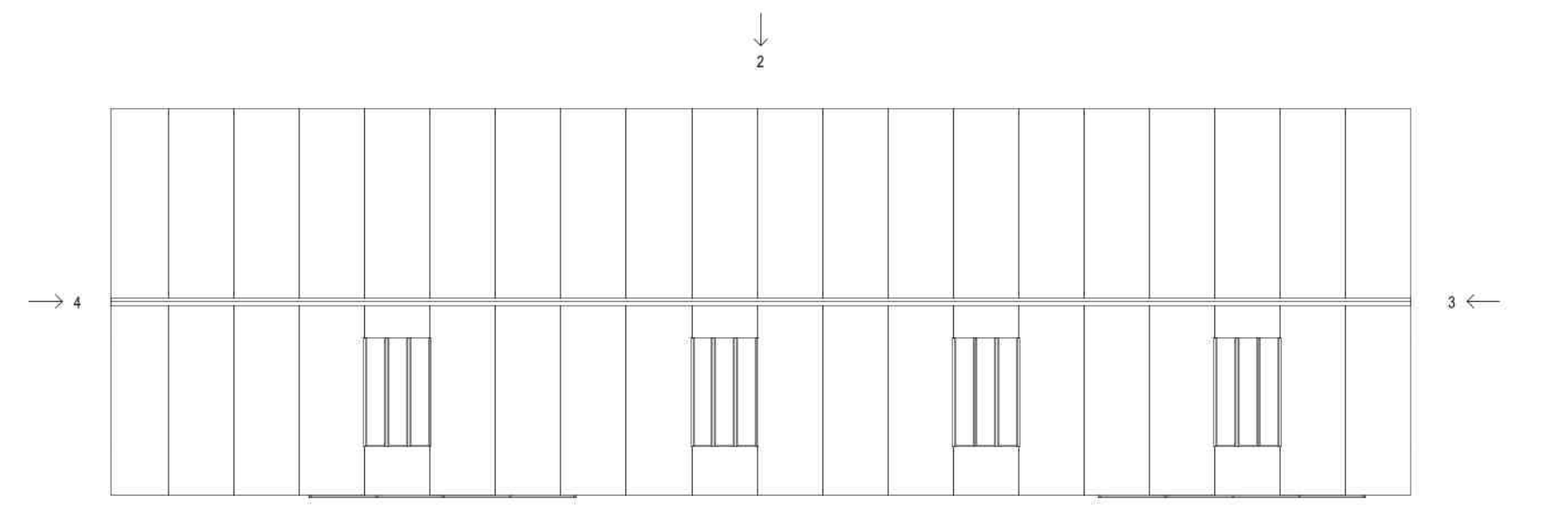
FLOOR LEVEL	AREA (m <sup>2</sup> )	AREA (sq ft)
BARN	169.2 m <sup>2</sup>	1821.36 ft <sup>2</sup>
WORKSHOPS	93.7 m <sup>2</sup>	1030.05 ft <sup>2</sup>
	264.9 m <sup>2</sup>	2851.41 ft <sup>2</sup>

Construction that will only be required if the proposed work is to be carried out in the proposed area is shown in light grey. All rights reserved in respect of the copyright, design and labels and other trade marks of the client. Information contained within this drawing is the sole property of TM Architects and should not be reproduced or copied in any form without written permission.

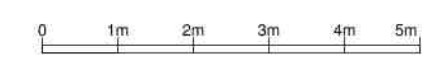
- Proposed Walls
- Proposed Area
- Principal Entrance



**Level 00 - Workshops Ground Floor - Proposed**  
1 : 100



**Workshops Roof Plan - Proposed**  
1 : 100



TM ARCHITECTS	
<b>PLANNING</b>	
Project Name:	ELLINGTON THORPE NURSERY
Project No.:	740
Client:	OOB
Scale:	1 : 100
Drawn By:	TM
Checked By:	TM
Date:	03.12.2020

**TM ARCHITECTS**  
The Repeater Station, London Road,  
Norman Cross, Peterborough, PE7 3TB