

DEVELOPMENT MANAGEMENT COMMITTEE 17th APRIL 2023

Case No: 21/00415/FUL

Proposal: CONVERSION OF EXISTING CHURCH PARISH HALL INTO FOUR RESIDENTIAL UNITS.

Location: THE CHURCH HALL RAMSEY ROAD ST IVES

Applicant: THE PAROCHIAL CHURCH COUNCIL

Grid Ref: 531087 271572

Date of Registration: 22 FEB 2021

Parish: ST IVES

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 site is located within the St Ives Conservation Area. The site is also within close proximity to one Grade I Listed Building - St Ives Parish Church, Church Street and two Grade II Listed Buildings - The Old Grammar School, 1 Ramsey Road and Anglers Rest Hotel, Ramsey Road. The site is located predominantly within Flood Zone 2 with a small section in the south-west corner within Flood Zone 3.

Proposal

- 1.2 The application seeks approval for the conversion of the existing buildings, an existing church parish hall and former school house, into four residential units at The Church Hall, Ramsey Road, St Ives. The proposal involves various internal and external alterations including the replacement of external doors as well as the insertion of new external doors.
- 1.3 The four residential units would consist of: Unit 1 (2 bed), unit 2 (1 bed), unit 3 (1 bed) all within the former church hall and unit 4 (2 bed) within the Old School house . All units would have an external amenity area.

- 1.4 Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.
- 1.5 The application is supported by the following documents;
- Design and Access Statement
 - Heritage Statement
 - Flood Risk Assessment
 - 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
 - LP22: Local Services and Community Facilities
 - 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
 - St Ives Neighbourhood Plan - application for designation of a neighbourhood area (Mar 2019)
 - St Ives Conservation Area Character Assessment (2007)
- 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 16/00486/FUL - The proposals include the demolition of the former school house and church hall, which will be replaced by two 3 bedroom houses, and three 2 bedroom houses - Refused.
- 4.2 0300837FUL - Erection of ramp to provide disabled access to hall and formation of vehicular access to cottage - Approved.

5. CONSULTATIONS

- 5.1 St Ives Town Council – Recommends approval.

Support the application as it would see a disused building being brought back into use. The Parish Council also stated the following:

- A solid fence would be preferable to the chain link proposed on the south side between the site and adjacent housing,
- The use of obscure glazing on the upper level windows is required to prevent over-looking,
- The Committee seeks confirmation of landscaping details and would wish to see a permeable surface to allow water drainage,
- Details of external lighting requested, this should not create light pollution to adjacent properties and,
- Would wish to see native planting and insect friendly plants

5.2 Local Highway Authority – No objection.

5.3 Environmental Agency - No objection, but strongly recommend that the mitigation measures proposed in the submitted Flood Risk Assessment Ellingham Consulting Ltd, dated February 2021, are adhered to.

5.4 Historic England – No comment.

5.5 Urban Design Team - Raised concerns over the proposals impact on neighbouring properties amenities.

5.6 Conservation Team – Object. The proposal is to convert the hall into three residential units. The majority of the alterations to the building will be internal. The application is assessed on those elements of the scheme that will impact the character or appearance of the conservation area.

The principal elevations are viewed from Ramsey Road. These are unlikely to change under the current scheme, however the proposal to locate a 2m high fence and bin stores in the front garden as indicated is not acceptable. This is an area of primary significance to the public realm but no details are available to indicate the likely impact on the street scene. Breaking up the frontage in the way proposed would fail to preserve the character or appearance of the conservation area. However, it is probable that the impact of these elements can be mitigated through an amended design.

I am also concerned that in the future permitted development rights could seriously degrade the character and appearance of the building to the detriment of the conservation area. I recommend that permitted development rights are withdrawn.

To conclude, the conversion of the Church Hall to residential can be undertaken in a way that will not harm the character and appearance of the conservation area but the scheme requires amendments. The current scheme would fail to preserve or

enhance the character or appearance of the conservation area and should be refused planning permission.

6. REPRESENTATIONS

- 6.1 9 letters of representation were received during the course of the application - two of which were neutral but raise concerns and seven of which object to the proposal. The concerns and objections have been summarised below:
- Loss of its use as a church/community hall,
 - Impact on heritage assets,
 - Impact on neighbouring properties amenities (No's 6, 8, 10, 12 & 14 River Place)
 - Security of car park to the rear
 - Highway safety,
 - Flood risk,
 - Impact on biodiversity (bats and swifts)
 - Proposed siting of waste bins,
 - Lack of public consultation,
 - Misleading information regarding historical use of building

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 the 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)
- 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 and heritage areas
 - Residential Amenity
 - Parking Provision and Highway safety
 - Flood Risk and Drainage
 - Biodiversity
 - Accessible and Adaptable Dwellings
 - Water Efficiency
 - Developer contributions
 - Other Matters

Principle of Development

- 7.6 The site is located within a built-up area of St Ives, which the Huntingdonshire Local Plan to 2036 identifies as a Spatial Planning Area and as such, Policy LP7 (Spatial Planning Areas) is considered relevant.
- 7.7 Policy LP7 states that a proposal for development on a site which is additional to those allocated in this plan will be supported where it fulfils the following requirements and is in accordance with other policies. The proposal seeks approval for the change of use of an existing building into four dwellings. Policy LP7 goes on to state that a proposal for housing development will be supported where it is appropriately located within a built-up area of an identified Spatial Planning Area settlement.
- 7.8 As the site is located within a build-up area of St Ives, the principle of a residential use is therefore considered acceptable.
- 7.9 The existing use of the building is a former school house residential use and church/community hall, which is considered to be a Local Service and Community Facility - as such, Policy LP22 is considered relevant.
- 7.10 Policy LP22 states that a proposal which involves the loss of a local service or community facility will only be supported where:
(d) an equivalent service or community facility will be provided in a location with an equal or better level of accessibility for the community it is intended to service; or
(e) it demonstrates that there is no reasonable prospect of that service or facility being retained or restored because either (i) there is insufficient community support for its continuation or (ii) reasonable steps have been taken to effectively market the property for its current use without success.

- 7.11 Policy LP22 goes on to state that a proposal will not be supported where the proposed loss is within a Key Service Centre and it would undermine the settlement's role in provision of services. Furthermore, paragraph 93 of the National Planning Policy Framework states that decisions should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs.
- 7.12 Initially, it is worth noting that the application form submitted states that the site is currently not vacant and is still within use as a Parish Church Hall - albeit "limited and infrequent" - no evidence has been submitted to demonstrate that the site is within limited and infrequent use. Officers note that a considerable amount of time has passed since the application was submitted.
- 7.13 The submitted Design and Access Statement notes that it is intended to invest the resulting money from the development into the re-ordering of the St Ives Parish Church and it is intended to accommodate all the former users of the hall in the re-ordered church. However, no specific details have been provided to justify or accompany this statement. Furthermore, it is noted that the submitted Design and Access Statements lists "other community facilities" in the area - however, specific details over the services and facilities they provide has not been included and therefore Officers are not able to satisfy themselves that the sites are comparable. As such, the proposed development is not considered to satisfy criteria (d) of Policy LP22 of the adopted Local Plan.
- 7.14 With regards to criteria (e), the submitted Design and Access Statement provides a list of works the applicant considers are required to make the hall suitable for users and to bring the facility to a similar standard to other units. Furthermore, it goes on to note that the use of the hall has been limited including its use as a food storage facility for a foodbank during the COVID-19 pandemic. With regards to the level of community support for its continuation, the Local Planning Authority note that comments submitted objecting to the proposed development reference the lack of community involvement or engagement as part of the proposed works. Furthermore, no evidence has been submitted to demonstrate that attempts have been made in relation to community support for its continuation. Furthermore, no evidence has been submitted to demonstrate that reasonable steps have been taken to effectively market the property for its current use without success.
- 7.15 Officers note that the submitted Design and Access Statement claims the building is in a state of disrepair - however, this is not a reason that can be used to justify the loss of a community facility in line with Policy LP22 of the adopted Local Plan.

- 7.16 The application fails to demonstrate that the principle of development is acceptable. Insufficient information and evidence have been submitted with the application to justify the loss of a community facility. The proposal is therefore contrary to Policy LP22 of the adopted Huntingdonshire Local Plan to 2036 and Section 8 of the National Planning Policy Framework.

Design, Visual Amenity and impact on the surrounding area and Heritage Assets

- 7.17 The site is located within the St Ives Conservation Area. The site is also within close proximity to one Grade I Listed Building - St Ives Parish Church, Church Street and two Grade II Listed Buildings - The Old Grammar School, 1 Ramsey Road and Anglers Rest Hotel, Ramsey Road. Furthermore, the Council's Conservation Officer identifies the existing Church Hall building as an undesignated heritage asset that makes a strong contribution to the character and appearance of the St Ives Conservation Area.
- 7.18 Section 72 of the Planning (LBCA) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- 7.19 Section 66 of the Planning (LBCA) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 7.20 Para. 199 of the NPPF set out that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'. Para. 200 states that 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification...' The NPPF goes on to state that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including securing its optimum viable use.
- 7.21 Furthermore, paragraph 203 of the NPPF states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application - a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

- 7.22 Local Plan policy LP34 aligns with the statutory provisions and NPPF advice.
- 7.23 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.
- 7.24 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.
- 7.25 The proposal involves the change of use of the existing Church Hall and former school house into four residential units, alongside various external alteration including the replacement of external doors, the insertion of new external doors, boundary treatments and erection of cycle and bin stores. The proposed external alterations to the building itself are considered to be minor and subject to specific details of the proposed doors, would not impact the character and appearance of the street scene or St Ives Conservation Area.
- 7.26 The proposed change of use would utilise the existing 1m high brick wall along the western boundary abutting the public highway.
- 7.27 In addition to the retention of the 1m wall, the application proposes to incorporate a 2m high timber fence to separate the garden area for Unit 1. The proposal also includes the siting of four separate bin stores (3 bin stores serving units 1, 2 and 3 within the garden area for unit 1 and 1 bin store serving unit 4 on the other side of the 2m fence) to the front of the property to accommodate the dwellings. The Conservation Team have objected to the proposal on the grounds that the proposed 2m fence and 4 bin stores would break up the open character of the front of the site, and result in visual harm to the character and appearance of the Conservation Area.
- 7.28 Officers note that details such as boundary treatments and bin can normally be dealt with via condition. However, given that the proposal is for a conversion of a building into dwellings, Officers must be satisfied that the site could accommodate the proposed dwellings and the required associated bin storage, cycle storage and amenity areas etc without having an detrimental impact on the character of the area. When looking at the site as whole, the other area that could accommodate the bin storage is the area to the north west of the site. However, this area to the north west part of the site is shown to be private garden areas of units 2 and 3. In this case, given that the site has been proposed to be broken up into areas serving the different units, Officers do not feel the

identified harm could be overcome through the inclusion of conditions and therefore warrants a reason for refusal.

- 7.29 Officers consider the proposed front arrangement of the 2m fence and 4 bin stores would break up the openness of the front of the site and would result in an adverse visual impact upon the character and appearance of the Conservation Area.
- 7.30 Given the proposal seeks permission for the creation of four, private residential dwellings as a result of the unjustified loss of a community facility, Officers do not consider the proposal to result in any public benefit that would justify the harm the proposed development would cause on the designated and non-designated heritage assets.
- 7.31 The proposed layout of the front part of the site including the proposed 2m fence and the 4 bin stores would break up the openness of the front of the site. The proposed development fails to preserve or enhance the character and appearance of the St Ives Conservation Area and would result in detrimental impacts upon the character and appearance of the street scene and surrounding area. As such, the proposal is contrary to Policies LP11, LP12 and LP34 of the adopted Huntingdonshire Local Plan to 2036, Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Huntingdonshire Design Guide SPD and Sections 12 and 16 of the National Planning Policy Framework.

Residential Amenity

Amenity of neighbouring properties

- 7.32 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.
- 7.33 The closest neighbouring properties that are likely to be impacted upon as a result of the proposed development are No. 4A Ramsey Road, Nos. 1 and 2 Church Terrace, Nos 2 - 14 River Place (evens only) and No. 40 West Street, St Ives.
- 7.34 The proposals seek to introduce a mezzanine level to unit 3 within the pitched roof space which will accommodate a bedroom - this will utilise the existing high level window on the south facing elevation and will have a low cill height of just 0.4m measured above FF FFL. This existing window is located approximately 9.2m from the rear elevation of Nos 6-14 River Place and in more particularly Nos. 10, 12 and 14 River Place. This distance is considered to be significantly inadequate of the recommended 21m back to back distance required by the Huntingdonshire Design Guide SPD. As such, the introduction of the habitable accommodation at this level would result in unacceptable, direct

overlooking impacts on the rear garden of Nos. 10, 12 and 14 River Place.

- 7.35 The proposed development is not considered to result in any overlooking impacts on the neighbouring properties of Nos. 2 and 4 River Place or No. 40 West Street as there are no first-floor, east elevation windows.
- 7.36 With regards to No. 4A Ramsey Road, the proposal is not considered to result in any unacceptable overlooking impacts as the proposed first-floor, north elevation window serving bedrooms to Unit 4 would be situated forward of the principle elevation of the neighbouring property.
- 7.37 As the proposed change of use does not involve any increase to its footprint, the proposal is not considered to result in any overbearing or overshadowing impacts on neighbouring properties over and above the existing arrangement.
- 7.38 The proposed 1st floor bedroom window on the south facing elevation serving unit 3 would significantly overlook the rear amenity areas of No's 10, 12 and 14 River Place and would therefore have an adverse impact upon their residential amenity. The proposed development would therefore be contrary to Policy LP14 of the adopted Huntingdonshire Local Plan to 2036, the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy.

Amenity for future occupiers

- 7.39 It is unclear from the drawings whether the proposed units would meet the national internal space standards.
- 7.40 The plans show external amenity areas for all four units. However, there is a number of concerns regarding the amenity areas. Unit 2's rear amenity area can only be accessed by going through unit 2 and it does not have any external access to it. Unit 1 and Unit 4 have external areas at the front of the site which would not be private given the relationship with Ramsey Road. There is also an area to the rear which seems to be within unit 4's curtilage. However, it is overlooked by ground floor windows that serve unit 4's kitchen, unit 1's lounge and unit 2's bedroom and lounge. The internal residential amenity and light levels for Unit 2 would be poor, due to its side access, proximity and predominate outlook to the rear garden fences on its southern side, and the relationship with unit 4 on its northern side.
- 7.41 The proposed side accesses for units 2 and 3, are located down a newly created long side access path, which due to its limited natural surveillance and distance from the road frontage could lead to vulnerability to crime and perception of vulnerability to crime. Officers note the proposal is for a conversion and therefore

the proposal is limited to a degree by what is currently on a site. However, officers are not convinced that the proposal would result in a high quality living environment for future occupiers given its current layout.

Parking Provision and Highway Safety

- 7.42 Policy LP16 (Sustainable Travel) aims to promote sustainable travel modes and supports development where it provides safe physical access from the public highway.
- 7.43 Policy LP17 states a proposal will be supported where it incorporates appropriate space for vehicle movements, facilitates accessibility for service and emergency vehicles and incorporates adequate parking for vehicles and cycles.
- 7.44 There is no existing vehicular access or off-street car parking for the site.

Car Parking

- 7.45 The proposal does not include any off-street car parking for the development. given the site is in close proximity to the St Ives town centre that provides various services and facilities of a day-to-day nature, the proposal is considered to be acceptable in this instance. Officers also note that there are parking control measures such as double yellow lines, cycle lanes and parking bays in place near to the site. Given the sustainable location of the site, officers consider the proposal complies with aims of policies LP16 and LP17 of the of the Huntingdonshire Local Plan to 2036 in regards to car parking.

Cycle Parking

- 7.46 The proposal does involve the provision of one cycle store for each property. As one cycle storage space is required per bedroom, per property, units 1 and 4 would need to provide an additional cycle storage space each. The proposal currently does not strictly accord with the guidance. Officers note the above identified harm about the proposed positioning of the bin stores at the front of the site. Taking everything into consideration, Officers consider the proposal complies with aims of policies LP16 and LP17 of the of the Huntingdonshire Local Plan to 2036 in regards to cycle parking.

Highway Safety

- 7.47 No vehicular access is proposed as part of the development. The Local Highway Authority have been consulted as part of the application and raise no objection the proposal. Officers therefore consider the proposal would not have an adverse impact upon

highway safety in accordance with policies LP16 and LP17 of the of the Huntingdonshire Local Plan to 2036.

Flood Risk and Drainage

- 7.48 The site is predominantly located within Flood Zone 2 with a section in the south-west corner within Flood Zone 3. The proposal seeks permission for the change of use of an existing Church Hall to four residential dwellings. As the proposal is for a change of use a sequential test is not required. The existing use is classified as 'Less Vulnerable' development with the proposed use classified as 'More Vulnerable' in accordance with the Planning Practice Guidance. Whilst the proposal would result in an increase in vulnerability, given the entirety of the building and residential use would be within Flood Zone 2, where 'More Vulnerable' development is acceptable, the Local Planning Authority are satisfied that Exception or Sequential Tests are not required.
- 7.49 The application has been accompanied by a Flood Risk Assessment, which the Environment Agency have no objections to, subject to the imposition of a condition to ensure the mitigation measures proposed are adhered to.
- 7.50 The proposal seeks to dispose of surface water via soakaway and the mains sewer and seeks to dispose of foul sewage by connecting to the existing mains sewer. The proposed methods are considered to be acceptable, subject to specific details on the soakaway, to be agreed via a suitably worded condition on any planning permission granted.
- 7.51 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 and Section 14 of the National Planning Policy Framework in this regard.

Biodiversity

- 7.52 Paragraph 174 of the NPPF (2021) states Planning policies and decisions should contribute to and enhance the natural and local environment 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.
- 7.53 Whilst the proposals at this stage do not indicate any measures for biodiversity enhancement there is considered to be scope for biodiversity net gain to be achieved and this would be secured with the implementation of a planning condition on any planning permission granted. Furthermore, conditions would be imposed on

any planning permission granted to secure specific details of hard and soft landscaping proposals.

- 7.54 It is also worth noting that Local Planning Authorities records indicate no presence of protected species in the area.
- 7.55 Overall, subject to the imposition of conditions, the proposal is considered to broadly accord with the objectives of Policy LP30 of Huntingdonshire's Local Plan to 2036 and Section 15 of the National Planning Policy Framework in this regard.

Accessible and Adaptable Dwellings

- 7.56 Policy LP25 of the Local Plan states that proposals for new housing will be supported where they meet the optional Building Regulation requirement M4(2) 'accessible and adaptable homes' unless it can be demonstrated that site specific factors make this impractical or unviable. While confirmation of compliance from the Applicant/Agent has not been sought given the concerns raised with regards to aspects of the application, a condition could be attached to any approval decision to ensure compliance with the above.

Water Efficiency

- 7.57 Policy LP12 (j) of the Local Plan to 2036 states that new dwellings must comply with the optional Building Regulation requirement for water efficiency set out in Approved Document G of the Building Regulations. A condition will be attached to any consent to ensure compliance with the above, in accordance with Policy LP12 (j) of Huntingdonshire's Local Plan to 2036.

Developer Contributions

Bins

- 7.58 Part H of the Developer Contributions SPD (2011) requires a payment towards refuse bins for new residential development. A Unilateral Undertaking Form in respect of wheeled bins has been received by the Local Planning Authority dated 2nd April 2021. The proposed development is therefore considered to accord with Policy LP4 of Huntingdonshire's Local Plan to 2036 and the Developers Contributions SPD (2011).

Community Infrastructure Levy (CIL)

- 7.59 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

Other Matters

- 7.60 Neighbours have raised concern about the security of the car park to the north/rear of the site. Given the proposed private residential use of the site and that it retains boundary treatment, Officers do not consider the proposal would have a significant impact upon the security of the car park.

Conclusion

- 7.61 The application fails to provide sufficient evidence to justify the loss of a community facility.
- 7.62 The proposed layout at the front of the site in terms of the 2m fence and the 4 bin stores would break up the open character of the front of the site which makes a positive contribution to the street scene and Conservation area. Officers do not consider the proposal would result in public benefits that would justify or outweigh the harm the proposed development would cause on the heritage asset.
- 7.63 As the proposal fails to respect surrounding heritage assets, provides poor future residential amenity standards for residents, and would result in significant adverse impact on residential amenity of neighbouring properties, it is considered that the proposal would constitute an unacceptable overdevelopment of the site.
- 7.64 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. Insufficient information and evidence have been submitted with the application to justify the loss of a community facility. The proposal is therefore contrary to Policy LP22 of the adopted Huntingdonshire Local Plan to 2036 and Section 8 of the National Planning Policy Framework.
2. The proposed layout of the front part of the site including the proposed 2m fence and the 4 bin stores would break up the openness of the front of the site to its visual detriment. The proposed development would fail to preserve or enhance the character and appearance of the St Ives Conservation Area and would result in detrimental visual impacts upon the character and appearance of the street scene and surrounding area. As such, the proposal is contrary to Policies LP11, LP12 and LP34 of the adopted Huntingdonshire Local Plan to 2036, Sections 66 and 72

of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Huntingdonshire Design Guide SPD and Sections 12 and 16 of the National Planning Policy Framework.

3. The proposed 1st floor bedroom window on the south facing elevation serving unit 3 would significantly overlook the rear amenity areas of No's 10, 12 and 14 River Place and would therefore have an adverse impact upon their residential amenity. The proposed development would therefore be contrary to Policy LP14 of the adopted Huntingdonshire Local Plan to 2036, the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy.

4. As the proposal fails to respect surrounding heritage assets, provides poor future residential amenity standards for residents, and would result in significant adverse impact on residential amenity of neighbouring properties, it is considered that the proposal constitutes an overdevelopment of the site contrary to policies LP12 and LP14 of Huntingdonshire 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

ST IVES TOWN COUNCIL PLANNING COMMITTEE
APPLICATIONS FOR PERMISSION FOR DEVELOPMENT
24 March 2021

Application No Applicant/Agent	Proposed Development	Comments
21/00205/FUL Mr David Waggott Newton Associates Unit L3 The Maltings Station Road Sawbridgeworth CM21 9JX	Replace existing brown timber painted windows, doors, fascias and soffits with brown UPVC Broad Leas Court Broad Leas St Ives	APPROVAL Appropriate use of materials In keeping with the original fascia
21/00311/CLED Mr David Glover Unit 2 Quay Court Off Bull Lane St Ives PE27 5AU	Transfer from use A1 to office B1 class Unit 1 Quay Court St Ives	APPROVAL Maintaining the use of the premises is welcomed No physical change to the exterior
21/00415/FUL The Parochial Church Council Headley Stokes Associates Limited Ferrar House 70 High Street Huntingdon PE29 3DJ	Conversion of existing church parish hall into four residential units The Church Hall Ramsey Road St Ives	APPROVAL The return to use of a disused building is welcomed A solid fence would be preferable to the chain link proposed on the south side between the site and adjacent housing The use of obscure glazing on the upper level windows is required to prevent over-looking The Committee seeks confirmation of landscaping details and would wish to see a permeable surface to allow water drainage Details of external lighting requested, this should not create light pollution to adjacent properties Would wish to see native planting and insect friendly plants

<p>21/00423FUL</p> <p>Emma Rodgers TMV Architects The Repeater Station London Road Norman Cross Peterborough PE7 3TB</p>	<p>Two storey side and single storey rear/side extension 21 Houghton Road St Ives</p>	<p>APPROVAL Appropriate scale of development for a large site Changes to front façade are considered acceptable and appropriate for the area</p>
<p>21/00498/TRCA</p> <p>Mr Martin Bentley Backwater House The Drive St Ives PE27 6DL</p>	<p>Main stem of the oak tree is too close to the garage and the bow has grown heavily leaning to one side. The roots causing the driveway to uplift, which could cause damage and subsidence to the garage in the near future. (Oak T1). Fell to as close to ground level as possible Backwater House The Drive St Ives</p>	<p>APPROVAL Would wish to see a replacement tree planted</p>
<p>21/00581/TREE</p> <p>Burleys Burleys Corner South Holmwood Dorking RH5 4LJ</p>	<p>T1 - Beech - Cut back by 3m on the property side due to serious issues, including fire hazard issues with squirrels. T2 - Horse Chestnut - Minor crown lift (by 1.5m) of the branches on the building side to deter squirrels jumping to the building T3 - Lime – Re-pollard to previous pollard points (essentially a standing stick for the same reason as above) T5 - Sycamore - Cut back by 3m on the property side due to serious issues, including fire hazard issues with squirrels 1 Broad Leas Court Broad Leas St Ives</p>	<p>APPROVAL Extent of works to be agreed with Arboricultural Officer</p>

<p>21/00583/CLED</p> <p>Mr and Mrs Eagle Alun Design Consultancy Neville House Station Road Wendens Ambo Saffron Walden CB11 4LB</p>	<p>Proposed loft conversion with rooflights 1 Bury Way St Ives</p>	<p>APPROVAL Appropriate scale of development No adverse impact on the street scene</p>
<p>21/00219/FUL</p> <p>Mrs Nadeem JPT Design Consultants Limited The Studio 23 Halifax Road Upper Cambourne CB23 6AX</p>	<p>Part 2-storey side extension and first floor rear extension 2 Forsythia Road St Ives</p>	<p>REFUSAL Overdevelopment of site</p>

Development Management Committee



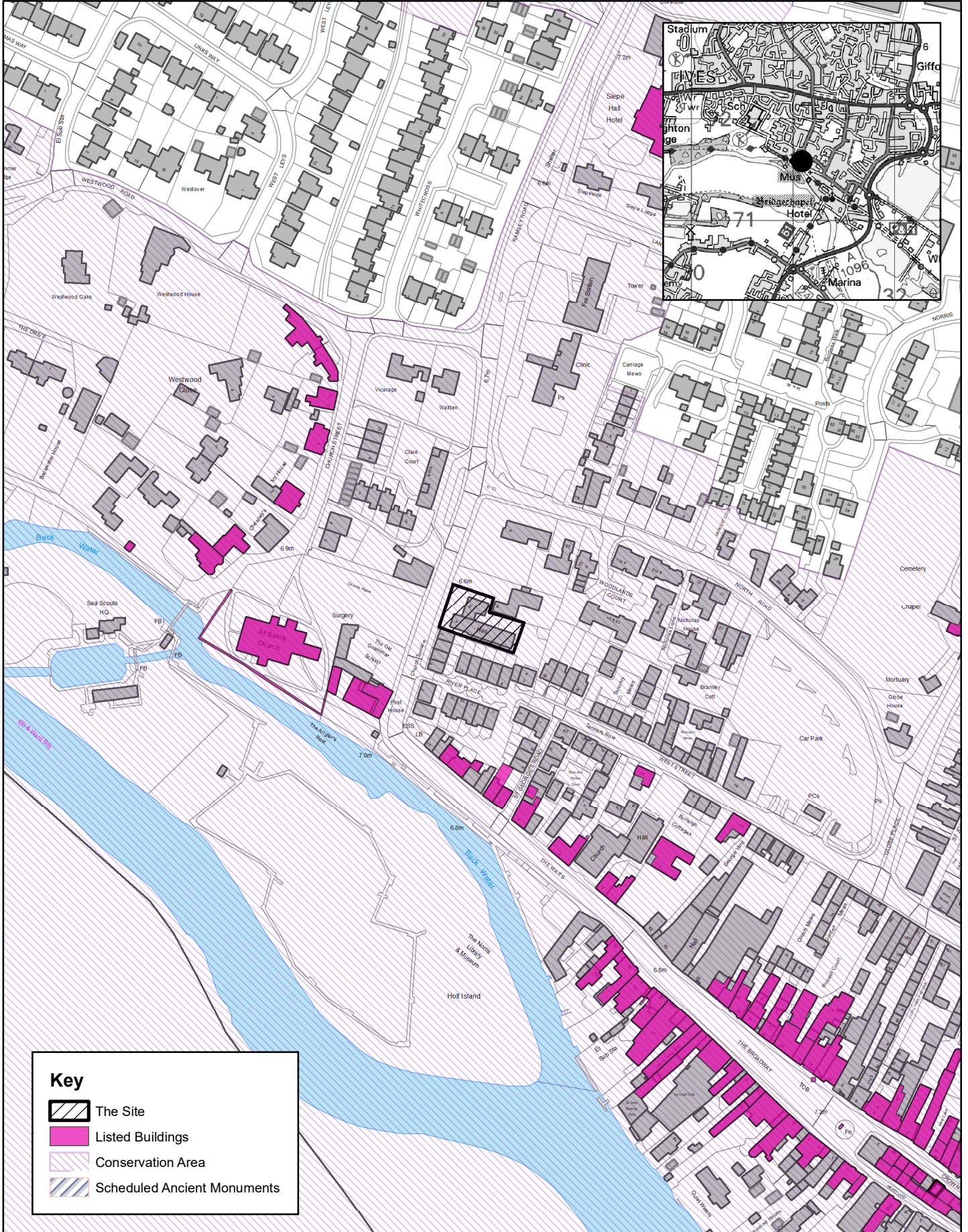
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Date Created: 27/03/2023

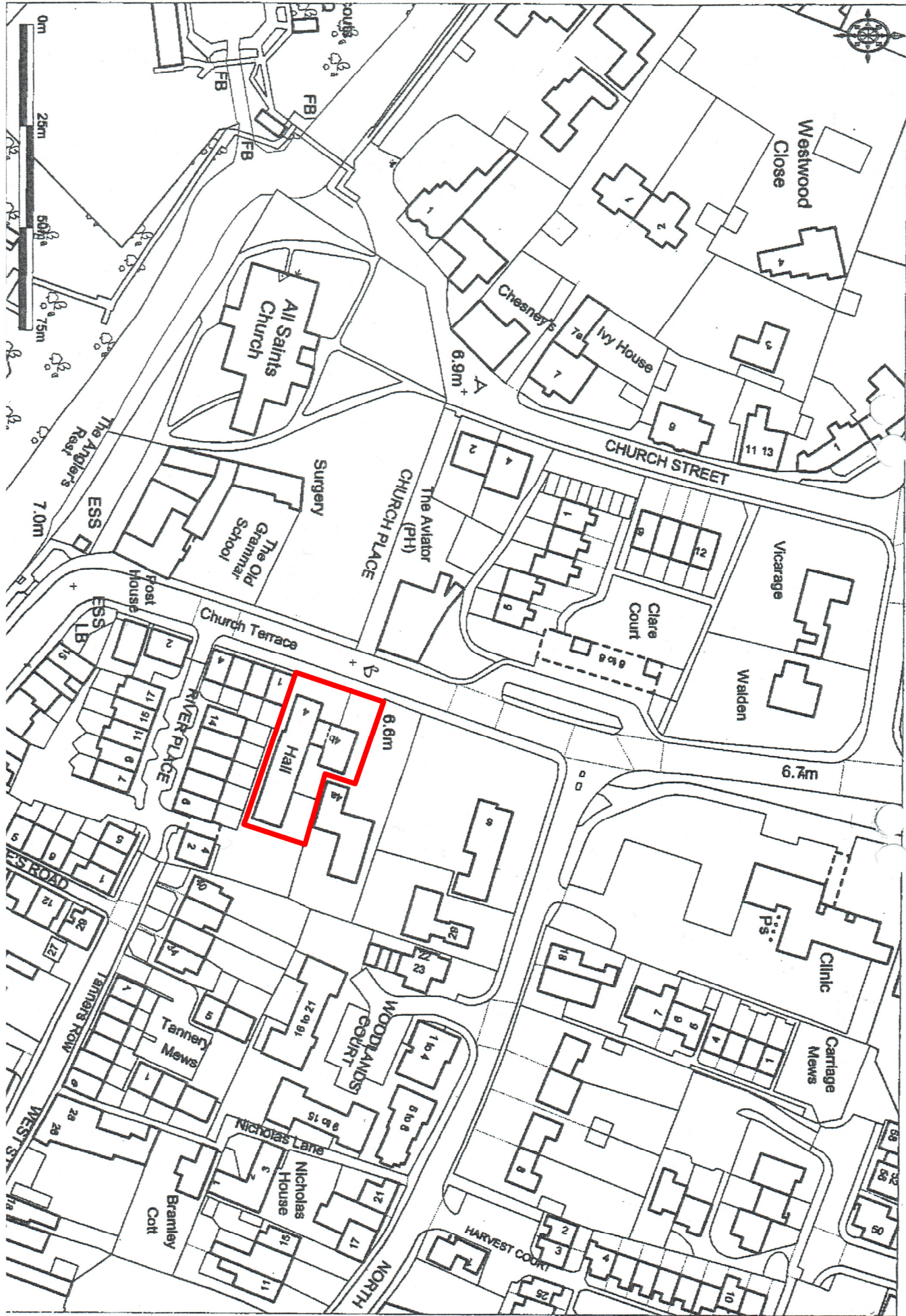
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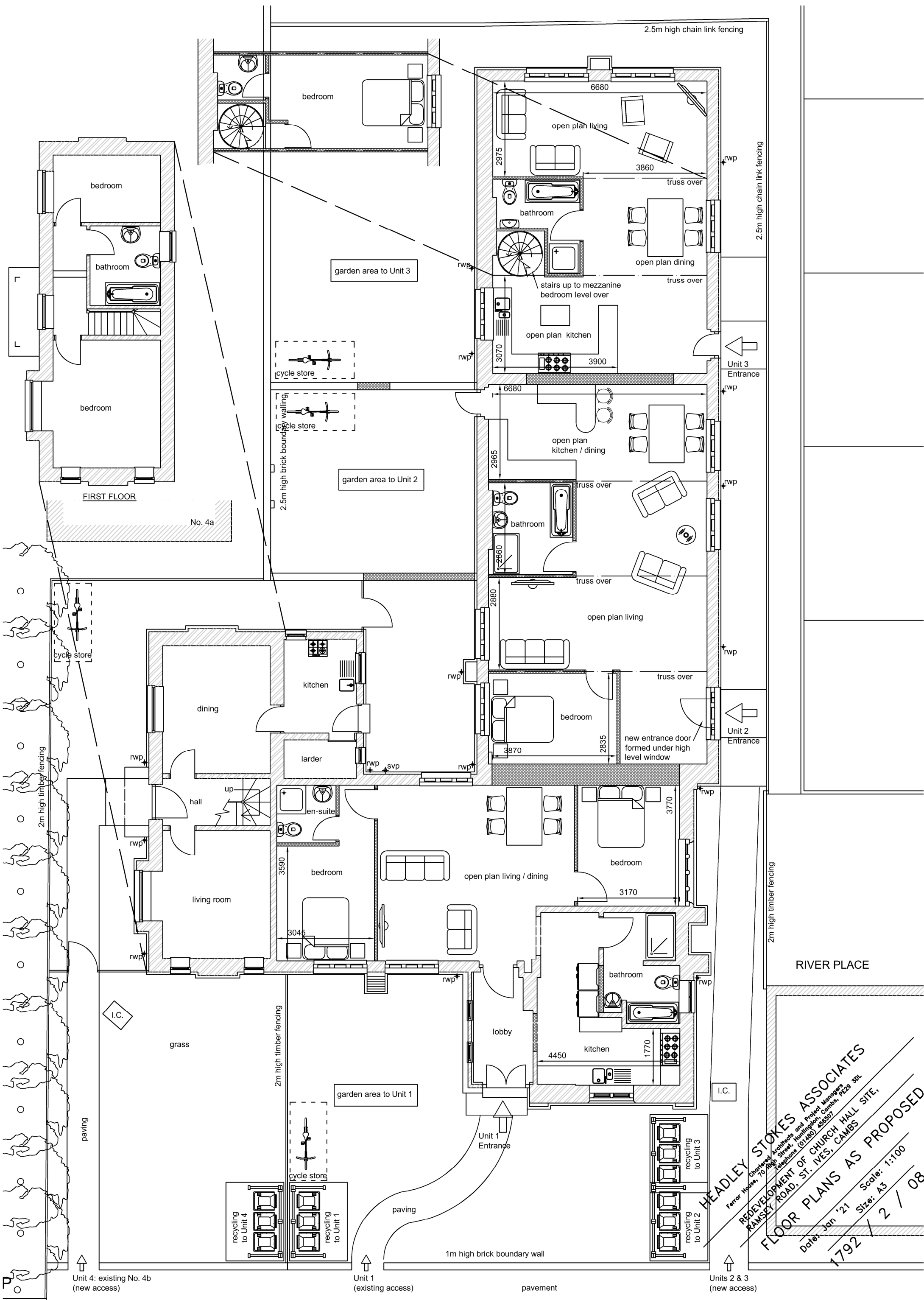


HEADLEY STOKES ASSOCIATES
 Chartered Architects and Project Managers
 Ferrar House, 70 High Street, Huntingdon, Cambs, PE29 5DQ
 Telephone (01480) 456507

**REDEVELOPMENT OF CHURCH HALL SITE,
 RAMSEY ROAD, ST. IYES, CAMBS**

LOCATION PLAN

Date: Jan '21 Scale: 1:1250
 Size: A3
 1792 / 2 / 01



HEADLEY STOKES ASSOCIATES
Chartered Architects and Project Managers
Ferrar House, 70 High Street, Hurlingham, Cambs., PE29 3PL
Telephone 01455 48557

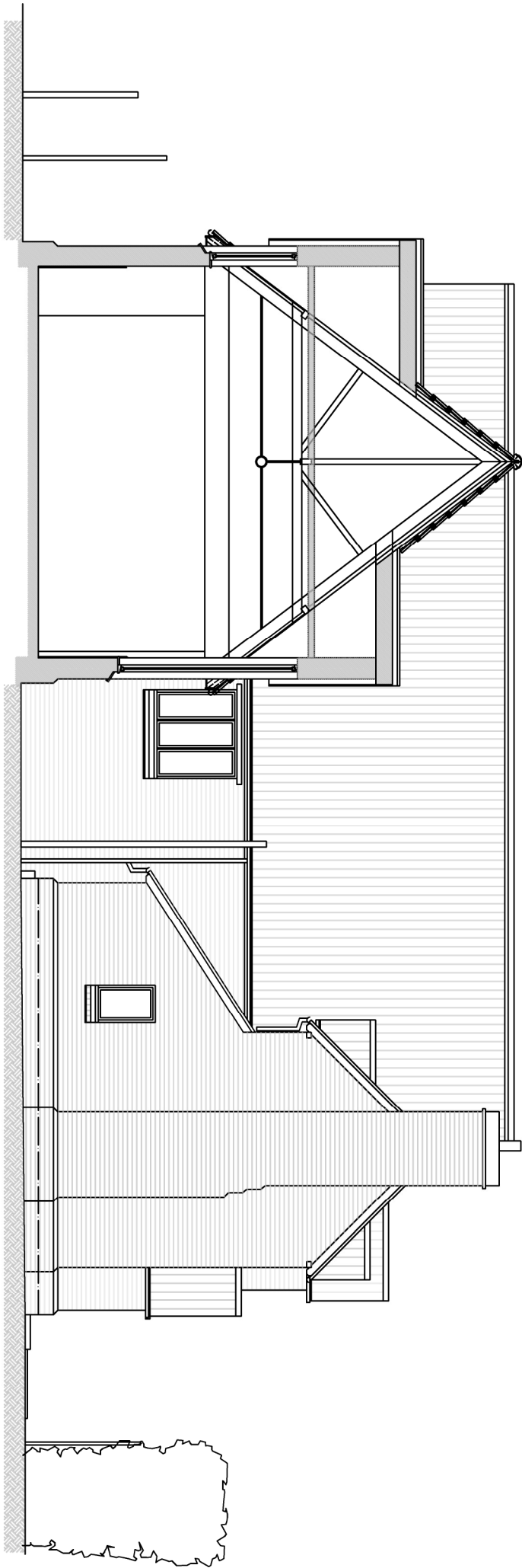
REDEVELOPMENT OF CHURCH HALL SITE,
RAMSEY ROAD, ST. IVES, CAMBS

FLOOR PLANS AS PROPOSED

Date: Jan '21 Scale: 1:100
Size: A3
1792 / 2 / 08

Scale (m) 0 5 10

SECTIONAL REAR (WEST) ELEVATION TO INTERNAL YARD



SIDE (NORTH) ELEVATION TO FRONTAGE OF "OLD SCHOOL HOUSE" No. 4b



HEADLEY STOKES ASSOCIATES
 Ferrar House, Chartered Architects and Project Managers
 70 High Street, Huntingdon, Cambs, PE29 3PL
 Telephone (01480) 456507

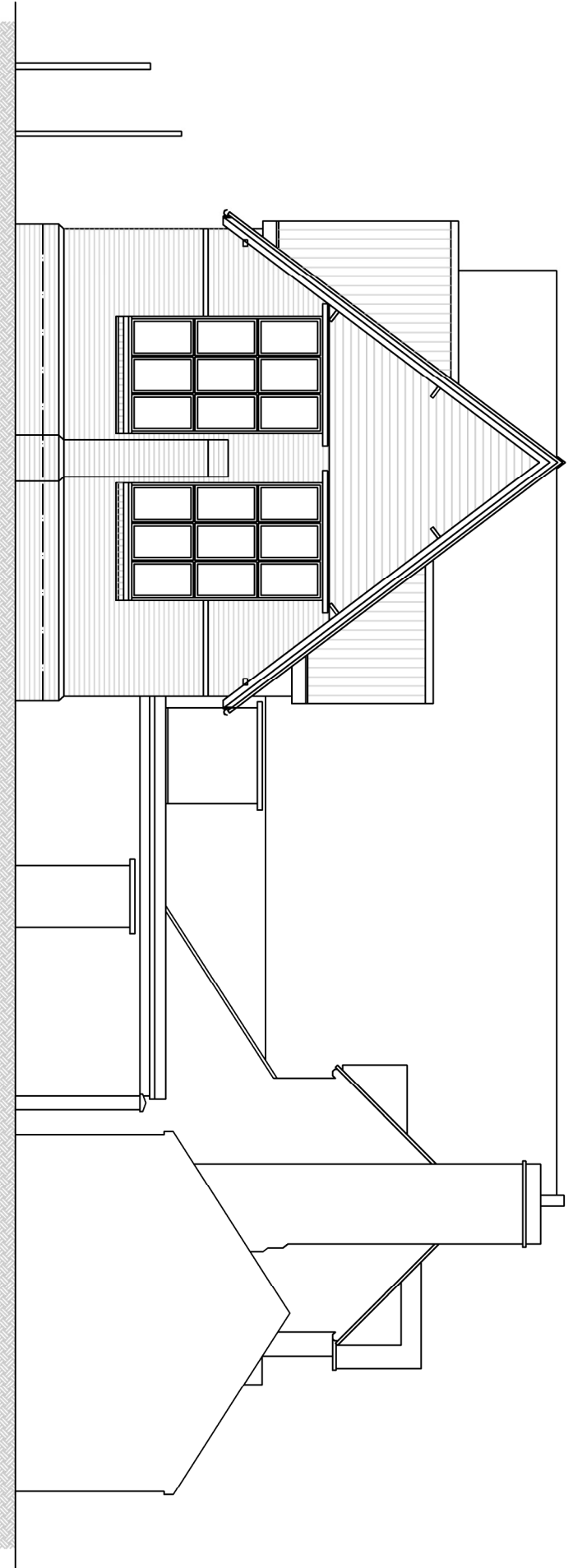
REDEVELOPMENT OF CHURCH HALL SITE,
 RAMSEY ROAD, ST. IYES, CAMBS

ELEVATIONS AS PROPOSED - 3

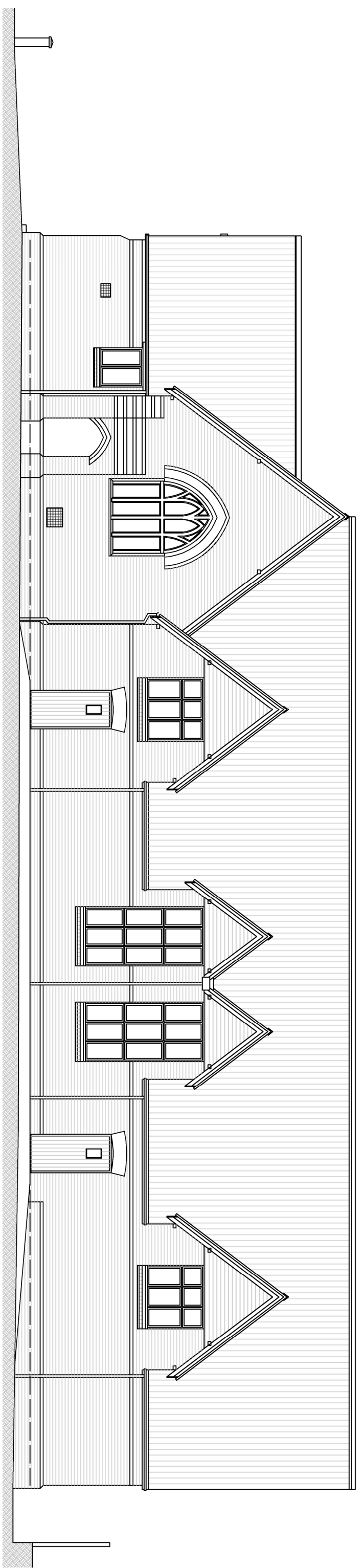
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REAR (WEST) ELEVATION



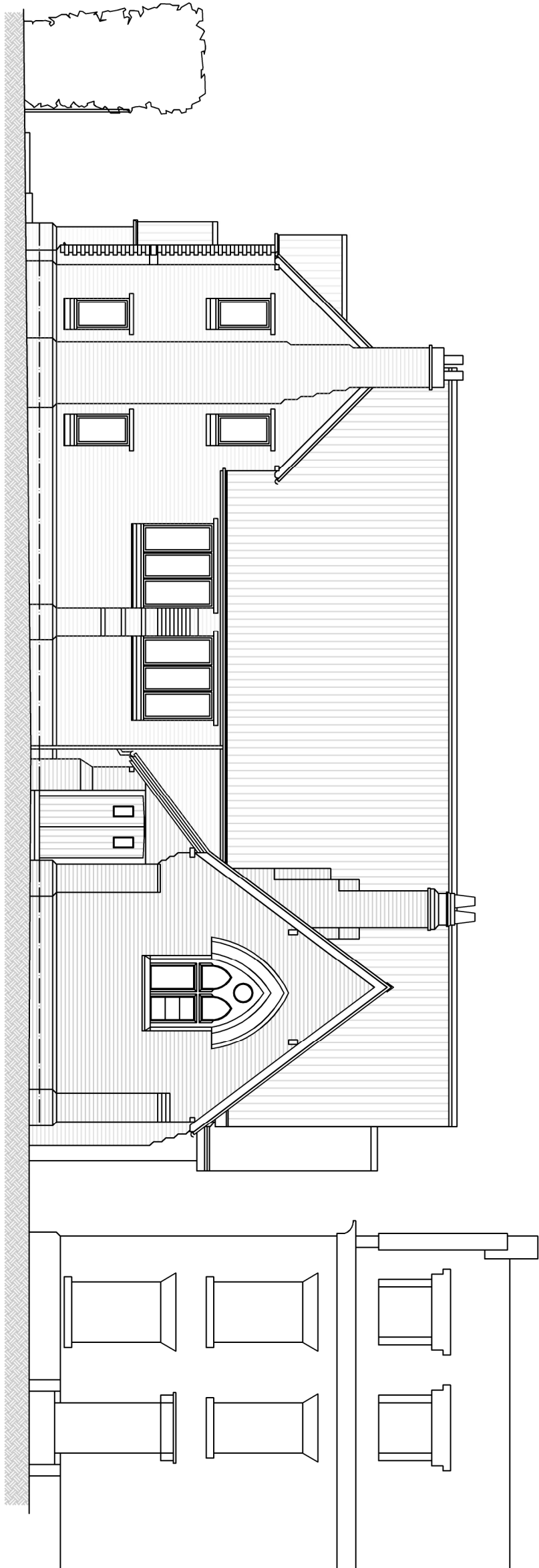
SIDE (SOUTH) ELEVATION TO BOUNDARY



HEADLEY STOKES ASSOCIATES
 Ferrar House, Chartered Architects and Project Managers
 70 High Street, Huntingdon, Cambs, PE29 3PL
 Telephone (01480) 456507
 REDEVELOPMENT OF CHURCH HALL SITE,
 RAMSEY ROAD, ST. IVES, CAMBS
 ELEVATIONS AS PROPOSED - 2
 Date: Jan '21 Scale: 1:100
 Size: A3
 1792 / 2 / 10



FRONT (EAST) ELEVATION TO RAMSEY ROAD



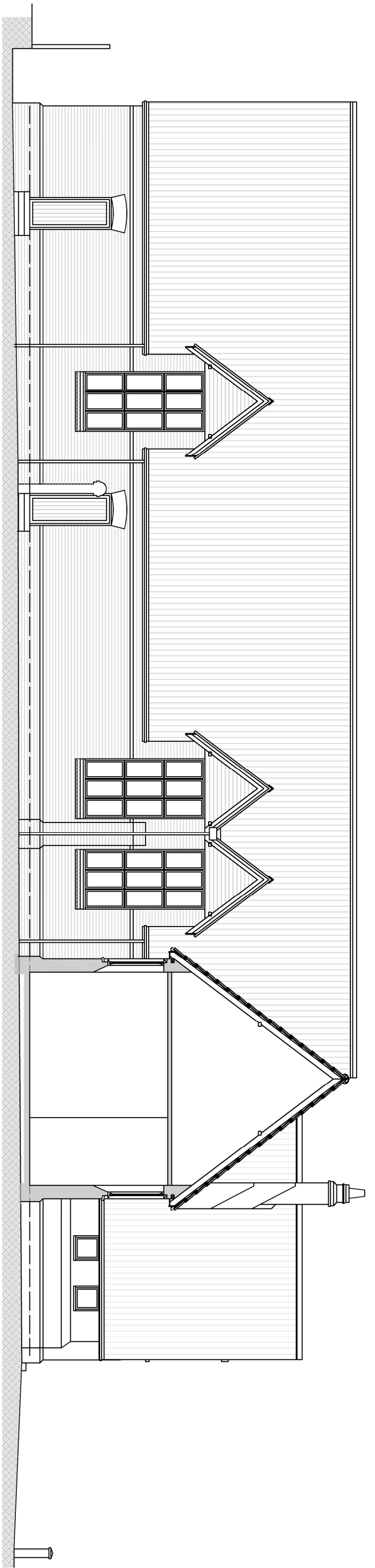
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 Ferrar House, Chartered Architects and Project Managers
 70 High Street, Huntingdon, Cambs, PE29 3PL
 Telephone (01480) 456507

REDEVELOPMENT OF CHURCH HALL SITE,
 RAMSEY ROAD, ST. IVES, CAMBS

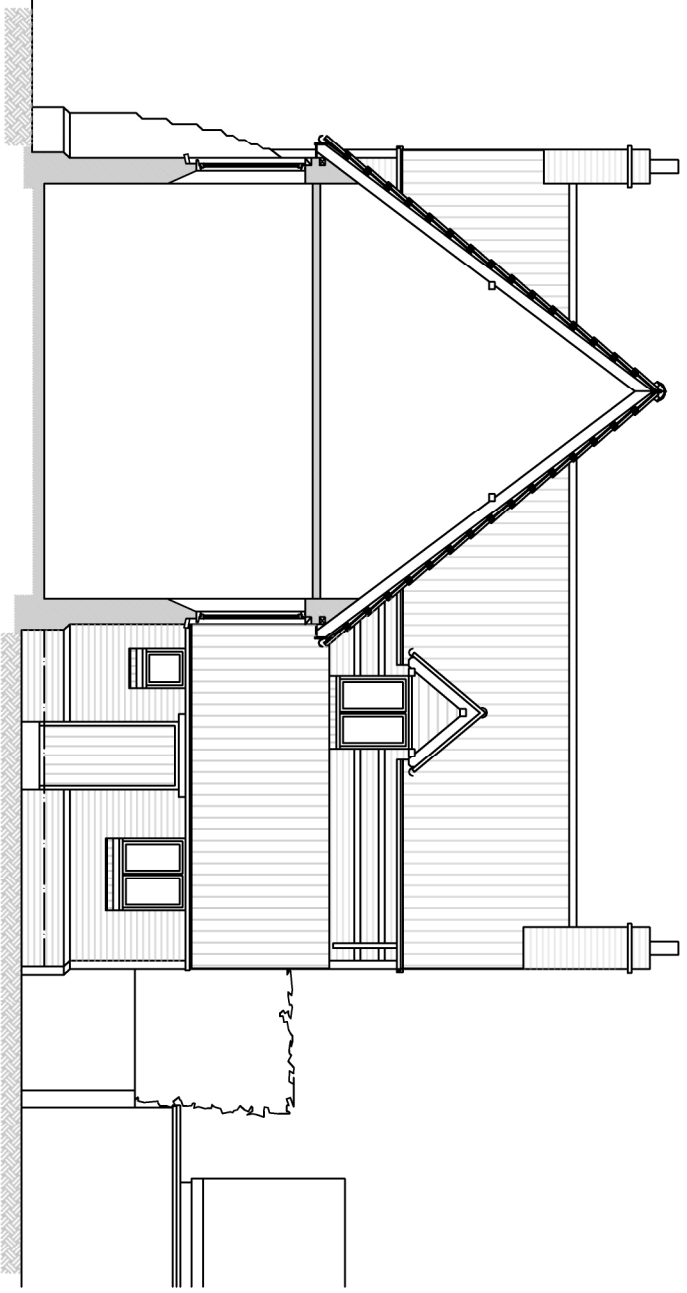
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Date: Jan '21 Scale: 1:100
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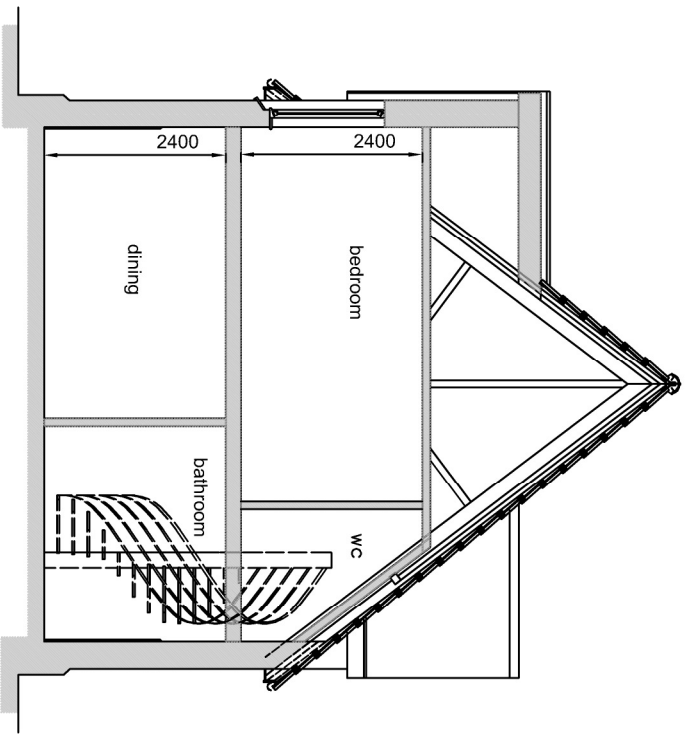
SECTIONAL SIDE (NORTH) ELEVATION TO INTERNAL YARD



SECTIONAL REAR (SOUTH) ELEVATION TO INTERNAL YARD TO "OLD SCHOOL HOUSE" No. 4b



SECTION THROUGH MEZZANINE BEDROOM TO UNIT 3



HEADLEY STOKES ASSOCIATES
Ferrar House, Chartered Architects and Project Managers
70 High Street, Huntingdon, Cambs, PE29 3PL
Telephone (01480) 456507

**REDEVELOPMENT OF CHURCH HALL SITE,
RAMSEY ROAD, ST. IYES, CAMBS**
ELEVATIONS AS PROPOSED - 4
Date: Jan '21 Scale: 1:100
Size: A3
1792 / 2 / 12