

DEVELOPMENT MANAGEMENT COMMITTEE 17th APRIL 2023

Case No: 22/00905/FUL **Full Planning Application**

Proposal: Proposed detached dwelling

Location: Land Rear Of 9 High Street Alconbury Weston

Applicant: Mr Neil Marshall

Grid Ref: 517714 276888

Date of Registration: 28.06.2022

Parish: ALCONBURY WESTON

RECOMMENDATION - APPROVE

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

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The site currently forms part of the residential garden of No. 9 High Street, Alconbury Weston. The site is bounded to the north, east and west by residential properties with an area of public open space to the south. The site is located within the Alconbury Weston Conservation Area.
- 1.2 The proposal involves the erection of one detached dwelling on land to the rear of No 9 High Street, Alconbury Weston. The proposed dwelling would be constructed of a gable design with a forward and rear projecting two-storey gable. It is proposed to construct the dwelling with facing brick walls, natural slate roof tiles and UPVC windows and doors.
- 1.3 The application has been accompanied by a Flood Risk Assessment, a Preliminary Ecological Appraisal and a Heritage 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 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a general duty as respects conservation areas in exercise of planning functions. Paragraph (1) sets out that 'with respect to any buildings or other land in a conservation area... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'
- 2.4 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
 - LP6: Waste Water Management
 - 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
 - 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)

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

4. PLANNING HISTORY

- 4.1 21/01509/FUL – Proposed change of use of existing detached garage, workshop and store to dwelling - 9 High Street, Alconbury Weston – Approved
- 4.2 0200445OUT – Erection of dwelling – Refused

5. CONSULTATIONS

- 5.1 Alconbury Weston Parish Council – Recommend refusal for the following reasons:
- Inadequate Design, Access and Heritage Statement with no analysis of local policies or impact on surrounding area.
 - No detailed solution for additional surface water runoff.
 - Soakways are not considered to be an appropriate solution.
 - This property would be the 5th property on this site, all of which share a single narrow driveway access to the High Street. Amenity concerns for 9 High Street (owned and lived in by applicant).
 - Insufficient provision of waste bin collection space.
- 5.2 Cambridgeshire County Council's Highway Authority - Raised no objections to the development.
- 5.3 Cambridgeshire Fire and Rescue Service's Water and Planning Manager - Noted access for fire appliances may be considered inadequate referencing Building Regulation documents.
- 5.4 Huntingdonshire District Council's Conservation Officer – No objection. The proposed development will not further harm the historic rural character or appearance of the conservation area because in this location it is no longer evident.

6. REPRESENTATIONS

- 6.1 Three letters of objection were received during the course of the application. Their concerns have been summarised below:
- No need for additional housing.
 - Increased flood risk to surrounding area.
 - Loss of privacy and overlooking to neighbouring properties garden and loss of light to windows.
 - Potential noise, traffic, dust and general nuisance during and post construction.

- Management of bin storage.

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)
 - Great Gransden Neighbourhood Plan 2021–2036 (2023)
- 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:
- Principle of development
 - Design, visual amenity and impact upon heritage assets
 - Residential amenity

- Highway safety
- Flood risk and surface water
- Biodiversity
- Impact on Trees
- Housing Mix – accessible and adaptable homes
- Water efficiency
- Other matters

Principle of the Development

- 7.6 Policy LP2 of the Huntingdonshire Local Plan to 2036 (the Local Plan) sets out the overarching development strategy for Huntingdonshire through the plan period. The main objective of this policy is to concentrate development in locations which provide, or have the potential to provide, the most comprehensive range of services and facilities. Rural exception, small and windfall sites will be permitted on sites which are in conformity with other policies of the development plan providing further flexibility in the housing supply.
- 7.7 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 is located to the rear of No. 9 High Street, Alconbury Weston and can be considered to be located within a built-up area given the number of dwellings in the immediate vicinity.
- 7.8 Alconbury Weston is identified as a 'Small Settlement' in the adopted Local Plan with Policy LP9 stating that a proposal for development within the built-up area will be supported where the amount and location of development proposed is sustainable in relation to the level of service and infrastructure provision within the settlement, opportunities for users to access everyday services and facilities by sustainable modes of travel and the effect on the character of the immediate locality and the settlement as a whole.
- 7.9 Whilst services in Alconbury Weston are limited, due to its proximity to Alconbury it has easy access to a good range of amenities such as a school, public house, doctors, shop, pharmacy and sports and social facilities. Furthermore, as discussed in the following section of this report, the proposed development is considered to be sustainable in terms of its effect on the character of the immediate locality and the settlement as a whole.
- 7.10 Overall, the principle of development is considered to be acceptable and in accordance with Policies LP2 and LP9 of Huntingdonshire's Local Plan to 2036 and the aims of the

National Planning Policy Framework, subject to all other planning matters being addressed.

Design, Visual Amenity and Impact on Heritage Assets

- 7.11 Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036 state that developments should respond positively to their context, draw inspiration from the key characteristics of its surroundings and contribute positively to the area's character and identity. Furthermore, Policy LP34 gives great weight and importance to the conservation of heritage assets, such as Conservation Areas.
- 7.12 This application seeks approval for the erection of a detached two storey dwelling to be located on land to the rear of 9 High Street and west of Three Chimneys, High Street, Alconbury Weston. The site is located within the Alconbury Weston Conservation Area. High Street has a typically rural appearance and hosts dwellings of varying style, scale, and design. The overriding appearance of the area is largely characterised by traditional dwellings or modern development which has been designed to integrate well with the street scene.
- 7.13 9 High Street is an example of a more modern addition and is an attractive dwelling which sits at a 90-degree angle to the High Street. Vehicular access is by virtue of a driveway to the east (between No 9 and No 5 High Street). This access also serves 'Three Chimneys' and 'Westbrooke' to the south.
- 7.14 The proposed dwelling would be constructed of a gable design with a forward and rear projecting two-storey gable. The proposed external materials are facing brick walls, natural slate roof tiles and UPVC windows and doors.
- 7.15 The dominant design of dwellings in the immediate vicinity is that of two-storey gable properties of varied layouts and siting in relation to the highway. The design of the proposed dwelling is considered to respect and reflect this in its siting and gable end design. The scale of the proposed dwelling is also considered to be acceptable with an appropriate private rear amenity area. Officers note that the plans show space for a secure cycle storage shed. A condition shall be attached to any permission such to secure the provision of the proposed cycle storage along with the proposed boundary treatment and landscaping details.
- 7.16 Furthermore, given the dwelling's siting to the rear of 9 High Street, approximately 46m south-west off the highway of High Street, the proposal would not be readily visible from public vantage points along the highway and therefore would not be visually prominent within the street scene.

- 7.17 It should also be noted that the Council's Conservation Officer did not identify any harm to arise from the development on the character and appearance of the Alconbury Conservation Area.
- 7.18 Overall, the proposed development is considered to be acceptable in terms of its character and appearance and would not result in any detrimental impacts upon the street scene, the surrounding area or the Alconbury Conservation Area. As such, the proposal is considered to be in accordance with Policies LP9, LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036, the Huntingdonshire's Design Guide SPD, Sections 12 and 16 of the National Planning Policy Framework and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. in this regard.

Residential Amenity

- 7.19 Policy LP14 states a proposal will be supported where a high standard of amenity is provided for all users and occupiers of a proposed development and maintained for users and occupiers of neighbouring land and buildings.
- 7.20 The closest neighbouring residential properties to the proposed dwelling are No 9 High Street and Three Chimneys. Consideration will also need to be given to the building to the west of the site that benefits from planning permission to change its use from an existing detached garage, workshop and store into a dwelling (planning application reference 21/01509/FUL).
- 7.21 With regards to the neighbouring dwelling approved under permission 21/01509/FUL, the proposed dwelling would be situated south and would be 2.5 metres from the shared boundary at its closest point. Whilst it is acknowledged that the proposed two storey dwelling would result in some overbearing and overshadowing impacts on the single storey dwelling approved under permission 21/01509/FUL, the identified impacts are not considered to be significantly detrimental enough to warrant refusal of planning permission. Furthermore, the two dwellings are located on land under the same ownership at present and any future owner/occupier would be aware of the relationship prior to occupation. It is also worth noting that no north-west side elevation windows are proposed and therefore would not result in any unacceptable overlooking impacts on the neighbouring property.
- 7.22 The proposed dwelling would be set in approximately 3 metres from the boundary with Three Chimneys to the south-east. There is a further 5 metres between the boundary and the side elevation of Three Chimneys. Given that there would be a separation distance of 8 metres in total and the proposed dwelling would not extend beyond the rear most elevation of this property, it is not considered that there would be any detrimental

overbearing impact, overshadowing or overlooking impacts on this neighbouring property. The existing hedge and 1.8 metre fence on the party boundary is to be retained, as such the ground floor windows on the proposed dwelling would not offer views towards the neighbouring property. Whilst a first floor south-east side elevation window is proposed, it would be obscurely glazed and would serve a non-habitable room (en-suite). A condition is recommended to ensure that this window is obscure glazed in the interests of protecting privacy.

- 7.23 The proposed dwelling is not considered to result in any detrimental impacts on No 9 High Street as it would be approximately 20 metres to the neighbouring property with the existing access track situated between the two.
- 7.25 The addition of another dwelling served by the existing access from High Street would intensify the use of this access which is in close proximity to No 5 High Street. It is not considered that the vehicle movements associated with one dwelling would result in a significantly detrimental increase in noise or disturbance to warrant refusal of the application.
- 7.24 Overall, 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 and the Huntingdonshire Design Guide SPD in this regard.

Highway Safety

- 7.25 The proposed four-bedroom dwelling would be accessed via an existing access off High Street which is an unclassified road subject to a 30mph speed limit.
- 7.26 The existing access has previously been accepted for shared residential use and currently serves several dwellings. Whilst the access is not as wide as Cambridgeshire County Council's Highway Authority would normally request, it appears that the existing shared access has operated without issue. Given the location, speed of vehicles in the vicinity of the access and the number of dwellings in this location, it is not considered to represent a highway safety issue.
- 7.27 The proposed site layout plan indicates an area of hard surfacing to the front of the dwelling for off-street car parking. Whilst the plan only highlights an area for two off-street car parking spaces, the Local Planning Authority are satisfied that there is adequate space to accommodate three spaces. A condition would be imposed on any planning permission granted to secure the off-street car parking arrangements.

7.28 Therefore, subject to appropriate conditions the proposal is considered acceptable in terms of its impact on highway safety and therefore accords with Policy LP17 of Huntingdonshire's Local Plan to 2036 in this regard.

Flood Risk

7.29 The application site is largely within Flood Zone 1 and the proposed dwelling would be sited entirely within Flood Zone 1. However, the access to the site is located in Flood Zones 2 and 3 and the site is also within an area with a susceptibility to groundwater flooding of greater than 75%. It should be noted that as per Paragraph 167 of the NPPF 2021 (footnote 56) applications for minor development and changes of use should not be subject to the sequential or exception tests but should still meet the requirements for site specific flood risk assessments. As only the access falls within Flood Zone 2 and 3, the proposed development is not subject to the sequential or exception test.

7.30 As set out in footnote 55 of the NPPF 2021, a site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3 and in Flood Zone 1, an assessment should accompany all proposals involving land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use. In this case, the development does introduce a more vulnerable use and given the risk of groundwater flooding, the site is considered susceptible to other sources of flooding. As such, a Flood Risk Assessment (FRA) accompanies the application.

7.31 The guidance contained within the Cambridgeshire Flood and Water SPD (2017) sets out that an FRA should consider the risk of flooding arising from the proposed development in addition to the risk of flooding to development on the site. To address the latter, a summary of risks within the submitted FRA reflects that the assessment carried out has shown that the proposed development is not at risk of flooding from the Alconbury Brook (which is approx. 55 metres to the north) during the present day 1% annual probability (1 in 100 chance each year) event. However, the access to the site (in Flood Zones 2 and 3) would remain at risk of flooding during this event. It is noted that over time there will be a gradual increase in risk to the site due to climate change. The flood level during the 1% annual probability (10 in 100 chance each year) event with 35% climate change allowance is estimated to be 18.1m AOD (Above Ordnance Datum). Ground levels in the area of the proposed dwelling are estimated to be 18.8m AOD and therefore the dwelling is not at risk during the 1% annual probability event with climate change.

7.32 As stated above, the entrance and exit to the site falls within Flood Zones 2 and 3. This matter has been addressed and whilst

it is not considered to be accompanied by a significant level of risk (given the limited scale of this development and the fact that the access is already utilised by residential dwellings). The submitted plans show an escape gate to the south of the site which accesses a playing field. This lies within Flood Zone 1 and provides a means of escape in the event of a flood emergency.

- 7.33 The flood risk assessment recommends that the finished floor level of the dwelling is 0.3m above ground level and there is 0.3m of flood resilient construction above finished floor level. It is also recommended that occupants of the dwelling received flood warnings to mitigate the risk associated with limitations to the site access during flood events. These shall be secured by conditions.
- 7.34 It is noted that the proposed development would result in a minor increase in impermeable area however it is not considered that the development would result in an increased risk of flooding elsewhere. Furthermore, the submitted FRA recommends that surface water run-off is managed so that stormwater from the development will not affect adjoining properties. The agent has confirmed that it is proposed to dispose of surface water drainage via SUDs and foul drainage via mains sewers. The Local Planning Authority have no objections to this approach in principle in this location, subject to specific details. A condition would be imposed on any planning permission granted to secure details of the proposed drainage.
- 7.35 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 the NPPF 2021 in this regard.

Biodiversity

- 7.36 Paragraph 174 d) of the NPPF 2021 states that planning decisions should minimise impacts on and provide net gains for biodiversity. Furthermore, Policy LP30 of the Local Plan requires proposals to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated and ensure no net loss in biodiversity and provide a net gain where possible.
- 7.37 The application site is currently domestic garden. A Preliminary Ecological Appraisal (PEA) and a Biodiversity Checklist have been submitted in support of the application. This does not identify that there are any ecological constraints on site. The proposal includes some biodiversity features as part of the development, including the insertion of a triple bat box, a starling box and sparrow boxes. Conditions would be imposed on any planning permission granted to ensure the development is carried out in accordance with the submitted Preliminary

Ecological Appraisal and to ensure the biodiversity enhancements measures are carried out.

- 7.38 Subject to the imposition of conditions, the proposed development is considered to be acceptable in terms of biodiversity and therefore in accordance with Policy LP30 of Huntingdonshire's Local Plan to 2036 and Section 15 of the National Planning Policy Framework.

Impact on Trees

- 7.39 Officers note that there are a number of relatively small-scale trees within the application site which given their location within the Conservation Area are afforded protection. The application has been accompanied by an Arboricultural Impact Assessment which confirms that the semi-mature trees to the south and west will not be affected, subject to tree protection measures being adhered to, however, the orchard fruit trees and young oak will need to be removed. It is considered that these fruit trees have no public visual amenity value and therefore their removal is considered to be acceptable. A tree protection plan has been submitted for the trees to be retained and tree protection fencing will be installed throughout the construction phase. This can be conditioned to ensure that the retained trees are adequately protected. The proposal therefore accords with Policy LP31 of Huntingdonshire's Local Plan to 2036 in this regard.

Accessible and Adaptable Dwellings

- 7.40 Policy LP25 of the Local Plan to 2036 requires proposals that include housing to meet the optional Building Regulation requirement M4(2) "Accessible and adaptable dwellings" unless it can be demonstrated that site specific factors make this unachievable.
- 7.41 The applicant has confirmed that the proposed dwelling will be 'accessible and adaptable' compliant. A condition can be imposed upon any consent to ensure that the development is built in accordance with these standards and maintained for the lifetime of the development.

Water Efficiency

- 7.42 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.
- 7.43 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.

Other matters

- 7.44 Community Infrastructure Levy (CIL):
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.
- 7.45 Development Obligations:
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 19th April 2022. The proposed development is therefore considered to accord with Policy LP4 of Huntingdonshire's Local Plan to 2036 and the Developers Contributions SPD (2011).

Conclusion

- 7.46 The proposed development is considered to be compliant with the relevant national and local policy as it is:
- *Acceptable in principle.
 - *Is of an appropriate size, scale, siting and design.
 - *Would not have a harmful impact on the character or appearance of the Alconbury Weston Conservation Area.
 - * Would not have a significantly detrimental impact upon the amenity of neighbours.
 - *Would not be detrimental to highway safety in the locality.
 - *Would not result in an increased risk of flooding in the locality.
 - *Is acceptable with regards to the impact on biodiversity.
 - * Is acceptable with regard to its impact on trees.
 - *There are no other material planning considerations which lead to the conclusion that the proposal is unacceptable.
- 7.47 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**

- Time limit
- Approved plans
- Materials as stated on application form/plans
- Hard and soft landscaping details
- Site levels
- Details of biodiversity enhancements
- Details of surface water and foul water drainage
- Details of cycle/bin stores

- Flood mitigation measures in accordance with FRA
- Recommendations in accordance with PEA
- Parking laid out prior to occupation
- Tree protection measures
- Obscure glazed and non-opening window up to 1700mm to first floor en-suite window
- Accessible and adaptable compliance
- Water efficiency compliance

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CONTACT OFFICER:

Enquiries about this report to **Lucy Pateman Senior Development Management Officer** lucy.pateman@huntingdonshire.gov.uk

From: [Parish Clerk](#)
To: [DMAdmin](#); [Control, Development \(Planning\)](#)
Subject: Objection by Alconbury Weston Parish Council - Planning Permission Consultation - Land Rear Of 9 High Street Alconbury Weston (ref 22/00905/FUL)
Date: 02 August 2022 15:31:07

Good Afternoon

Alconbury Weston Parish Council object to Planning Application 22/00905/FUL: Proposal: Proposed detached dwelling at Land Rear Of 9 High Street, Alconbury Weston and recommend refusal of this application.

It should be noted that this application came before the Parish Council at a meeting on 1st August 2022 that was well attended by members of the Parish, who spoke about their concerns with respect to the issue of flooding in the village that was being contributed to by the amount of development that is currently being proposed in the village. A total of 31 parishioners recorded their objections to this planning application at the Parish Council meeting.

The following reasons were given for the Parish Council objection.

The design, access and heritage statement supporting this application for development within the conservation area is not of sufficient quality to be able to analyse the planning application. In particular:

- There is no analysis of the proposal against Local Policies as detailed in the Huntingdonshire Local Plan.
- It states in the executive summary that 'The proposed development has been appraised against planning policies and is considered compliant'. However, the very short document offers no analysis against any planning policy that we can find. It states that proposed property 'Is within the continuous built-up area of a settlement in accordance with Policy E2 of the Huntingdonshire local plan to 2036 and is within the Alconbury Weston Conservation Area.' There does not appear to be a policy E2, as all policies in the Huntingdonshire Local Plan start with the prefix LP. There is no other analysis against local policies.
- The justification for accepting the change in flood risk to the community is that 2 other developments have been approved in the local area. One of these developments is using a sustainable drainage solution, while this development is proposing to use soakaways, for which we find the comparison to be invalid. The other development is on the same site as this application and was for a change of use of a building.
- The Design, heritage and access statement concludes 'The proposal will have no additional impact on the existing character of the conservation area because of its situation but will provide an attractive dwelling in keeping with its surroundings'. However, there has been no analysis, nor evidence offered, from which the conclusion has been drawn.

The flood risk assessment provided observes that there is no flood risk to the proposed property itself, as required by the EA, but the application does not offer a detailed solution for dealing with the additional surface water runoff that this property will contribute to the flooding issue that we have in Alconbury Weston. The application indicates that soakaways will be used, a solution that is not recommended by the Alconbury Brook Flood Group for new properties, who recommend sustainable drainage solutions, advice which is supported by the Alconbury Weston Parish Council. We would expect this application to address surface water runoff with a positive proposal to the issue.

This property would be the 5th property on this site, all of which share a single narrow driveway access to the High Street. As the driveway entrance is narrow and the main property on this site, 9 High Street, which is owned and lived in by the applicant, is surrounded by a high wall, 3 refuse bins are left for collection outside a window of a neighbouring property, which is in daily use, and which affects his amenity. With the recent approval of Planning Application 21/01509/FUL for this site, a 4th bin will be added to this collection in the future, and if this application is approved, a 5th bin will be added to the collection of bins outside of 5 High Street. We understand that the incremental addition of properties to this site has not highlighted this issue previously, but now that a 4th property has been approved for the site and that a 5th property is now seeking

approval, there is an issue that the developer of the 4 and 5 properties on this site should now address. We believe that provision should be made at the entrance to the development site for the placement of waste bins awaiting collection, away from 5 High Street, from the properties supported by this shared drive as the shared drive is not accessible to waste collection vehicles and no provision has currently been made to store these bins while they are waiting collection.

If the Parish Council is asked to review a future application for this building, we would expect to see a detailed design, access and heritage statement, a detailed proposal as to how surface water runoff will be managed and a solution to the placing of waste bins for collection that does not affect the amenity of a neighbouring property that is not part of this development site.

Kind regards

Alison Brown
Clerk to Alconbury Weston Parish Council
Tel: 01733 346483
(Part-time hours)

From: Dmadmin@huntingdonshire.gov.uk <Dmadmin@huntingdonshire.gov.uk>
Sent: 30 June 2022 13:42
To: parishclerk@alconburywestonparishcouncil.co.uk
Subject: RE: Planning Permission Consultation - Land Rear Of 9 High Street Alconbury Weston (ref 22/00905/FUL)

Dear Parish Clerk,

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

Proposal: Proposed detached dwelling

Site Address: Land Rear Of 9 High Street Alconbury Weston

Reference: 22/00905/FUL

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Development Management
Huntingdonshire District Council

T: 01480 388388

E: dmadmin@huntingdonshire.gov.uk

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Development Management Committee



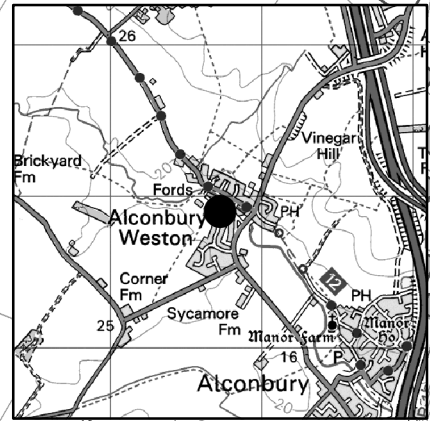
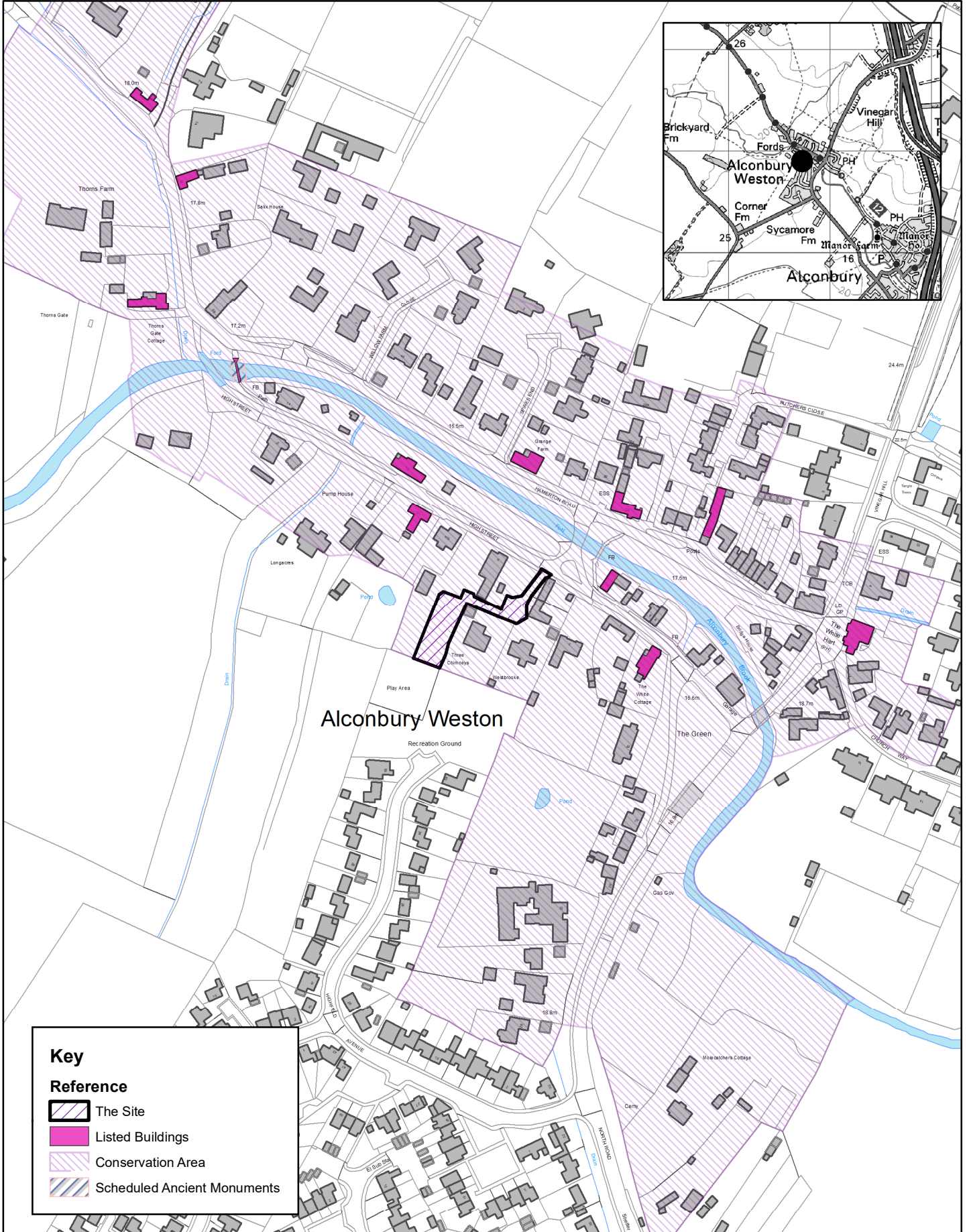
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Application Ref: 22/00905/FUL

Date Created: 03/04/2023





Location: Alconbury Weston

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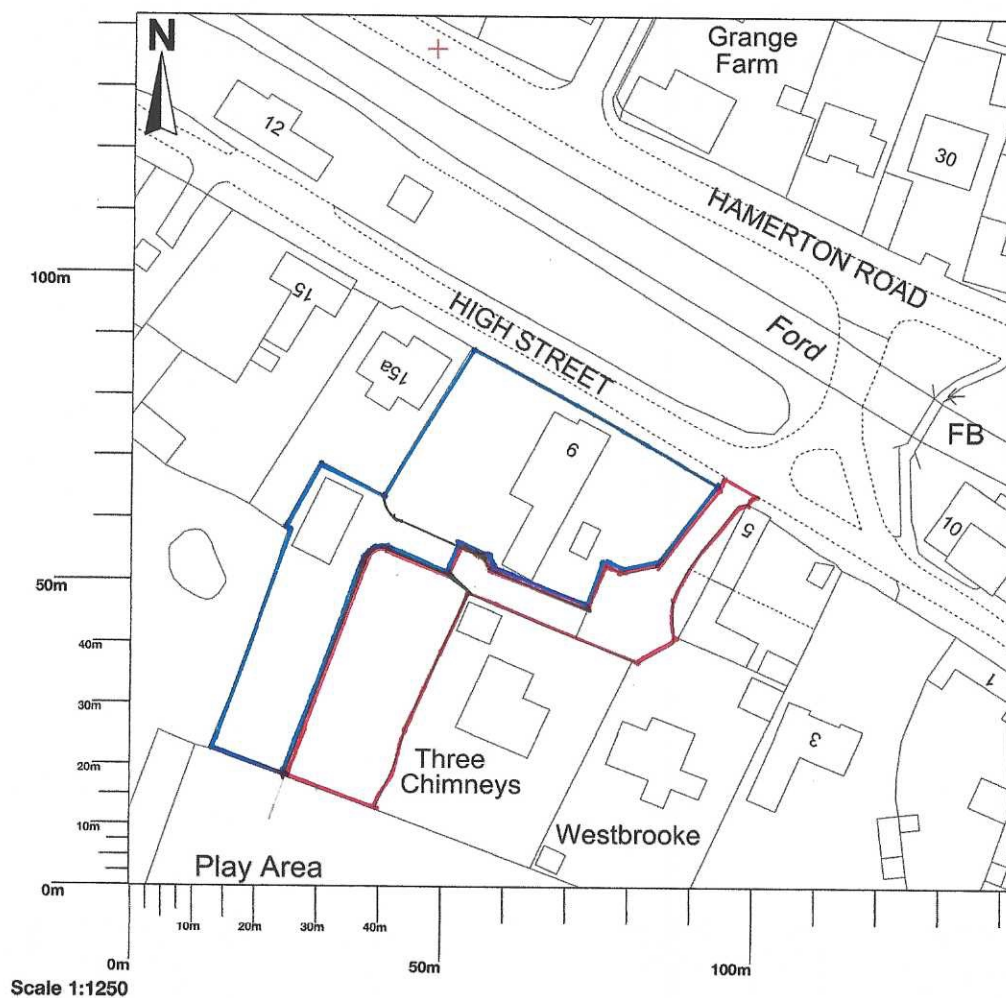


Key

Reference

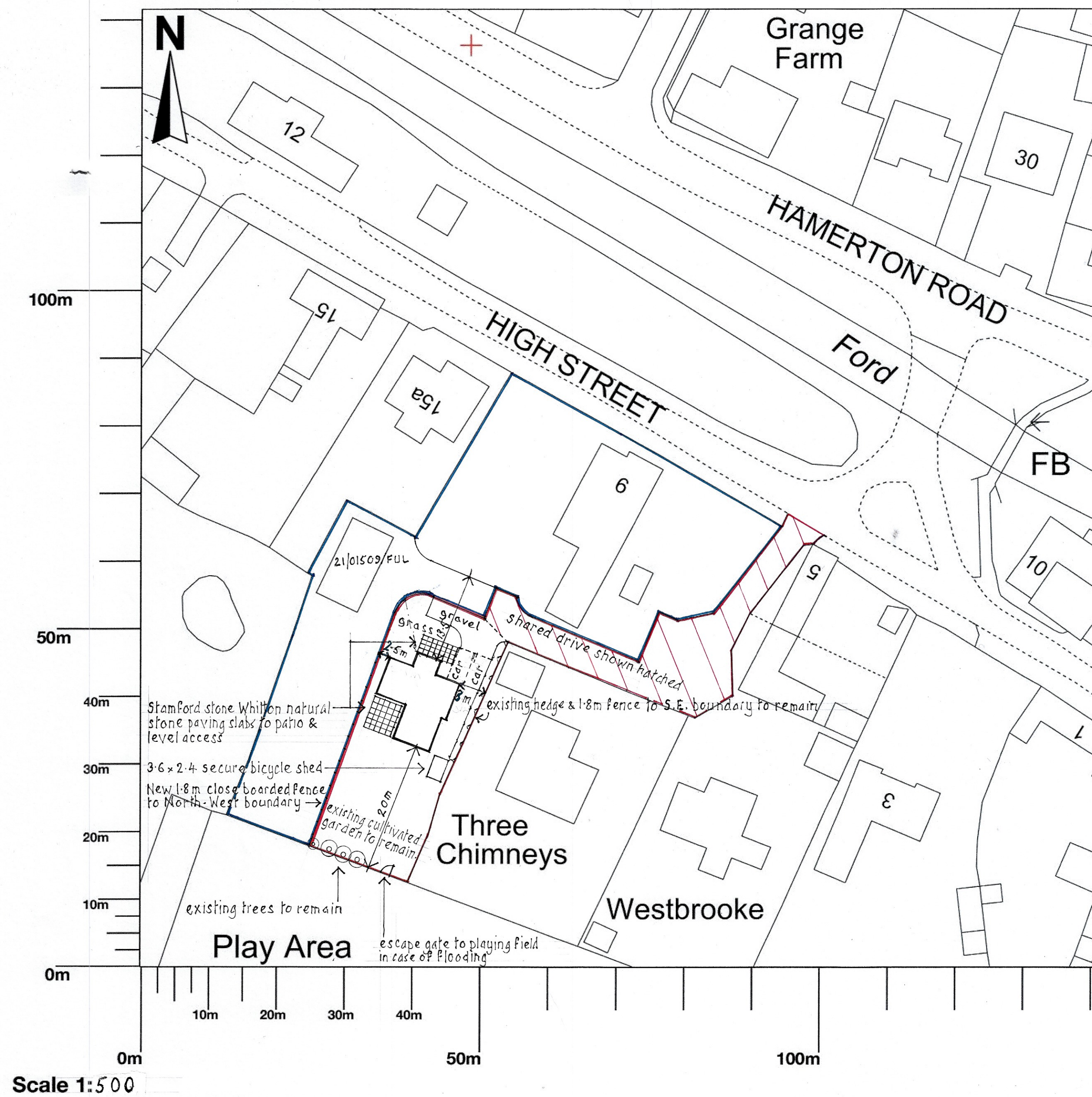
-  The Site
-  Listed Buildings
-  Conservation Area
-  Scheduled Ancient Monuments

9 High Street, Alconbury Weston, Huntingdon, PE28 4JP

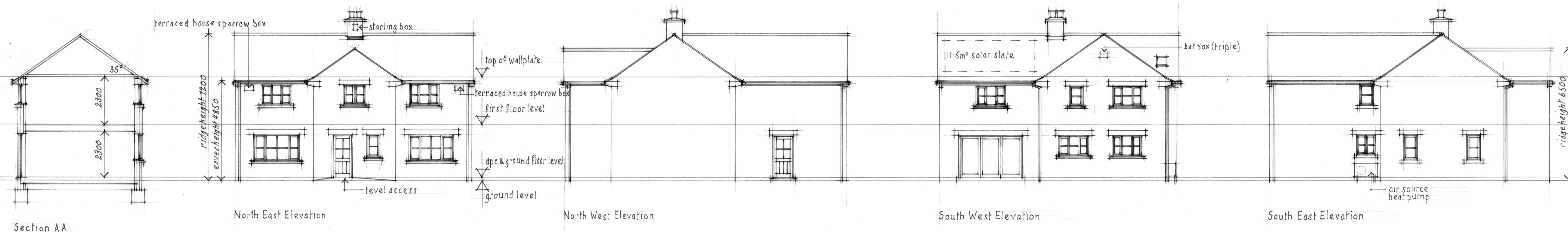


Map area bounded by: 517681,276852 517823,276994. Produced on 16 June 2021 from the OS National Geographic Database. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2021. Supplied by UKPlanningMaps.com a licensed OS partner (100054135). Unique plan reference: p2cuk/647196/876750

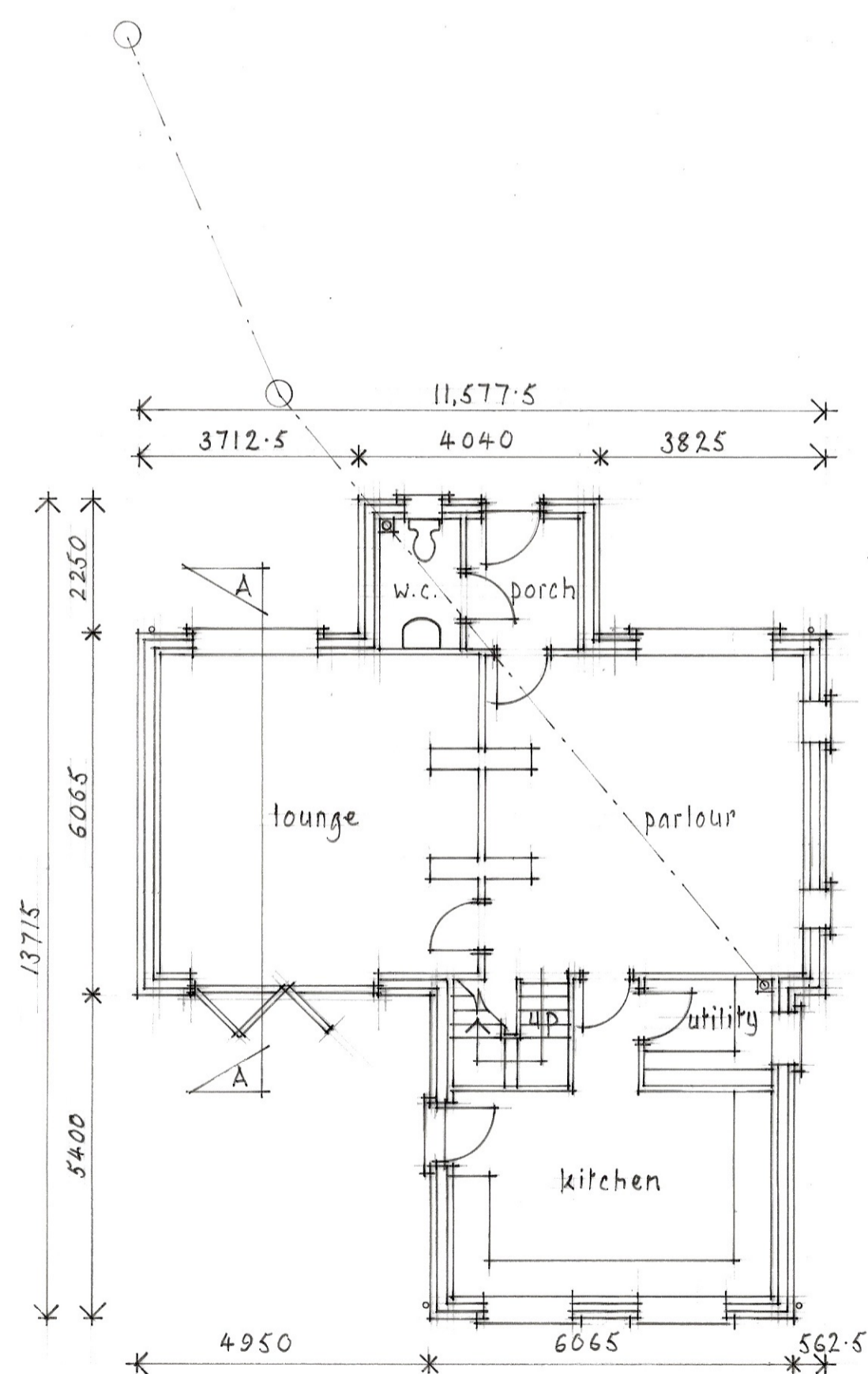
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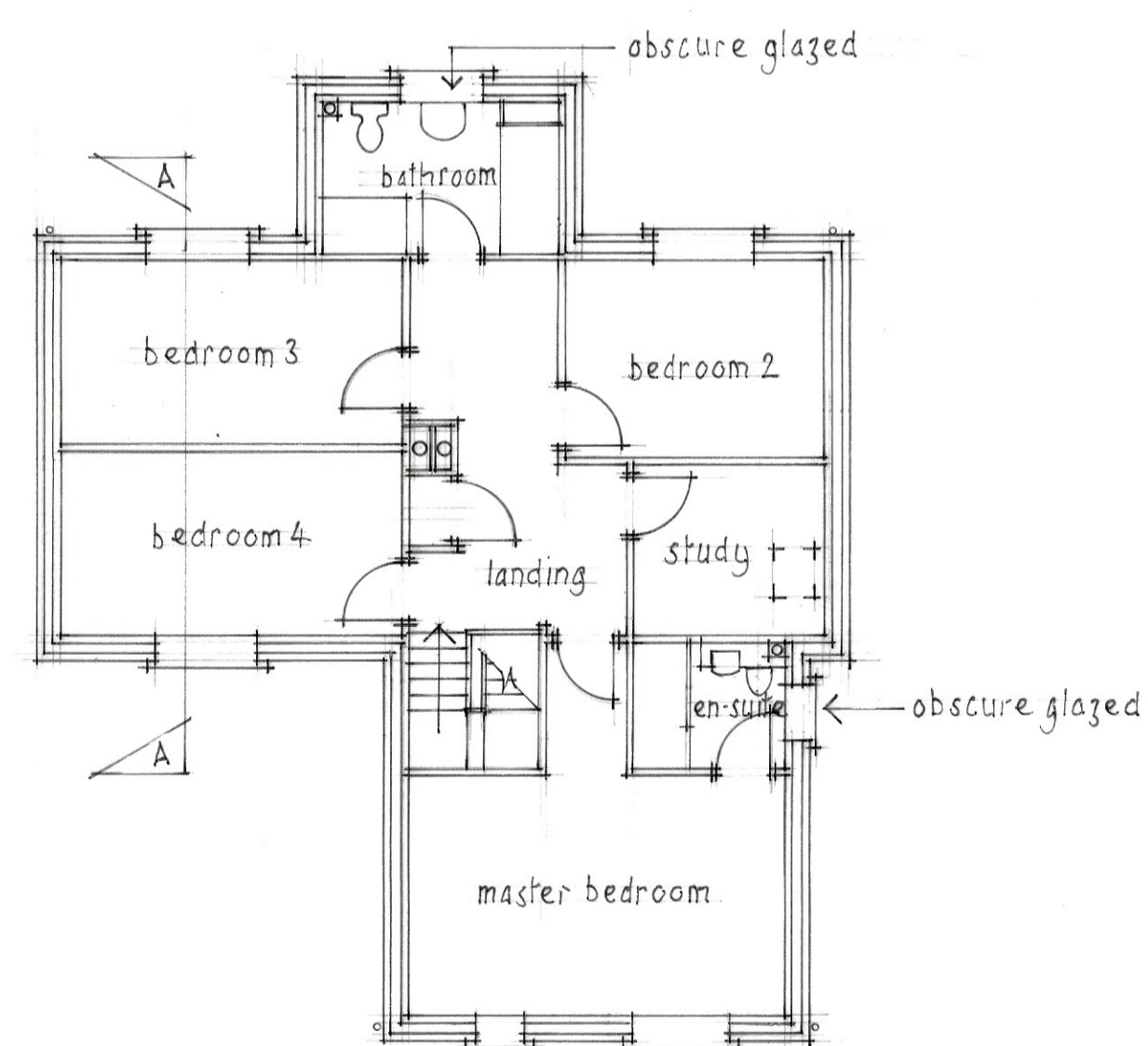
revisions:



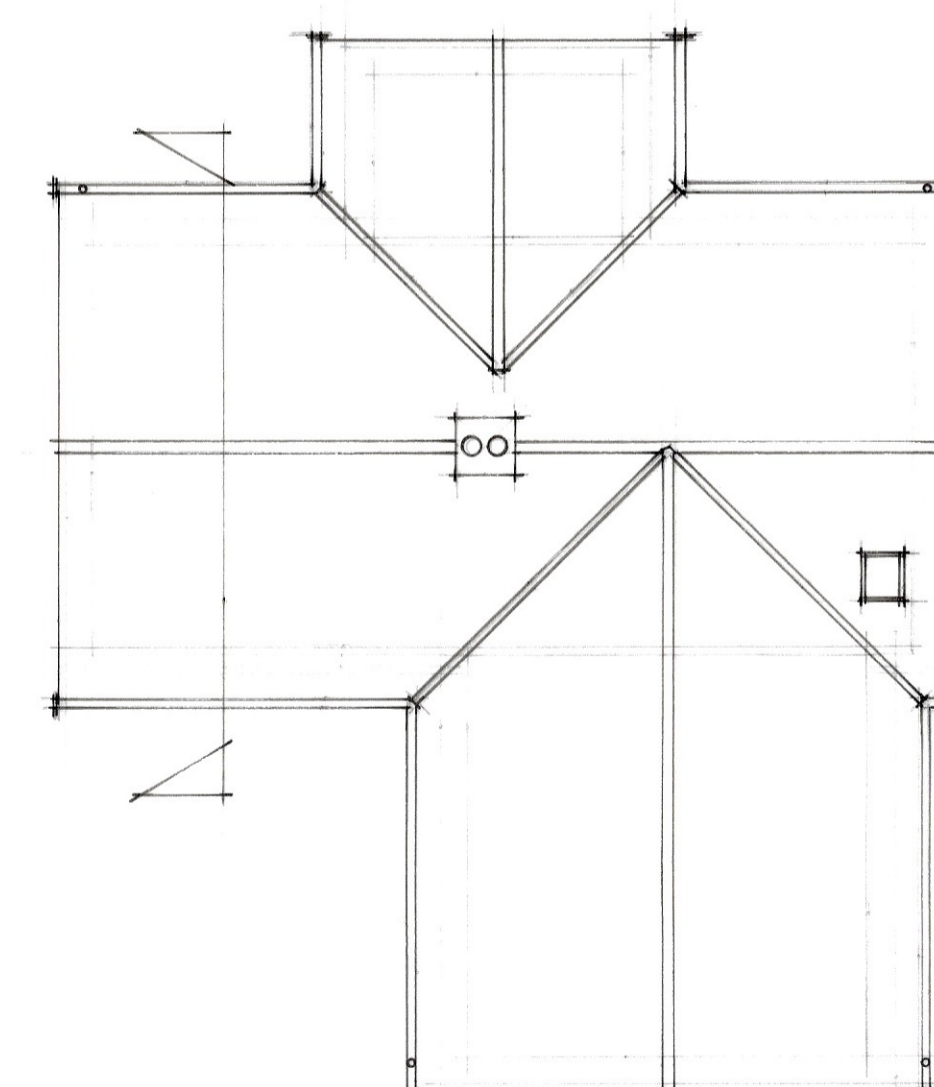
External Materials
 Walls: Fortera Hampton Blend Facing Brickwork
 Cills, lintels & corbels: Natural Stone
 Roof Covering: Natural Slate Blue/Black
 Windows: Upvc Willow Green
 Doors: Upvc Slate Grey
 Rainwater Goods: Upvc Black on rafter brackets



Ground Floor Plan 112m²



First Floor Plan 112m²



Roof Plan

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client:
 Mr N Marshall
 9 High Street
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 Huntingdon
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Proposed detached dwelling

drawing:

Planning Drawing

scale: 1:100
 date: 06/04/2022
 drawn by: D Hartley
 drawing no.: NM9284/1



















