

DEVELOPMENT MANAGEMENT COMMITTEE 22nd May 2023

Case No: 22/02434/FUL

Proposal: Demolition of 2 outbuildings and erection of 8 Flats with integral parking.

Location: 26 - 28 The Broadway, St Ives PE27 5BN

Applicant: Mrs M Moore

Grid Ref: 531215 271389

Date of Registration: 27.01.2023

Parish: St Ives

RECOMMENDATION - REFUSE

This application is referred to the Development Management Committee (DMC) in accordance with the Council's Scheme of Delegation as the officer recommendation of refusal is contrary to St Ives Town Council's recommendation of approval.

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The application site comprises approximately 700 square metres of land which extends from the rear of Nos. 26-28 The Broadway to the street frontage at West Street in St Ives Town Centre. The site is predominantly hardstanding with a section of grass and there are two outbuildings within the site which are curtilage listed in association with the adjoining Grade II Listed building 26-28 The Broadway. The application form states that the frontage house is occupied, and the rear is a vacant site used for parking with two outbuildings.
- 1.2 The site is located within St Ives Conservation Area and is adjacent to several Grade II Listed Buildings along the frontage of The Broadway. There are also Grade II Listed Buildings nearby at West Street and The Waits. A Listed Building Consent application (ref: 22/02435/LBC) has been submitted alongside this application and seeks consent to demolish the two curtilage listed outbuildings within the site.
- 1.3 The site is located largely within Flood Zone 3a with a small section in Flood Zone 2 according to the Huntingdonshire Strategic Flood Risk Assessment 2017 (SFRA). The SFRA mapping for this site aligns with the Environment Agency Flood

Maps for Planning. The site is also within the Central climate change flood risk zone according to the SFRA.

- 1.4 Planning permission and listed building consent was granted for a similar development in 2005 (refs: 0400880FUL & 0400881LBC) however these approvals have lapsed.
- 1.5 The application form states the proposed flats are for affordable home ownership. No details have been submitted to demonstrate how the proposed flats would meet the planning definition of affordable housing, and no mechanism has been submitted for securing them as affordable housing units. Therefore, for the assessment of this application it has had to be assumed that they are general open market housing units. The proposal comprises 5 one-bedroom flats and 3 two-bedroom flats.

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (20 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
 - LP6: Waste Water Management
 - LP7: Spatial Planning Areas
 - LP11: Design Context
 - LP12: Design Implementation

- LP14: Amenity
- LP15: Surface Water
- LP16: Sustainable Travel
- LP17: Parking Provision and Vehicle Movement
- LP21: Town Centre Vitality and Viability
- LP25: Housing Mix
- LP30: Biodiversity and Geodiversity
- LP34: Heritage Assets and their Settings

3.2 Supplementary Planning Documents / Guidance:

- Cambridgeshire Flood and Water SPD 2017
- Huntingdonshire Design Guide Supplementary Planning Document (2017)
- Developer Contributions SPD (2011)
- Huntingdonshire Landscape and Townscape Assessment (2022)
- Annual Monitoring Report
- St Ives Conservation Area Character Assessment (2007)

3.3 Planning (Listed Buildings and Conservation Areas Act) Act 1990

Section 66 – General duty as respects listed buildings in exercise of planning functions.

- (5) In considering whether to grant planning permission or permission in principle for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State 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.

Section 72 – General duty as respects conservation areas in exercise of planning functions.

- (5) In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

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

Local policies are viewable at <https://www.huntingdonshire.gov.uk>

4. PLANNING HISTORY

- 4.1 0400880FUL – Erection of eight flats
Permission granted 14.02.2005

0400881LBC – Demolition of outbuildings and garage
Consent granted 11.02.2005

5. CONSULTATIONS

- 5.1 **St Ives Town Council – Recommend approval** (received 9th February 2023): subject to any new paving being permeable, adequate provision for run-off from additional guttering and preservation of the wildflower area as far as possible.
- 5.2 **St Ives Town Council – Recommend approval** (received 2nd May 2023): Under delegated powers from our Chair and Vice Chair of planning here at St Ives Town Council, we would like to propose a change to the outcome of the above application, please can this be acknowledged and noted. St Ives town council recommended approval of the application at the meeting of 8th February. The purpose of discussing the application again at the meeting this week was to add material reasons to support the previous approval, so that the application would be admissible for the Town Council and other parties to debate at DMC. We amend our recommendation to recommend approval with the material reasons that the development will greatly improve the presently unattractive street scene into the curtilage from West St. as well as providing much needed small unit accommodation for people in need of starter homes and propose the following comments of, inadequate infrastructure in place (to include the drains).
- 5.3 **Environment Agency – No objection:** We have no objection to the proposed development, but strongly recommend that the mitigation measures proposed in the submitted Flood Risk Assessment (FRA) (3010 – FRA Rev A – Jan 2023) are adhered to. In particular, the FRA recommends that:

- Finished floor levels will be set no lower than 6.35m AOD
- Flood resistance measures will be incorporated up to 1.2m above finished floor levels.
- There will be no ground floor sleeping accommodation.

Safe refuge has been proposed for the development, which must be acceptable to you. As such we recommend you consult with your Emergency Planners and the Emergency Services to determine whether the proposals are safe in accordance with the guiding principles of the Planning Practice Guidance (PPG). Your authority must be satisfied that the proposed means of egress from the site in an emergency are acceptable. We would recommend that you consult your Emergency Planners and the Emergency Services on the proposals.

The proposed resistant and resilient measures are above the recommended 0.6m. You will need to determine from the information provided by the structural engineer if these measures adequately provide safe refuge within the flats that have a finished floor level below the predicted flood depth. You will also need to consider if the proposed resistance measures are

suitable for the building. Ultimately, we will leave your authority to make the decision as to whether this proposal is acceptable.

- 5.4 **HDC Emergency Planner – No objection:** I have reviewed the application and flood risk assessment (3010 – FRA Rev A – Jan 2023) sent to me on February 28th 2023. I am satisfied with the measures proposed within the FRA

- Proposed flood risk assessment measures incorporated into the build
- No sleeping accommodation on the ground floor
- All occupants to sign up to the Environment Agency flood warning scheme

- 5.5 **Cambridgeshire County Council Highways – No objection:** Following a careful review of the documents provided to the Highway Authority as part of the above planning application it was noted that Drawing No, 1023.2 Rev. G has been provided which details a standard vehicular crossing at the access. Drawing No, 1023.2 Rev. G also omits columns and planters to provide sufficient space for vehicles to manoeuvre out of the parking spaces and leave in a forward gear and notes that the window adjacent to the footway will be a sash so as to not open across the footway. Therefore, the effect of the proposed development upon the Public Highway should be mitigated if the following conditions form part of any permission that the Planning Authority is minded to issue in regard to this proposal (summarised):

- Removal of permitted development rights for gates across the access
- Any gates shall be set back a minimum of 5m and inward opening
- Access to be constructed in accordance with CCC specification
- Implementation and retention of parking and turning space
- No overhanging or outward opening gate/door/window over the highway
- Scheme of access drainage to be agreed

- 5.6 **HDC Environmental Health – No objection:** Advise that construction times and deliveries during the construction and clearance phases are restricted in line with HDC guidance to the following:

07:00 – 19:00 each day Monday – Friday
07:00 – 13:30 on Saturdays and
None on Sundays, Public and Bank Holidays

I would also advise that prior to any work commencing on site a Construction Environmental Management Plan (CEMP) shall be submitted and agreed in writing with the Local Planning Authority (LPA) regarding mitigation measures for the control of pollution

(including, but not limited to noise, dust and lighting etc) during the construction and clearance phases. The CEMP shall be adhered to at all times during the construction and clearance phases.

Finally, I would also advise a condition to ensure no burning of waste on site during the construction and clearance phases.

- 5.7 **Cambridgeshire County Council Archaeology – Requested additional information** (14th February 2023): Our records indicate that the outbuildings earmarked for demolition under the submitted scheme appear to be represented in their current configuration on early edition Ordnance Survey mapping dating to the late 19th century. Little information is contained within the application as to the nature of these structures, to determine whether they are indeed historic outbuildings associated with the 18th century listed building at 26-28 Broadway (National Heritage List for England reference 1128715), or more modern replacements.

Please ask the applicant to submit further detail, alongside clear photographs of the (current) external and internal appearances of the buildings to be demolished. This should be presented prior to determination of the present applications, to allow an assessment to be made of the need for any further investigation and recording in mitigation of the proposed impact to the historic built environment.

- 5.8 **Cambridgeshire County Council Archaeology – No objection** (10th May 2023): We have reviewed the additional submissions, which adequately provide the requested evidence to confirm that, whilst structures are present in the location of these outbuildings on 19th century Ordnance Survey mapping, insufficient historic built fabric survives to warrant further recording in mitigation of the impacts of the proposal under consideration. We are satisfied that historic built environment assets will not be unduly adversely affected and I am therefore writing to confirm that that no further archaeological work will be required in association with the proposed scheme.

- 5.9 **HDC Urban Design – Objection** (summarised): The linear burgage style development is supported in design terms. However, the cycle storage would be contrary to Local Plan Policy LP17 and the HDC Design Guide SPD 2017 which requires covered and secure cycle parking. The siting of the refuse storage is likely to result in adverse amenity impacts (noise, disturbance, and smells) to the current occupants of No. 3A Coach Mews adjacent. As per previous comments a reduction in the number of parking spaces is recommended in order to accommodate both cycle and refuse storage provision within the undercroft area.

In the absence of an BRE assessment (VSC and Daylight Distribution tests), there is concern the proposal would result in an unacceptable loss of daylight and sunlight to the dining room and lounge of No. 3A Coach Mews contrary to Local Plan Policy LP14.

- 5.10 **HDC Conservation – Do not support** (summarised): The submitted scheme would result in harm to the significance of 26-28 The Broadway St Ives a grade II listed building through inappropriate development within its setting. The scheme would result in harm to the character and appearance of the St Ives Conservation Area. Considerable weight and importance should be given to the avoidance of harm to the Conservation Area and the significance of a listed building and its setting (Planning (Listed buildings and conservation areas) Act 1990 s66 and s72).

Under the terms of the NPPF the level of harm is considered to be less than substantial. The presumption against the avoidance of any level of harm is a statutory one, it is not irrefutable but can only be outweighed only if there are public benefits that are powerful enough to do so. This proposal does not align with Local Plan Policy LP34, statutory provisions or NPPF advice

6. REPRESENTATIONS

- 6.1 4 Cromwell Terrace, St Ives: The proposals concern the removal of part of a set of old buildings within < 200m of the River Great Ouse. The applicant has filled out both a covering application and also the HDC Biodiversity Checklist. There would appear to be errors in both.

The applications state, without advancing any evidence, that there are no protected species. That needs supporting material / evidence to confirm this. This is missing.

The HDC Biodiversity Checklist includes in its bullet point list that the applicant tick yes/no if the site is within 200m of rivers or streams. There was no yes tick. The site map shows that it is within < 200m of the River Great Ouse: any protected species, such as bats would use that area to forage.

It would appear that both the application and Checklist are in error. On that basis, according to the Checklist, a Preliminary Ecological Assessment (PEA) is needed with proper documentation and methods as Protected Species may be involved. Both are currently missing from the proposal. That should concern both SITC and HDC, as proceeding without this may risk harm to Protected Species.

7. ASSESSMENT

- 7.1 The main issues to consider in assessing this application are whether there is any conflict with Development Plan policies. If

there is any conflict, whether the application can be considered to be in accordance with the Development Plan when taken as a whole. If the application is not in accordance with the Development Plan, whether there are any material considerations, including the NPPF (2021), which indicate that planning permission should be granted. With this in mind, the report addresses the principal, important and controversial issues which are in this case:

- The Principle of Development including Flood Risk
- Design, Visual Amenity, and the Impact on the Character and Appearance of the Area and Designated Heritage Assets
- Residential Amenity
- Highway Safety, Access, and Parking Provision
- Biodiversity
- Accessible and Adaptable Homes
- Water Efficiency
- Developer Contributions
- Other Matters

The Principle of Development including Flood Risk

- 7.2 The site is located within the built-up area of St Ives which is identified as a Spatial Planning Area by Policy LP7 of the Huntingdonshire Local Plan to 2036 (the Local Plan). Policy LP7 of the Local Plan states that a proposal for housing development (class 'C3') or for a residential institution use (class 'C2') will be supported where it is appropriately located within a built-up area of an identified Spatial Planning Area settlement.
- 7.3 The site is located within St Ives Town Centre beyond the Primary Shopping Frontage and Primary Shopping Area as illustrated on the adopted Policies Map.
- 7.4 Policy LP21 of the Local Plan states that beyond the primary shopping frontage and primary shopping area a development proposal for a main town centre use will be supported where the scale and type of development reflects the centre's size, role and character. The Council will use urban design frameworks and development briefs as appropriate to inform development within town centres to support their ongoing vitality and viability.
- 7.5 Paragraph 86 of the NPPF 2021 states that planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation, and that planning policies should recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites.
- 7.6 In this case, the site is associated with the residential property (Nos. 26-28) fronting The Broadway which is owned by the

applicant. It appears the site is used for parking ancillary to that residential use. The site was previously developed, and a Pub formerly occupied the site before its demolition in the 1950s. The site is away from the main areas of activity within the Town Centre and the proposed development provides an opportunity to infill a space between existing residential dwellings.

- 7.7 The proposal would contribute to the viability and vitality of the Town Centre through the development of 8 residential units on a vacant brownfield site in a highly sustainable location where future occupiers could access a wide range of services and facilities within the Town Centre and by sustainable transport modes. Noting that the NPPF 2021 encourages residential development on appropriate sites within Town Centres and that Policy LP21 does not exclude residential development in the Town Centre, it is considered that in this instance, residential development of this site could be acceptable in principle subject to the other primary consideration in this case which is flood risk.

Flood Risk

- 7.8 As set out within the introductory section of this report, the application site is at a high risk of flooding.
- 7.9 Paragraph 159 of the NPPF 2021 states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Paragraph 162 of the NPPF expands on this and states that the aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test. The sequential approach should be used in areas known to be at risk now or in the future from any form of flooding.
- 7.10 The application of the sequential test for planning applications is also addressed at a local level within Policy LP5 of the Local Plan which states *“A proposal will only be supported where all forms of flood risk, including breaches of flood defences or other defence failures, have been addressed, as detailed in the National Planning Practice Guidance and with reference to the Cambridgeshire Flood and Water Supplementary Planning Document (SPD), such that:*
- a. the sequential approach and sequential test are applied and passed, having regard to actual and residual flood risk and including consideration of the impact of climate change”*
- 7.11 Apart from a small section of the site near the southern boundary, which is located in Flood Zone 2, the proposed development is located in Flood Zone 3 as classified by the

Environment Agency Flood Map for Planning and the Huntingdonshire Strategic Flood Risk Assessment 2017.

- 7.12 Section 4 of the Cambridgeshire Flood and Water SPD 2017 states that the geographical area over which the sequential test is to be applied is usually over the entire Local Planning Authority area and may only be reduced in discussion with the LPA because of the functional requirements and objectives of the proposed development (e.g. catchment area for a school, community facilities, a shop, a public house, appropriate land use areas and regeneration zones etc.) and because there is an identified local need for that type of development.
- 7.13 The application is not accompanied by a sequential test for flooding. The submitted Flood Risk Assessment (FRA) states that the proposal is considered to represent a regeneration project in central St Ives which meets wider sustainability objectives and therefore the sequential test is passed on those grounds.
- 7.14 There have been no discussions between the applicant and the LPA in terms of a reduced geographical search area for potential alternative sites at a lower risk of flooding taking into account the functional requirements and objectives of the proposed development. As set out in the Cambridgeshire Flood and Water SPD the default search area is usually over the entire authority area. This would mean the applicant would need to demonstrate there are no alternative site across the whole district which could accommodate the proposed development of 8 flats by discounting all potential sites in Flood Zone 1, then (if there are no alternative sites in Flood Zone 1) Flood Zone 2, and then (if there are no alternative sites in Flood Zone 2) compare the sites within Flood Zone 3. In the circumstances of comparing sites within the same flood zone, the actual risks of flooding can be taken into consideration using available flood hazard information. The aim will be to locate development in the lowest risk areas of that flood zone considering the ambient probability and consequences of flooding.
- 7.15 Proposed site mitigation measures should not be taken into consideration when undertaking the Sequential Test - these are assessed through the Exception Test and the site-specific FRA.
- 7.16 The Cambridgeshire Flood and Water SPD states that reasonably available sites will be identified from a number of sources, including:
- Local Plan allocations;
 - Sites with planning permissions for the same or similar development, but not yet developed;
 - Five year Land Supply and/or Annual Monitoring Reports;

- Housing and Economic Land Availability Assessments (HELAAAs);
- Local property agents' listings;
- Historic windfall rates, where appropriate.

7.17 Additionally, a site is only considered to be reasonably available if all of the following apply:

- The site is within the agreed area of search;
- The site is not safeguarded in the relevant Local Plan for another use;
- It does not have any issues (e.g. constraints or designations) that cannot be overcome and that would prevent development on the site.

7.18 Reasonably available sites will include a site or a combination of sites capable of accommodating the proposed development. These may be larger, similarly sized or a combination of smaller sites that fall within the agreed area of search.

7.19 It is considered that the sequential test for flooding would fail in this case taking into account Local Plan allocations for residential development, sites with planning permission for the same or similar development but not yet developed, and the consistency of windfall permissions for residential development in Flood Zone 1.

7.20 It is recognised that the development represents a redevelopment opportunity in a highly sustainable location. However, it does not follow that the sequential test is automatically passed on that basis. The submitted FRA does not provide justification for the functional requirements and objectives of the proposed development which may trigger discussion and negotiation regarding the potential for a reduced geographical search area for the sequential test. Ultimately, insufficient justification has been submitted in terms of the sequential test which Officers consider would fail based on a district-wide search. Therefore, the proposed development is considered unacceptable as it would place people and property and an unwarranted risk of flooding contrary to local and national planning policies.

7.21 This application has similarities to application 20/01209/FUL for an extension to No.5 Crown Street to provide 1 no. 1 bed flat and 1 no. 2 bed flat with undercroft parking. The application was refused by the Development Management Committee in line with officer recommendation following the meeting of April 2021. The refusal was appealed, and the Inspector dismissed the appeal (APP/H0520/W/21/3286072) on the grounds that the proposal did not represent an acceptable form of development having particular regard to its flood zone location.

- 7.22 Within their decision, the Inspector stated *“the FRA does not tackle the matter of initial site selection. Indeed, no comprehensive assessment of potential suitability and availability of alternative sequentially preferable sites (or of the appropriate catchment area across which to apply the test) would appear to have been carried out. This is a significant shortcoming of the scheme.”*
- 7.23 The Inspector also stated *“I acknowledge that an existing residential use of the appeal property prevails. However, the proposal is for an extension to accommodate two additional dwellings. On that basis, the sequential approach to site selection should be applied. Indeed, it has not been robustly demonstrated why it should not.”*
- 7.24 Finally, the Inspector reinforced that when applying the sequential test, the presence of existing flood risk management infrastructure should be ignored as the long-term funding, maintenance and renewal of this infrastructure is uncertain.
- 7.25 Paragraph 163 of the NPPF 2021 states that if it is not possible for development to be located in areas with a lower risk of flooding (taking into account wider sustainable development objectives), the exception test may have to be applied.
- 7.26 There are two elements to the exception test as set out below, but this test should only be applied once the sequential test has been passed. This is reinforced within the abovementioned appeal decision where the Inspector stated, *“the sequential test is to be applied prior to any consideration of the exception test’s potential applicability.”*
- 7.27 Paragraph 164 of the NPPF 2021 states that to pass the exception test it should be demonstrated that:
- a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and
 - b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.
- 7.28 The FRA states that the site would remain dry during a 1 in 100 year fluvial event unless defences were breached. Overtopping of 0.1m is likely in the 1 in 100 year water level with climate change. The average existing ground level at the site is approximately 6.53AOD. The worst-case scenario is the 1 in 1000 year water level modelled at 7.53AOD. The proposed finished floor level (FFL) is 6.35 AOD and therefore the FRA proposes flood resilient measures for a minimum of 1.2m above FFL and states there will be no sleeping accommodation at ground floor level. The FRA also states that the proposed lowering of ground levels (access and parking areas surrounding

the dwellings) would result in a gain in flood storage of almost 40m³ and benefit to the flood risk to the surrounding area.

- 7.29 No objections have been received from the Environment Agency and the Council's Emergency Planner. However, it should be noted these consultees do not consider whether the sequential test has been passed.
- 7.30 Overall, it is considered that the proposed development of 8 flats would fail the sequential test for flooding contrary to Policy LP5 of the Local Plan, Section 4 of the Cambridgeshire Flood and Water SPD 2017 and Paragraphs 159 and 162 of the NPPF 2021. The proposed development is therefore unacceptable in principle as it would place people and property at an unwarranted risk of flooding. The principle of the proposed development is therefore unacceptable.

Design, Visual Amenity, and the Impact on the Character and Appearance of the Area and Designated Heritage Assets

Impact on Heritage Assets

- 7.31 Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the decision maker to have 'special regard' to the desirability of preserving a Listed Building or its setting and to pay 'special attention' to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- 7.32 Great weight and importance is given to the conservation of heritage assets and their settings. The statutory presumption of the avoidance of harm can only be outweighed if there are public benefits that are powerful enough to do so.
- 7.33 Policy LP34 of the Local Plan states, "*where a proposal is for conversion, alteration, other works to a heritage asset or within its setting it must be demonstrated that the proposal:*
- f. protects the significance of designated heritage assets and their settings by protecting and enhancing architectural and historic character, historical associations, landscape and townscape features and through consideration of scale, design, materials, siting, layout, mass, use, and views both from and towards the asset;*
 - g. does not harm or detract from the significance of the heritage asset, its setting and any special features that contribute to its special architectural or historic interest and the proposal conserves and enhances its special character and qualities;*
 - h. respects the historic form, fabric and special interest that contributes to the significance of the affected heritage asset;*

i. will conserve or enhance the quality, distinctiveness and character of the affected heritage asset; and

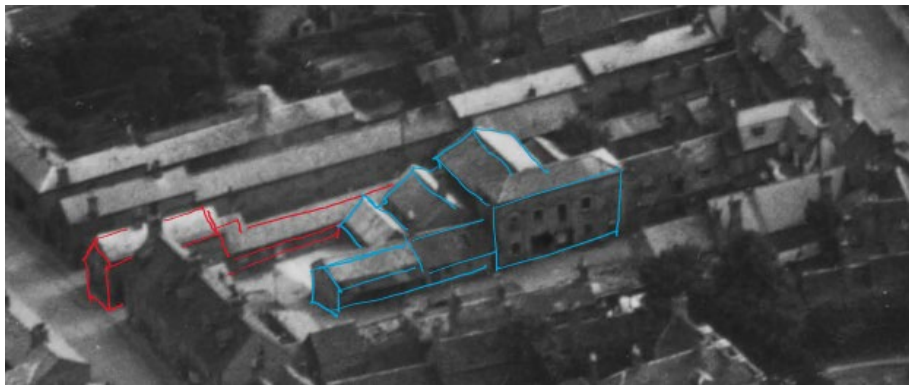
j. contributes to securing the long-term maintenance and management of the heritage asset.

The Council will consider the significance of a designated heritage asset and where there is less than substantial harm, this will be weighed against the public benefits of the proposal. Where there is deemed to be substantial harm, then the proposal would need to achieve substantial public benefits to outweigh that harm.”

7.34 It is recognised that a previous similar proposal was granted planning permission in 2005 (reference: 0400880FUL). However, that planning permission lapsed, and it should be noted that the previous permission predates the St Ives Conservation Area Character Statement 2007 and the National Planning Policy Framework which are material considerations in the determination of this application.

7.35 The application site is a narrow strip of land between the rear of 26-28 The Broadway and West Street. The main development area of the site where the building would be located is approximately 52m in length by between 9.7m and 10.7m in width. This strip like (burgage) plot settlement pattern of this part of the St Ives Conservation Area is one of its most important defining features with many of these burgage plots medieval in origin. However, there is no evidence of historic built form along the entire strip of this application site.

7.36 At the North Eastern end of the site adjoining West Street was the Three Tuns Public House constructed in the 19th century. This pub was closed and was demolished in 1959 although part of the external walls of the building remains. To the rear of the public house was a single storey outbuilding (see below), which extended to the midpoint of the site where it abutted the adjacent warehouse.



1929: Red - former Public House and single storey outbuilding.

Blue - adjacent warehouse

- 7.37 The proposal is to construct terrace of buildings (units 1-8) of varying detailed design and heights in a linear arrangement along the line of the plot. The proposed development is more extensive and of a much greater massing than the development historically on the site.
- 7.38 The site is located within the Medieval Settlement as identified within the St Ives Conservation Area Character Statement 2007 where the burgage plots are a strong characteristic and there is a hierarchy of built form within these plots. The Broadway is a principal street with tall structures onto the market place. This was typically front of house with prestigious buildings.
- 7.39 Behind this frontage development was generally of a lower scale and humbler in design which was often an area of outbuildings and storage. West Street was effectively a service road which traditionally provided access to the rear plots. West Street later developed to form a secondary road and became more developed in its own right (The construction of the 19th Century pub reflects this evolution).
- 7.40 The St Ives Conservation Area Character Statement 2007 sets out that *"The original mediaeval curtilage arrangement is still predominant and the visual porosity of the building line (along West Street) still preserves the back lane character, future development should respect this"*. In terms of the plot characteristics and visual quality of this area including The Broadway, the Character Statement also states that *"subsidiary buildings range back into the plots"* and that *"off the main East West Axis (along The Broadway) buildings are more likely to be of two storeys"*.
- 7.41 Unlike many of its neighbours 26 - 28 The Broadway is a relatively modestly scaled two-storey late 18th Century building under a mansard roof. The submitted Proposed Context Elevations (drawing number: 1023.3B) indicates that the ridge of the principal building is 15.58m with a rear wing stepping down to about 13.7m. The proposed terrace varies in height, but the tallest unit (6,7) is a mansard roof structure which would nearly match the height of the principal building and is taller than the rear wing. The proximity of this block (including unit 8) to the listed building and the lack of subordination in scale and massing would not preserve the setting of this building. There is no historic precedent for development in this area, and this massing is contrary to guidance given in the Character Statement.
- 7.42 In terms of units 1-5, their scale is more appropriate, and they are further from the listed building. In addition, their footprint is similar to that of the Three Tuns and associated outbuilding and the proposed gable onto West Street would reinforce the

character of the street. The submitted scheme is one which was approved nearly 20 years ago, and its design is of its time.

- 7.43 While there may be individual examples of large buildings within the medieval core, they are not typical and are often associated with larger principal buildings or are the result of historic development. This site is a narrow plot with no historic precedent for this level of development. The scale of the terrace is not characteristic of the area and introduces structures of excessive height which are considered to represent an over development which would harm the setting of the listed building and the character of the conservation area.
- 7.44 The related listed building consent application (22/02435/LBC) will deal with the heritage impacts associated with the proposed demolition of the two curtilage listed outbuildings shown as A and B (including C & D) on the proposed site plan.
- 7.45 Linked to the requirements for listed building consent, including for works to curtilage structures which are protected, and considering the proposed siting of the building against the north-western boundary, it is unclear from the proposed plans if the boundary walls are to be retained. It appears that the proposed building would attach to the gable of the adjacent structure which is the remains of a large warehouse. This gives way to a brick wall approximately 1.8m high which appears to correspond with a single storey outbuilding that occupied the site. This then becomes a low level brick wall with upper courses of block. Closest to West Street the 1.8m high brick walls on the northwest and northeast return are allegedly the remains of the former Three Tuns public house.
- 7.46 Listed building consent has not been sought for the demolition of the boundary walls and their removal would therefore be unauthorised. The application drawings also appear to be incorrect. The gable wall of the adjacent warehouse building is an integral part of the wall but it appears to have been ignored and demolished, and it is assumed this is owned by the adjacent site.
- 7.47 The remains of the wall form part of the historic interest of the site. Therefore, there is concern harm may result from the ambiguity of the position of the boundary and the impact on the adjacent warehouse. The boundary wall and its retention require clarification. Members will be updated if clarification is provided ahead of the committee meeting.
- 7.48 Overall, it is considered that the proposed development would result in harm to the significance of the grade II listed building 26-28 The Broadway through inappropriate development within its setting. It is considered that the proposed development would also result in harm to the character and appearance of the St

Ives Conservation Area. This level of harm would be “less than substantial” in terms of the NPPF and therefore the level of harm must be weighed against the public benefits of the scheme as set out in paragraph 202 of the NPPF.

- 7.49 The National Planning Practice Guidance (NPPG) states that public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.
- 7.50 In this case, there would be some public benefit in relation to economic and social dimensions objectives set out in the NPPF as the development would create jobs during construction and to some degree boost the vitality and viability of the town centre through additional population and spending on services and facilities. Whilst the application form states that the flats are to be affordable, no information has been received to demonstrate how they meet the planning definition of affordable housing and what mechanism would be used to secure these in perpetuity. Therefore, for the purposes of assessing this proposal, it has had to be assumed that they will be open market housing and so no additional weight can be given on the basis of them being affordable housing in planning terms. However, in this instance, it is not considered that these public benefits when taken together would outweigh the level of harm identified to the significance of the grade II listed building 26-28 The Broadway and the character and appearance of St Ives Conservation Area.
- 7.51 The proposal is therefore contrary to Policies LP11, LP12 and LP34 of the Local Plan and the guidance contained within the St Ives Conservation Area Character Statement 2007. In addition, the proposal is unacceptable against the objectives of the NPPF 2021 set out at paragraphs 130 parts a-d, 200 and 202.

Functionality of the proposed development

- 7.52 Policy LP12 part m states that a proposal will be supported where it can be demonstrated that it successfully integrates the functional needs of the development including refuse and recycling, cycle storage and car parking so that their dominance is minimised. The proposed bin store enclosure area would accommodate 16 bins adjacent to the access which would be prominent in the street scene and detrimental to the visual amenity of the area. The location of the bin store would also likely lead to unpleasant smells to the neighbouring property

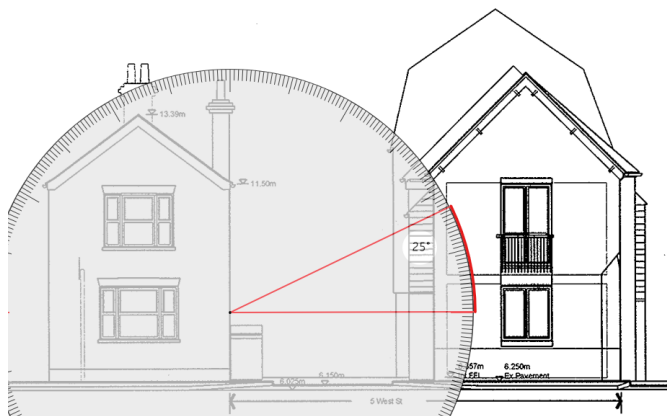
given its close proximity as discussed within the residential amenity section of the report below.

- 7.53 In addition, it is considered that the proposed cycle storage arrangement is not suitable or secure to meet the needs of future occupiers. This is expanded upon within the highway safety, access and parking provision section of the report below, and is another aspect of the proposed development which conflicts with Policy LP12 part m.
- 7.54 During the application, the HDC Urban Design recommended that a reduction in the number of parking spaces is needed to incorporate cycle and refuse storage – in this case it is recommended that both bays A and B are omitted and enclosed to create a covered and secure cycle and refuse storage area. However, this potential solution has not been taken up by the applicant. It is considered that the proposed development would fail to successfully integrate these functional needs of the development contrary to Local Plan Policy LP12 part m.

Residential Amenity

- 7.55 Policy LP14 of the Local Plan states that a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings.
- 7.56 Paragraph 130 part F of the NPPF 2021 states that planning policies and decisions should ensure that developments: create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.
- 7.57 The proposed building would face southeast towards Coach Mews and Garden Mews. The proposed elevations show the majority of windows across the three floors on the southeast elevation and rooflights only to the northwest elevation. The proposed windows on the northeast elevation would overlook West Street and the adjacent public park. The small window on the southwest end elevation would face towards the host building 26-28 The Broadway.
- 7.58 Given the proposed layout of the development together with the proposed height of the building and proximity to neighbouring residential buildings, the main issues in terms of the amenity standards of neighbours are considered to be whether the proposed development would give rise to significant levels of overlooking, overbearing, overshadowing impacts, noise disturbance, obtrusive light and odour, and whether such impacts could be satisfactorily mitigated.

- 7.59 The existing building adjoining the north-eastern corner of the site contains two dwellings (3 West Street and Coach Mews Cottage 3A West Street) following a change of use and associated alterations granted planning permission in August 2001 (0101143FUL).
- 7.60 The dining and lounge windows of Coach Mews Cottage (as shown on approved drawings for 0101143FUL) directly face the site. These neighbouring windows are indicated on the proposed plans and elevations and would be approximately 5.2m from the proposed building where it would be between approximately 7.8m and 8.2m in ridge height.
- 7.61 Page 147 of the Huntingdonshire Design Guide SPD 2017 sets out that the 25 degree test is used to check the impact of overshadowing of a proposed development to the lowest habitable room opposite the development site (defined as kitchens, living rooms and bedrooms). The Design Guide states that if a development is above the 25 degree line then a more detailed daylight and sunlight assessment is required.
- 7.62 The proposed development would contravene the 25 degree test set out in the BRE Site Layout Planning for Daylight and Sunlight: A guide to Good Practice 2022 (3rd Edition) when measured from these windows (see section below).



- 7.63 The BRE guide states (Para 2.2.5) that *“if, for any part of the new development, this angle is more than 25°, a more detailed check is needed to find the loss of skylight to the existing building. Both the total amount of skylight and its distribution within the building are important”*.
- 7.64 Para 2.2.23 goes on to state that *“If any part of a new building or extension, measured in a vertical section perpendicular to a main window wall of an existing building, from the centre of the lowest window, subtends an angle of more than 25° to the horizontal, then the diffuse daylighting of the existing building may be adversely affected. This will be the case if either:*

- *the VSC measured at the centre of an existing main window is less than 27%, and less than 0.80 times its former value*
- *the area of the working plane in a room which can receive direct skylight is reduced to less than 0.80 times its former value'.*

7.65 The planning agent has provided a plan (drawing number: 1023.1C) showing the outline of the former Three Tuns Public House which occupied the site and has stated that this proposal reflects the linear arrangement of the original public house demolished so they dispute claims to right of light relating to Coach Mews Cottage. The planning agent has also stated that the Coach Mews development does not comply with Building Regulation requirements then or now in relation to overlooking, obscured glass and fire proof glazing being within 1m of the boundary, so objection on this basis is unreasonable.

7.66 The former public house was demolished several decades ago and predates the planning permission for the change of use of the neighbouring building to two residential dwellings in 2001 which appears to have been carried out in accordance with the approved plans. Therefore, the scale of the former public house is not considered to have a bearing on the assessment of amenity impacts on Coach Mews Cottage which has been in residential use for around 20 years. The matter of compliance with Building Regulations would have been addressed by the relevant Building Control body at the time of the conversion following the grant of planning permission. A BRE assessment has not been forthcoming once it was established the proposed development would breach the 25 test in relation to overshadowing. In the absence of a detailed BRE assessment (VSC and Daylight Distribution tests), there is concern the proposals could result in an unacceptable loss of daylight and sunlight to the occupants of Coach Mews Cottage contrary to Policy LP14 of the Local Plan.

7.67 There is also concern that the proposed building would have an overbearing impact to the lounge and dining windows of Coach Mews Cottage noting that those windows are the main source of outlook from that main living area. In addition, the first floor window to bedroom 1 of Coach Mews Cottage faces the site and would be within approximately 5.2m opposite the bedroom windows of flat 2 of the proposed development, and, to a slightly lesser and more indirect degree, the proposed bedroom windows of flat 3. This separation distance would be far lower than the recommendation of 21m between habitable first floor room windows as set out in the Huntingdonshire Design Guide. This would mean obscure glazing would be required at least to the bedroom windows of proposed flat 2 which would unacceptably restrict the level of natural light and outlook that would be afforded to that habitable room.

- 7.68 While it is noted that the site is currently used for private car parking and therefore an existing level of vehicle movements and associated disturbance exists to neighbours, there is concern that the location of car parking bays, turning space and resident's vehicle barrier adjacent to the affected habitable room windows of Coach Mews Cottage would cause noise disturbance and obtrusive light to the main living area of the neighbouring property. Further, the proposed siting of the bin store and associated movements could lead to a loss of privacy, further noise disturbance and unpleasant smells.
- 7.69 Since the 2005 planning permission, the nearby building at 1 West Street has been converted to form three additional dwellings (0800490FUL) which are approximately 8.5m from the eastern boundary of the application site. The majority of windows on the site facing elevation of the neighbouring building mainly feature first floor windows serving landing areas and bathrooms except for bedroom 2 of No.1C Coach Mews which is approximately 13m from the proposed first floor living room and bedroom windows of flats 5 & 6 and the second-floor bedroom and living room windows of flat 7. Again, the use of obscure glazing to ensure adequate levels of privacy would unacceptably restrict the level of natural light and outlook that would be afforded to habitable rooms of the proposed development.
- 7.70 Overall, given the distance window to window relationship between habitable rooms within the proposed building and neighbouring buildings, obscure glazing would be required to habitable rooms of the proposed development to ensure adequate levels of privacy are provided for future occupiers of the development and retained for neighbours. This would have an unacceptable detrimental impact on the natural light and outlook to habitable rooms for Flats 2, 5, 6 & 7.
- 7.71 Paragraph 7.18 states that the Local Plan does not include a policy requirement for new housing to meet the nationally described space standard. However, it should be noted that the Government now require all prior approval applications for conversion into residential accommodation to meet the nationally prescribed space standards. Developers should refer to these standards to evidence how their proposal meets the broader policy requirement of providing housing of sizes which help achieve sustainable, inclusive and mixed communities.
- 7.72 The proposed flats are broadly in accordance with national space standards. There are some areas of concern including the practicality of bedroom 2 of flat 4 and the kitchen of flat 3. However, in the absence of a local plan policy requirement, and given the broad accordance with the national space standards, it is considered on balance that future occupiers of the site would have an acceptable standard of amenity in this respect.

- 7.73 The Council's Environmental Health team have not raised any significant concerns regarding the impact of adjacent uses on the proposed development. The recommendations relating to a Construction Environment Management Plan, a restriction on construction working hours and avoidance of burning waste on site can be secured by condition.
- 7.74 Overall, it is considered that the use of obscure glazing could protect the privacy standards of neighbours, but this would create unacceptable levels of natural light and outlook to habitable rooms of the proposed development. In addition, it is considered that the proposed development would have a significant adverse impact on the amenity standards of Coach Mews Cottage due to overshadowing and overbearing impacts, and the predicted noise disturbance, obtrusive light, loss of privacy and odour associated with the proposed pedestrian and vehicular movements, and the proximity to the vehicle barrier and bin store enclosure. The proposal is therefore contrary to Policy LP14 of the Local Plan, page 147 of the Huntingdonshire Design Guide and paragraph 130 part F of the NPPF 2021.

Highway Safety, Access, and Parking Provision

- 7.75 Policy LP17 of the Local Plan states that *“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. These should all comply with design and security guidance set out in the Huntingdonshire Design Guide SPD (2017) or successor documents.*

A clear justification for the space for vehicle movements and level of vehicle and cycle parking proposed will need to be provided taking account of:

- a. highway safety and access to and from the site;*
- b. servicing requirements;*
- c. the accessibility of the development to a wide range of services and facilities by public transport, cycling and walking;*
- d. the needs of potential occupiers, users and visitors, now and in the future;*
- e. the amenity of existing and future occupiers and users of the development and nearby property; and*
- f. opportunities for shared provision, where locations and patterns of use allow this.”*

- 7.76 It is proposed that the development would utilise the existing vehicular access to the site off West Street. Within their original consultation comments, CCC Highways as the Local Highway Authority (LHA) stated that the proposed access does not meet their standards for a shared access with regard to dimensions and both vehicular and pedestrian visibility. However, the LHA

considered that the existing site could potentially be used by a greater number of vehicles than that proposed by this application, and that there are numerous similar accesses in West Street and East Street so pedestrians are familiar with the propensity of vehicles emerging from such accesses, therefore the LHA would accept the access as proposed.

- 7.77 The LHA noted that the originally submitted plan showed a bell mouth access, but this should remain as a standard vehicular access so that pedestrians have priority over vehicles. The LHA also requested tracking to be provided to show how the vehicles would enter/exit the bays.
- 7.78 An amended plan was submitted (1023.2 Rev G) which includes vehicular tracking. Since the application was submitted the number of parking bays proposed has reduced from 7 to 6 to accommodate cycle storage and previously proposed columns and planters have been omitted to increase room for vehicles to manoeuvre.
- 7.79 The LHA were re-consulted on the application and confirmed the proposed standard vehicular crossing is acceptable and that following the amendments, there is sufficient space for vehicles to manoeuvre out of parking spaces and leave in a forward gear. The LHA also noted that the proposed window adjacent to the public footpath would be a sash and therefore would not open across the path. Therefore, subject to the conditions listed within the Consultations section of the report above, the LHA raises no objection to the application.
- 7.80 Policy LP17 of the Local Plan also states that *“a proposal that includes residential development will be expected to provide at least one clearly identified secure cycle space per bedroom for all dwellings (C3 Use Class), unless it can be demonstrated that this is unachievable.”*
- 7.81 The amended plans introduce an area of covered cycle parking within Bay G. This comprises a semi-vertical rack with a minimum of 9 stands - 1 per bedroom in accordance with Local Plan Policy LP17. Notwithstanding this, there is concern this rack system requires the user to lift the bike to an almost vertical position. Further, the rack design would also be unsuitable to accommodate a range of bikes including oversized bikes, children’s bikes and buggies and trailers.
- 7.82 In addition, while the cycle storage would be located within the covered undercroft area, it would be open and unsecured from the front. This unsecured cycle parking would be contrary to Policy LP17 and the HDC Design Guide SPD 2017 (page 96) which requires ‘For apartments, cycle parking should be provided within a covered and secure structure ideally designed in as part of the main building’.

- 7.83 Drawing 1023.2 Rev G continues to show cycle storage to the rear of parking bays B and D which would be unacceptable. It is considered that as submitted, the proposed cycle storage arrangement would not be suitably functional and secure to meet the requirements of future occupiers contrary to Policy LP17 of the Local Plan and page 96 of the Huntingdonshire Design Guide.
- 7.84 Overall, subject to conditions the proposed development is considered acceptable in terms of highway safety, car parking and vehicular manoeuvrability. However, the cycle storage requirements of the proposed development have not been met as the proposed cycle racks are considered unsuitable and unsecure. This aspect of the proposal is contrary to Policy LP17 and does not accord with the guidance for cycle storage for apartments set out on page 96 of the Huntingdonshire Design Guide.

Biodiversity

- 7.85 Policy LP30 of the Local Plan states that a proposal will be required to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated. A proposal that is likely to have an impact, either direct or indirect, on biodiversity or geodiversity will need to be accompanied by an appropriate appraisal, such as a Preliminary Ecological Appraisal, identifying all individual and cumulative potential impacts on biodiversity and geodiversity. A proposal will ensure no net loss in biodiversity and provide a net gain where possible, through the planned retention, enhancement and creation of habitats and wildlife features, appropriate to the scale, type, and location of development.
- 7.86 During the determination of the application, a protected species survey has been submitted. The survey involved carrying out an internal and external inspection of the outbuildings for evidence of use by roosting bats and nesting birds.
- 7.87 No evidence of bats was found in any of the outbuildings which were all considered to have negligible or no potential to support roosting bats. It was noted that the site is surrounded by dense housing and commercial properties in a well-lit town centre location and the immediate area is unlikely to provide good foraging habitat for bats, although the nearby River Great Ouse and adjacent land would provide good foraging habitat.
- 7.88 No evidence of nesting birds was found, although a check for nesting birds would need to be undertaken prior to demolition work commencing. If nesting birds are identified, works in that area of the nest will be delayed until the birds have left the nest.

- 7.89 Given the location and surroundings of the site as described above, it is considered that its ecological value is relatively low. There are some areas of grass and vegetation on the site which would be lost through the development. In this case, it is considered that the relatively low level of loss in ecological value could be satisfactorily mitigated through the use of ecological enhancements such as bat and bird boxes together with a strip of planting to the rear of the site where one of the outbuildings is currently occupied. These ecological enhancements can be secured by condition.
- 7.90 Subject to that condition, it is considered that the proposed development would not have an adverse impact on protected species and would ensure there is no net loss in biodiversity in accordance with Policy LP30 of the Local Plan and the NPPF 2021 in this regard.

Accessible and Adaptable Homes

- 7.91 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.
- 7.92 A condition can be imposed upon any consent to ensure that the development is built in accordance with these standards and that they are maintained for the life of the development.

Water Efficiency

- 7.93 Policy LP12 of the Local Plan to 2036 requires proposals that include housing to comply with the optional building regulation for water efficiency, as set out in Approved Document G.
- 7.94 A condition can be imposed upon any consent to ensure that the development is built in accordance with these standards and that they are maintained for the life of the development.

Developer Contributions

- 7.95 The application is not accompanied by a Unilateral Undertaking (UU) for the provision of wheeled bins meaning the needs of future residents would not be met with regard to household waste management contrary to part H of the Developer Contributions Supplementary Planning Document (2011) and Policy LP4 of the Local Plan to 2036.

Other Matters

- 7.96 Following the request for additional information from CCC Archaeology, as set out within the Consultations section of the

report, the planning agent submitted a letter with comments and photos in relation to the outbuildings to assist the CCC Archaeology officers in understanding whether there is a need for any further investigation and recording in mitigation of the proposed impact to the historic built environment. The CCC Archaeology team responded to the re-consultation stating that whilst structures are present in the location of these outbuildings on 19th century Ordnance Survey mapping, insufficient historic built fabric survives to warrant further recording in mitigation of the impacts of the proposal under consideration. CCC Archaeology are therefore satisfied that historic built environment assets would not be unduly adversely affected, and no further archaeological work is required in association with the proposed scheme. The application therefore accords with the Archaeology section of Policy LP34 of the Local Plan.

Conclusion and Planning Balance

- 7.97 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 7.98 In assessing applications, it is necessary to first consider whether the proposal accords with the Development Plan as a whole, notwithstanding non-compliance that may occur with individual policies, and having regard to the reasoning for those policies together with others in the Local Plan.
- 7.99 In this case, it is considered that the proposed development would fail the sequential test for flooding, would cause unjustified harm to the significance of the grade II listed building 26-28 The Broadway and the character and appearance of St Ives Conservation Area, would have an unacceptable adverse impact on the residential amenity of Coach Mews Cottage and future occupiers, and would fail to successfully integrate these functional needs of the development in terms of bin and cycle storage. It is therefore considered that the proposal does not accord with the Development Plan. The development is considered acceptable in relation to biodiversity, access and highway safety although these are matters expected to be addressed, mitigated and complied with as part of the development of this type and are matters which have neutral weight in the planning balance.
- 7.100 It is recognised that the development would provide an additional housing units (proposed as affordable home ownership but no mechanism for securing this has been submitted, and the proposal is below the local and national policy threshold to require affordable housing) within the district and contribute to the economy both in the short and long term through job creation during construction and increased spending on local services and facilities through additional population in the town centre.

However, these benefits are considered relatively modest in the relation to the scale of the proposal and would not outweigh the harm which would result from the proposed development.

7.101 Overall, it is considered that the proposed development would conflict with the Development Plan, and material considerations do not indicate that planning permission should be granted. Therefore, the application is recommended for refusal for the following reasons:

8. RECOMMENDATION – Refuse for the following reasons:

- 1) The proposed development of 8 flats would fail the sequential test for flooding contrary to Policy LP5 of the Huntingdonshire Local Plan to 2036, Section 4 of the Cambridgeshire Flood and Water SPD 2017 and the objectives of the NPPF 2021 set out at paragraphs 159 and 162. The proposed development is therefore unacceptable in principle as it would place people and property at an unwarranted risk of flooding.
- 2) The scale and massing of the proposed building would cause harm to the setting and significance of the Grade II Listed Building 26-28 The Broadway and cause harm to the character and appearance of St Ives Conservation Area. The level harm caused to these designated heritage assets would be less than substantial but would be unjustified because the level of harm would not be outweighed by public benefits. The proposal is therefore contrary to Policies LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036, the guidance contained within the St Ives Conservation Area Character Statement 2007 and the objectives of the NPPF 2021 set out at paragraphs 130 parts a-d, 200 and 202.
- 3) The proposed development would have a significant adverse impact on the amenity standards of Coach Mews Cottage due to overshadowing and overbearing impacts, and the predicted noise disturbance, obtrusive light, loss of privacy and odour associated with the proposed pedestrian and vehicular movements, and the proximity to the vehicle barrier and bin store enclosure. In addition, the proposed development would require the use of obscure glazing to protect the privacy standards of neighbours, but this would create unacceptable levels of natural light and outlook to habitable rooms for future occupiers of Flats 2, 5, 6 & 7. The proposal would therefore fail to provide a high standard of amenity for all users and occupiers of the proposed development and would fail to maintain an acceptable standard of amenity for users and occupiers of neighbouring buildings contrary to Policy LP14 of the Huntingdonshire Local Plan to 2036, page 147 of the Huntingdonshire Design Guide and the objectives of the NPPF set out at paragraph 130 part f.

- 4) The proposed development would fail to successfully integrate the functional needs of future occupiers due to the unsuitable and unsecure cycle storage proposed and the visual prominence and amenity impact to Coach Mews Cottage associated with the proposed bin storage. The proposal is therefore contrary to Policies LP12 part m and LP17 of the Huntingdonshire Local Plan to 2036 and the guidance for cycle storage for apartments set out on page 96 of the Huntingdonshire Design Guide SPD 2017.
- 5) The application is not accompanied by a Unilateral Undertaking (UU) for the provision of wheeled bins meaning the needs of future residents would not be met with regard to household waste management contrary to part H of the Developer Contributions Supplementary Planning Document (2011) and Policy LP4 of the 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 388388 and we will try to accommodate your needs

CONTACT OFFICER: Lewis Collins

Enquiries lewis.collins@huntingdonshire.gov.uk

APPLICATIONS FOR PERMISSION FOR DEVELOPMENT
8 February 2023

Application No Applicant/Agent	Proposed Development	Recommendation
22/02434/FUL Mrs M Moore Pitts Architects 4 Sutherland Cottages London Street Brancaster Kings Lynn Norfolk PE31 8AS	Demolition of 2 outbuildings and erection of 8 Flats with integral parking 26-28 The Broadway St Ives	APPROVAL Subject to Any new paving being permeable Adequate provision for run-off from the additional guttering Preservation of the wildflower area as far as possible
22/02435/LBC Mrs M Moore Pitts Architects 4 Sutherland Cottages London Street Brancaster Kings Lynn Norfolk PE31 8AS	Demolition of 2 outbuildings and erection of 8 Flats with integral parking 26-28 The Broadway St Ives	APPROVAL Subject to Any new paving being permeable Adequate provision for run-off from the additional guttering Preservation of the wildflower area as far as possible
23/00064P3JPA Somers Heslam Dirk Visagle	Change of use from former GP Surgery to detached residential dwelling. No external changes to the building are proposed The Old Exchange Surgery	APPROVAL Appropriate use for the premises

<p>Archangel Ltd 3 Doctor's Close Impington Cambridge CB24 9ND</p>	<p>East Street St Ives</p>	
<p>23/00094/FUL Mr and Mrs Patterson Smith Architects Ltd Office 2 2 New Road St Ives PE27 5BG</p>	<p>Erection of a front, side and rear extension to the existing dwelling house 35 Houghton Road St Ives</p>	<p>APPROVAL Appropriate scale of development No adverse impact on the street scene</p>
<p>23/00106/TRCA Matthew Dilley Charlie Vince Tree Surgery Ltd 2 Friends Close Yelling St Neots PE19 6SF</p>	<p>T1 Ash - fell to near ground level. T2 Ash - remove 3 lowest branches over road. Remove deadwood. T3 Ash - fell to near ground level. T4 Ash - remove major deadwood, damaged/snapped branches and hangers 19 Westwood Road St Ives</p>	<p>APPROVAL Subject to Trees not being cut to below a height of 10 feet</p>
<p>23/00127/TRCA Mr Knight Cambridge Trees Ltd 39 London Street Godmanchester PE29 2HX</p>	<p>T1 Cypress in back garden: remove branches close to phone line to allow 1m clearance from wires G1 4x Apple trees in back garden: reduce by approx 1 metre to around previous pruning points T2 Lime tree close to house in back garden: remove dead branch at 12m over wall. remove epicormic growth up to 5m 1 The Waits St Ives</p>	<p>APPROVAL Essential tree works</p>

<p>23/00166/FUL</p> <p>Mr Midgley Studio One 136 Cambridge Road Great Shelford Cambridge CB22 5JU</p>	<p>Additional storey over existing single storey converted garage, provision of single storey rear conservatory, and provision of permeable driveway</p> <p>10 Trent Close St Ives</p>	<p>APPROVAL</p> <p>Appropriate scale of development No adverse impact on street scene The provision of a permeable driveway is welcomed.</p>
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[REDACTED]
Sent: 02 May 2023 11:04
[REDACTED]

Subject: Delegated powers correspondence

Applications 22/02434/FUL and 22/02435/LBC - 26-28 The Broadway, St Ives

Dear Mr Collins

Under delegated powers from our Chair and Vice Chair of planning here at St Ives Town Council, we would like to propose a change to the outcome of the above application, please can this be acknowledged and noted

St Ives town council recommended approval of the application at the meeting of 8th February. The purpose of discussing the application again at the meeting this week was to add material reasons to support the previous approval, so that the application would be admissible for the Town Council and other parties to debate at DMC.

“we amend our recommendation to recommend approval with the material reasons that the development will greatly improve the presently unattractive street scene into the curtilage from West St. as well as providing much needed small unit accommodation for people in need of starter homes and propose the following comments of, . inadequate infrastructure in place (to include the drains).”

Kind Regards

[REDACTED]
[REDACTED]
Town Clerk
St Ives Town Council
Town Hall
Market Hill
St Ives
Cambridgeshire – PE27 5AL
[REDACTED]

Development Management Committee



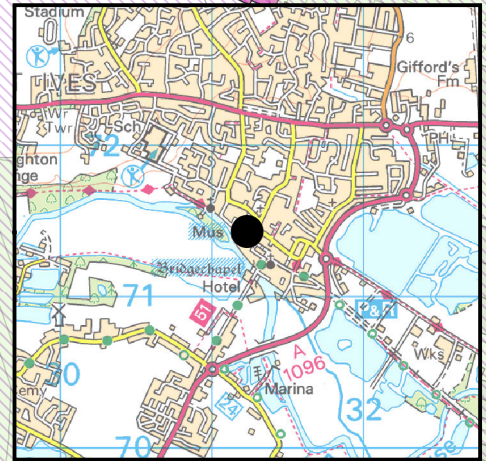
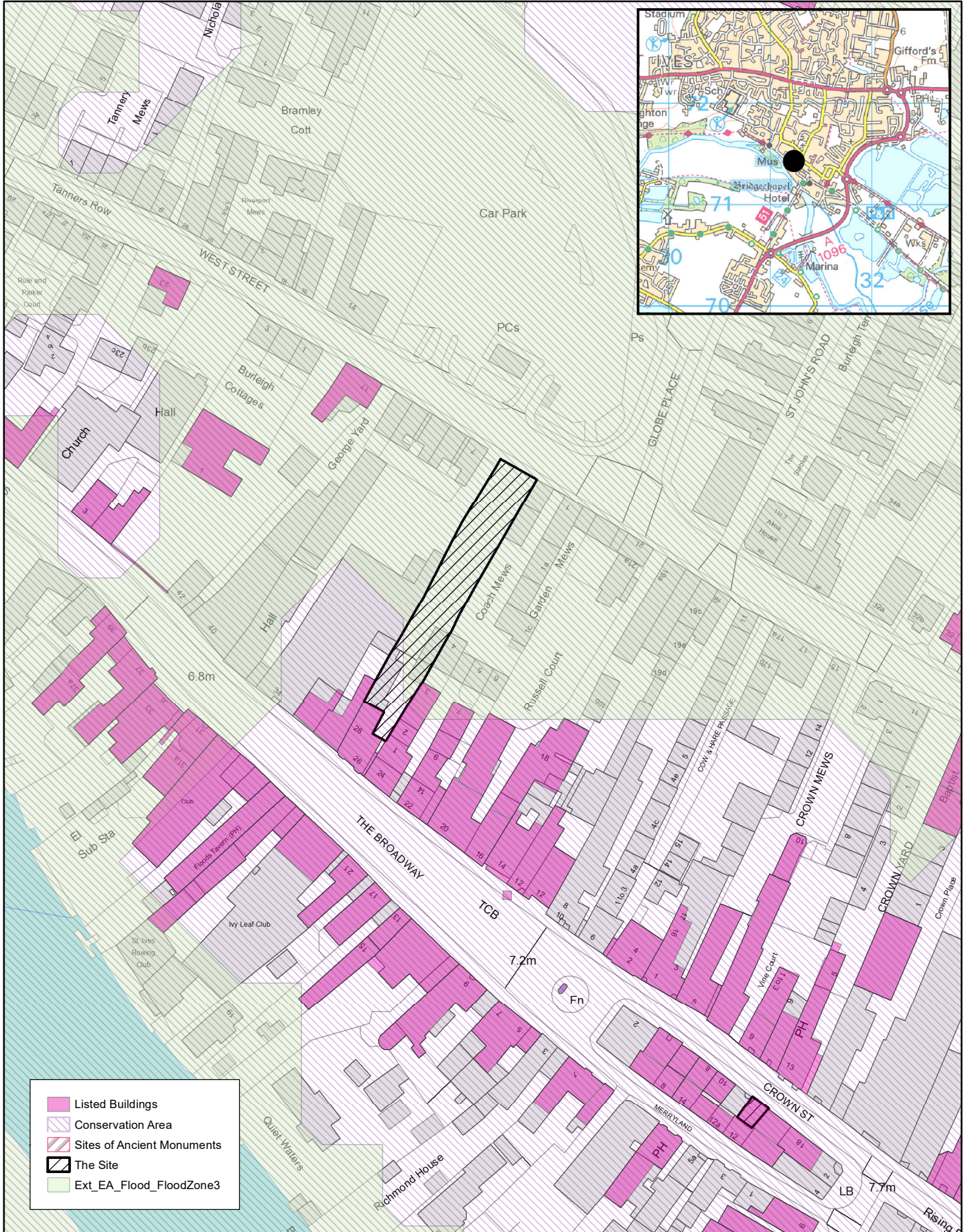
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Application Ref:22/02434/FUL

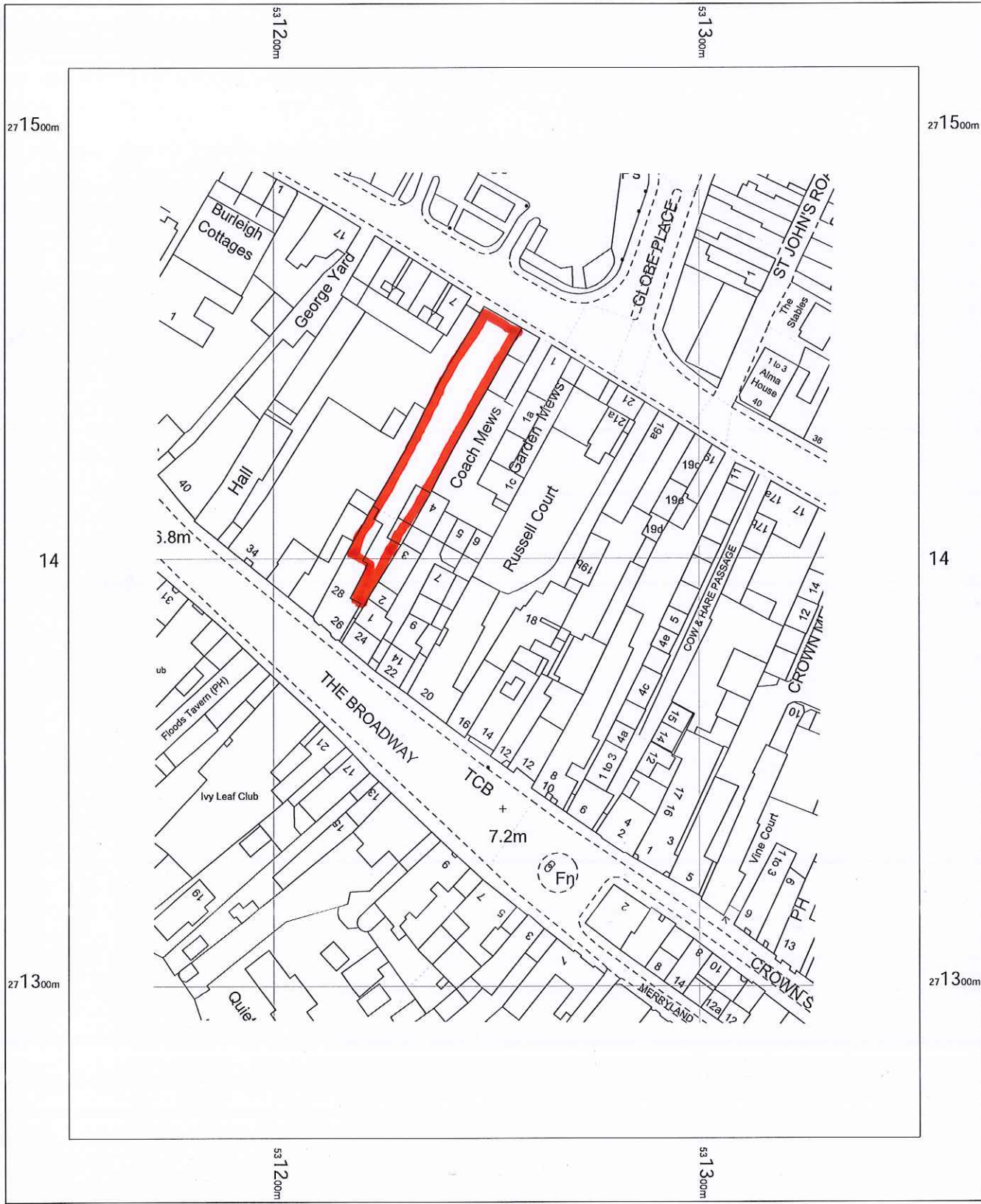
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Location: St Ives

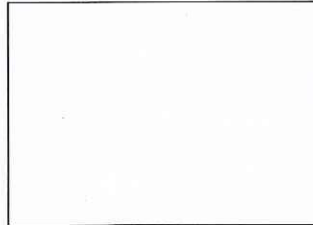
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- Listed Buildings
- Conservation Area
- Sites of Ancient Monuments
- The Site
- Ext_EA_Flood_FloodZone3



1422. Site location plan - REV A. 03/03/2023.



OS MasterMap 1250/2500/10000 scale
 Wednesday, November 9, 2022, ID: BW1-01071012
 maps.blackwell.co.uk

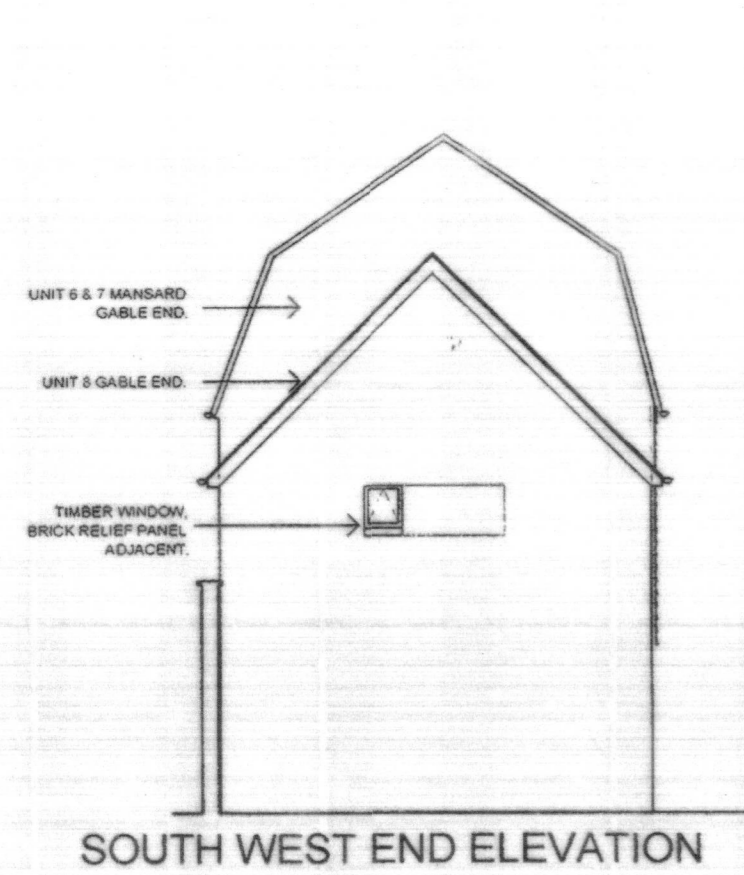
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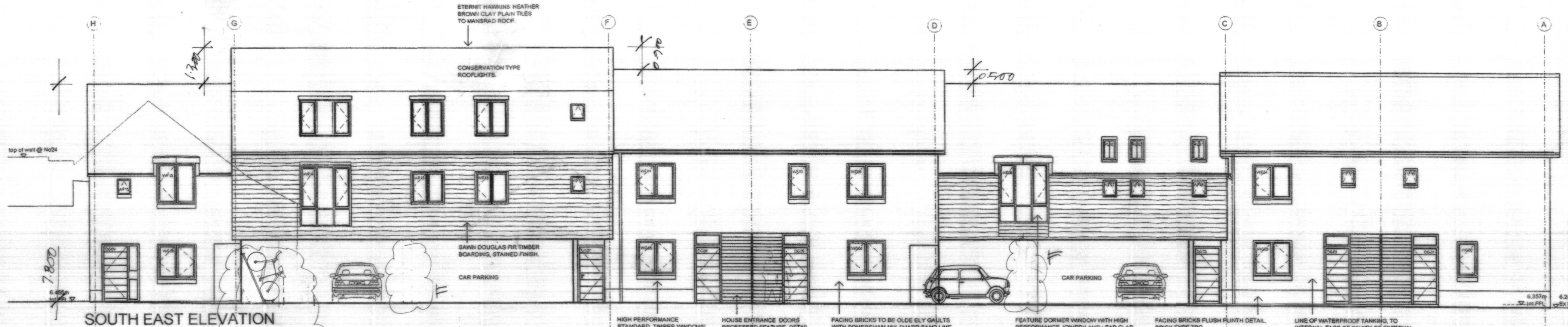


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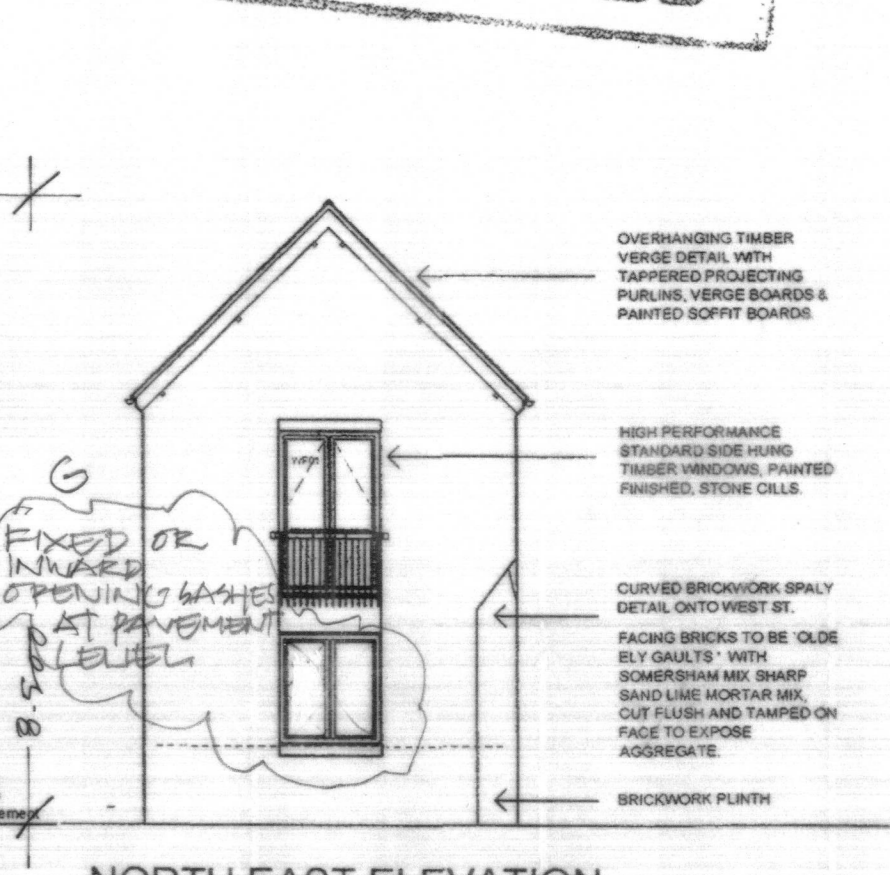
TEL: 0800 151 2612
 maps@blackwell.co.uk



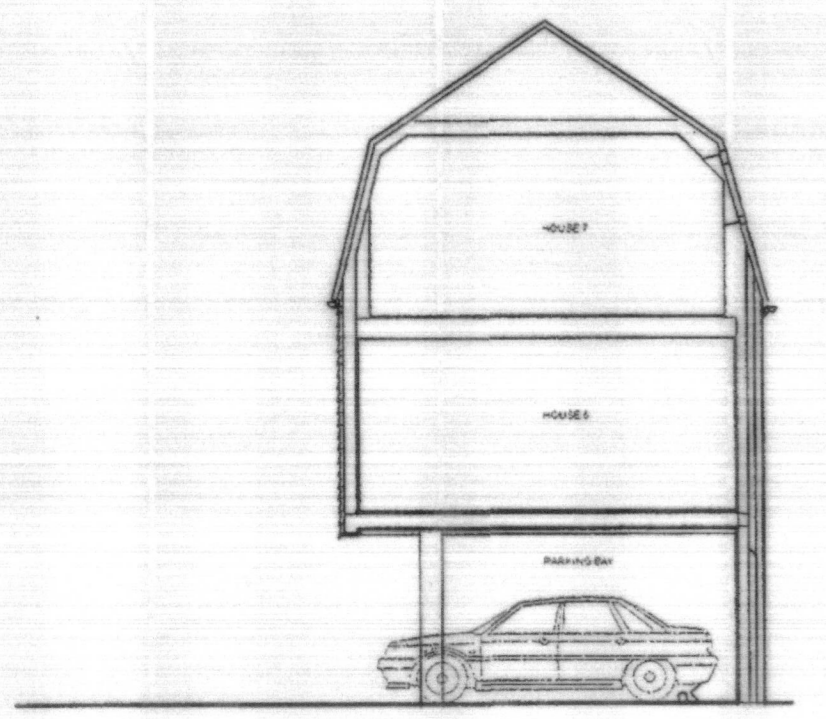
SOUTH WEST END ELEVATION



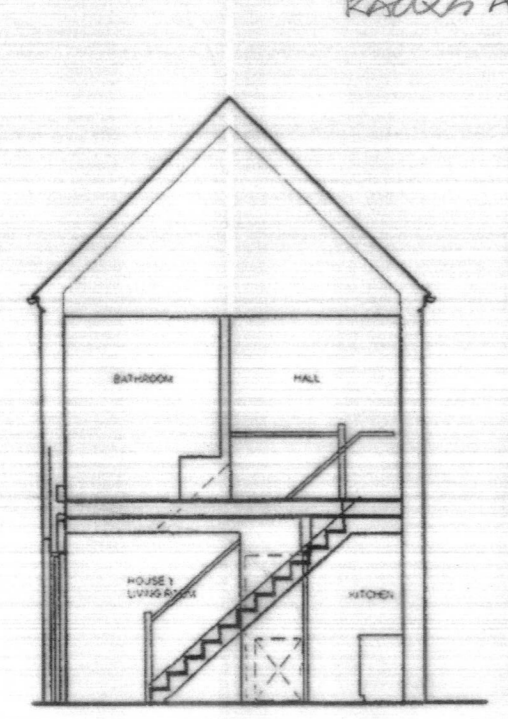
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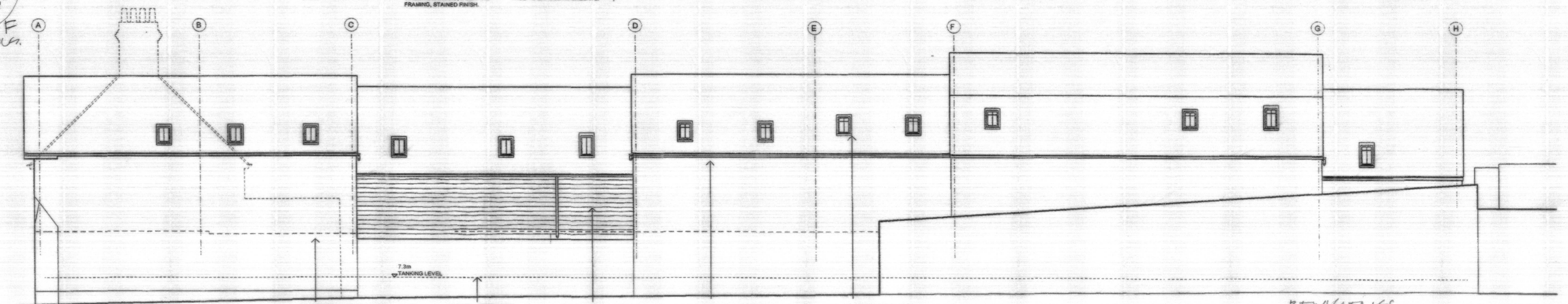
NORTH EAST ELEVATION



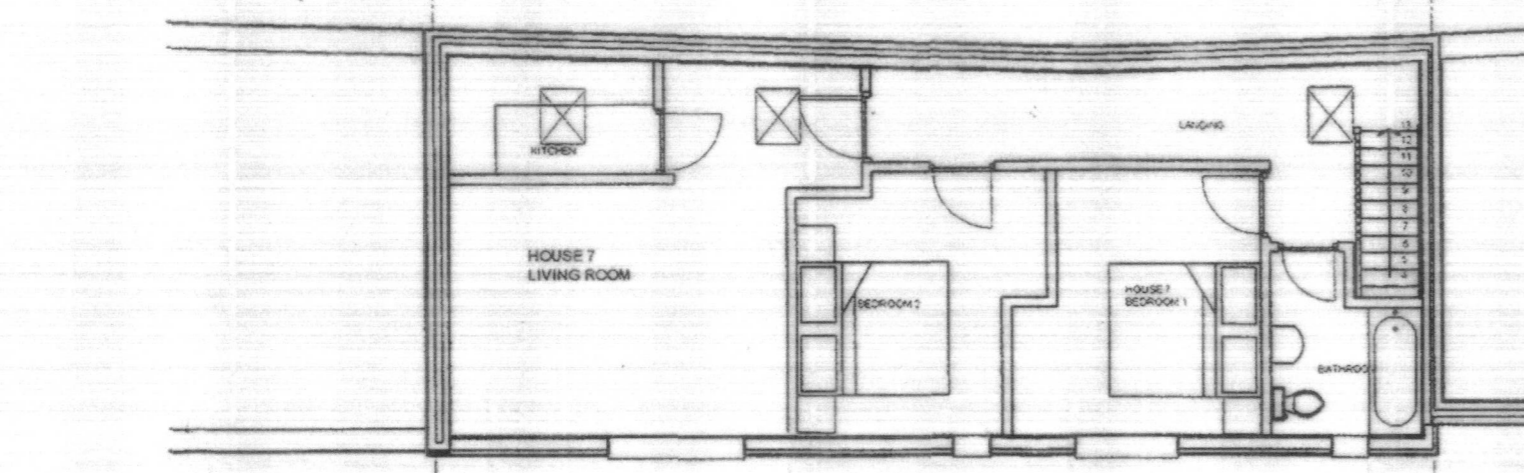
HOUSE 6 & 7 SECTION



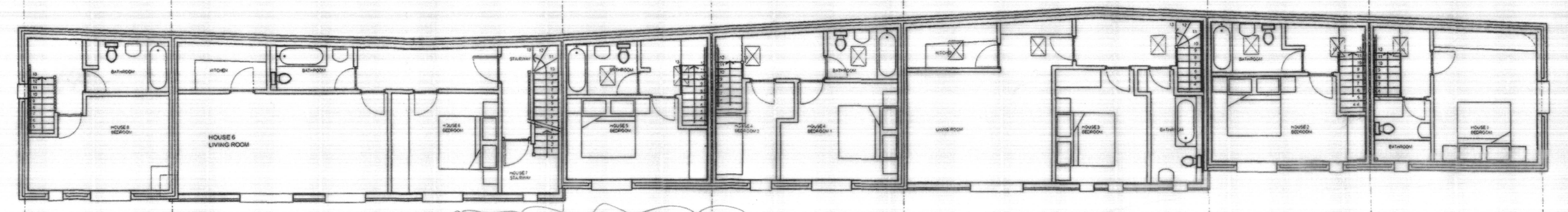
HOUSE 1 SECTION



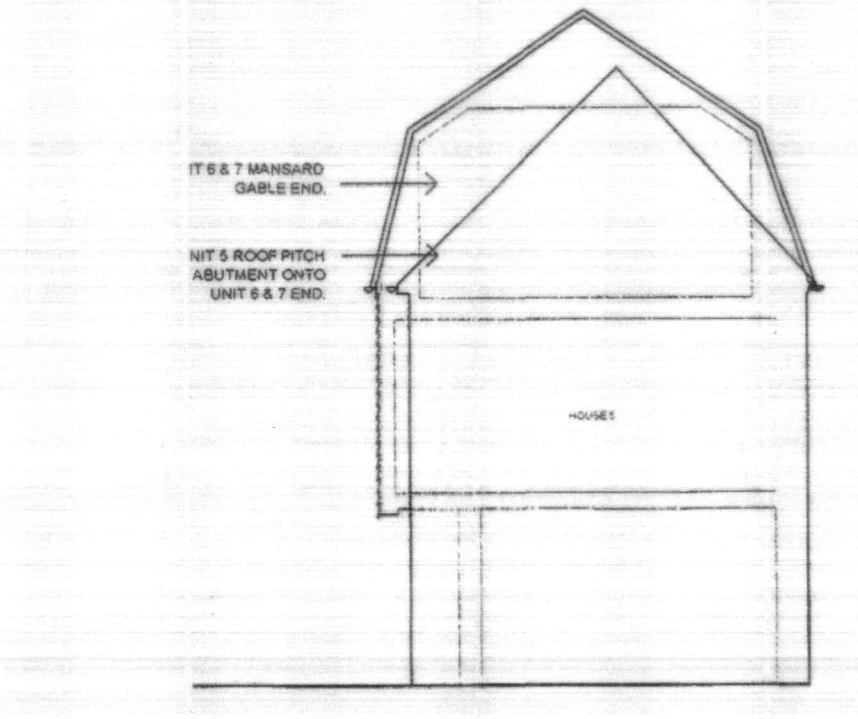
NORTH WEST ELEVATION



SECOND FLOOR PLAN

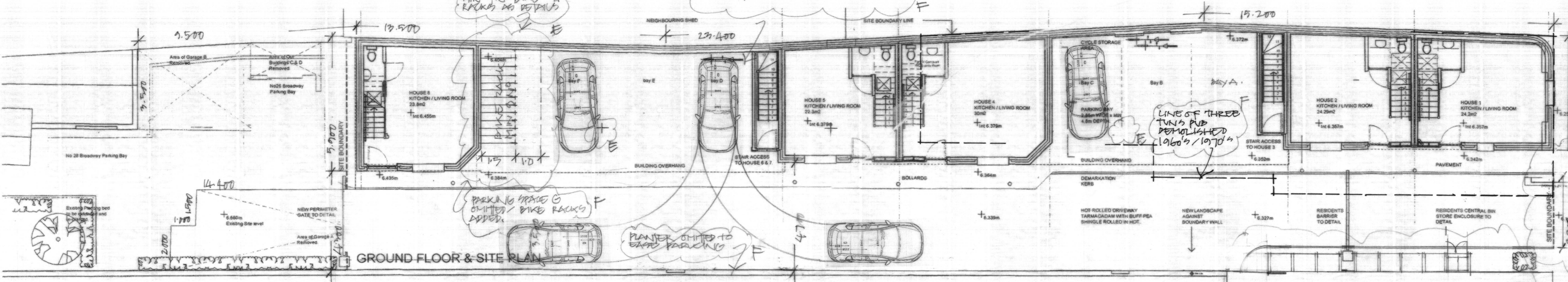


FIRST FLOOR PLAN



HOUSE 5 SECTION

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GROUND FLOOR & SITE PLAN

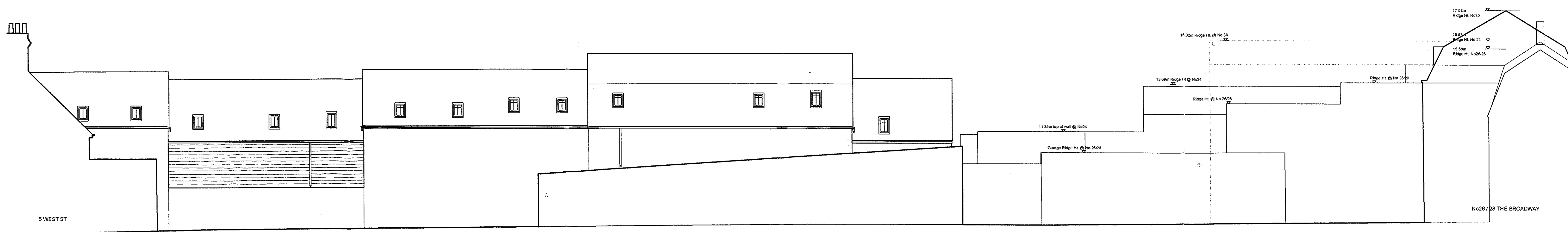
REVISIONS
NOTES: CONT.
REV D 12.12.12. HORIZONTAL DIMS ADDED TO GROUND FLOOR & SITE PLAN, INCLUDING DIMS TO ALL BOUNDARIES & VERTICAL DIMS TO D.O. ELEVATION & SCALE BAR. AGENCY NEW ADDRESS & PHASE 2 TO BE ISSUED TO THE PLANNING. E 20.02.13. DRAFT REVISION FOR CLIENT COMMENT. F 28.05.13. DRAWING UPDATED, BIKE RACKS & TRACKING OF VEHICLE PARKING ADDED, COLUMNS OMITTED TO PARKING BAYS ELEVATIONS, PLANTERS OMITTED. OUTLINE OF THREE TUNGS ADDED. G 18.04.13. ACCESS TO SITE AMENDED TO AND EXISTING - NO KEYS. N.E. WINDOW TO PAVEMENT & COVERED WITH FIXED GLASS.
NOTES
REV A 15.03.04. AMENDED FROM PRELIMINARY DESIGN DWG AND ISSUED FOR PLANNING APPROVAL.
REV B 01.11.04. DGM 1023.2 REV A AMENDED AND CAD REDRAWN TO INCLUDE REBUILT RIDGE LEVELS, VARIATIONS TO ROOF SCAPE, BUILDING MASSING, FENESTRATION, ELEVATIONAL MATERIALS & DETAILS. PARKING REDUCED FROM 8 TO 3 SPACES. GROUND FLOOR LEVEL REDUCTION FROM 7.3 TO 6.375M. RE-ISSUED FOR PLANNING APPROVAL.
REV C 02.02.05. REDRAWN WITH REDUCED BUILDING HEIGHT TO MATCH VARIATIONS TO ROOF SCAPE INCLUDING MAIN ROOF KITS 6 & 7. RE-ISSUED FOR PLANNING APPROVAL.

PLANS & ELEVATIONS AS PROPOSED.
RESIDENTIAL DEVELOPMENT.
5 WEST STREET, ST IVES, CAMBS, PE27 5BN

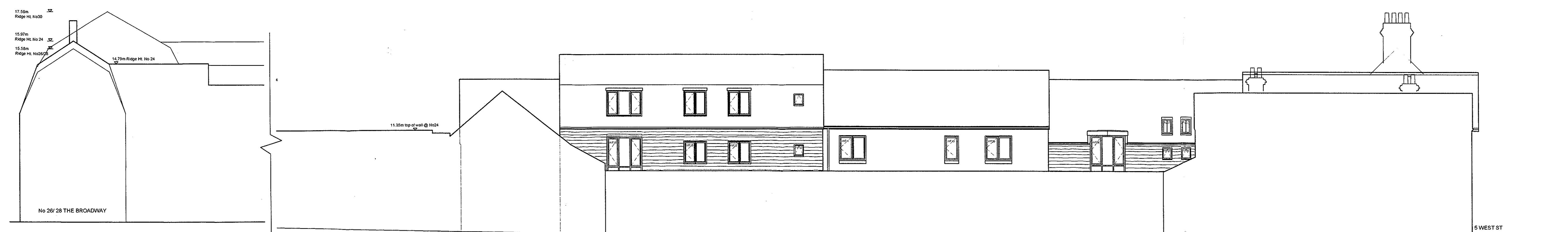
PITTS ARCHITECTS
4 SUTHERLAND COTTAGES LONDON STREET
BRANCASTER NORFOLK PE31 8AS
01463 240365. david@pittsarchitects.co.uk

DRAWING STATUS
Planning issue
DRAWING SCALE 1/100 @ A1
DATE OCT 2004
DRAWING NUMBER 1023.2 G F E D
REVISION

16 NP BIN STORE, 60 LITRE, 935 X 510 X 450W, 3 WASTE + 3 RECYCLING.



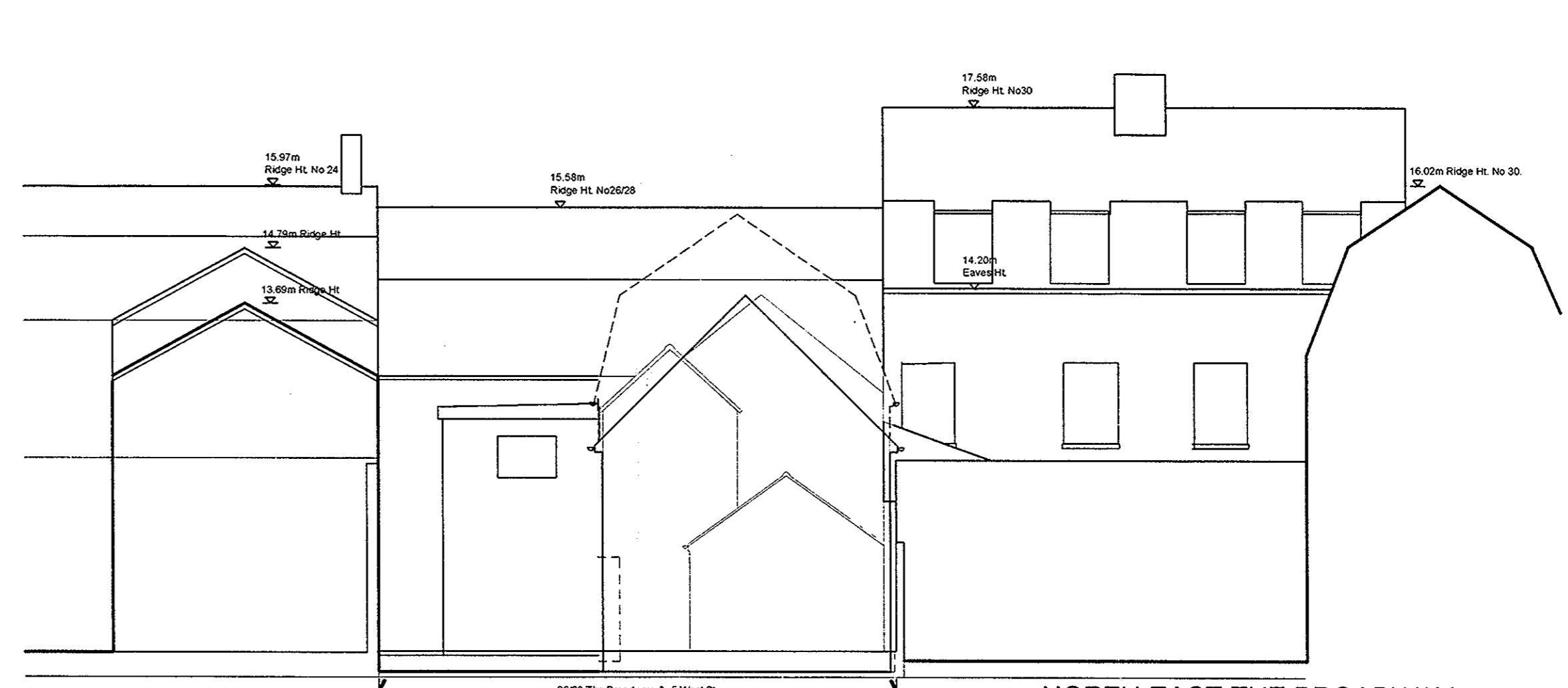
NORTH WEST SITE ELEVATION



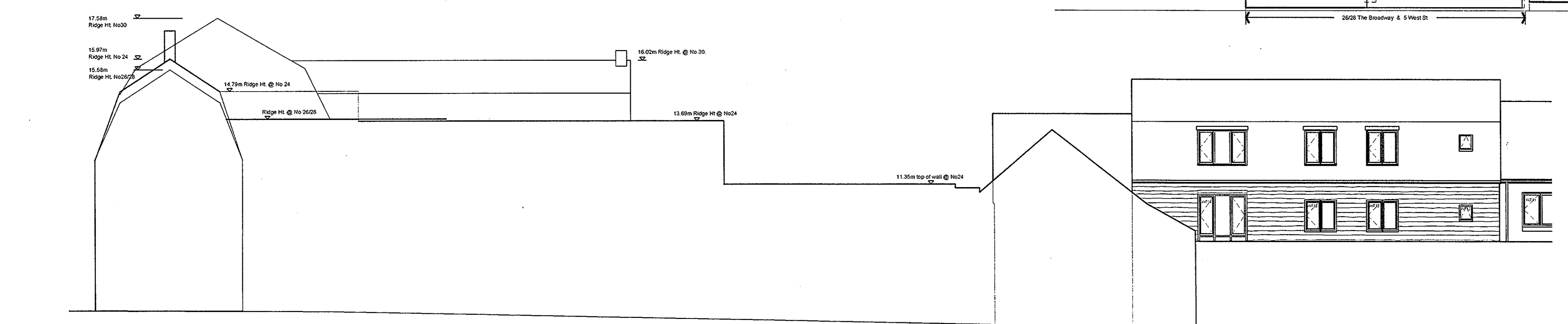
SOUTH EAST SITE ELEVATION



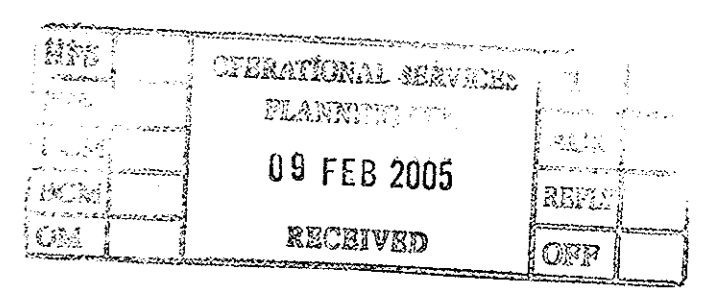
NORTH EAST / WEST STREET ELEVATION



NORTH EAST THE BROADWAY REAR SITE ELEVATION



SOUTH EAST SITE ELEVATION - THE BROADWAY END



NOTES
 REV A - 02.11.04. ISSUED FOR PLANNING APPROVAL IN SUPPORT OF DWG 1023.2 REV B.
 REV B - 02.02.05. RE-ISSUED FOR PLANNING APPROVAL WITH CHANGES IN SUPPORT OF DWG 1023.2 REV C.

DEERS MEWS
 AS PROPOSED SITE
 CONTEXT ELEVATIONS.
 RESIDENTIAL DEVELOPMENT.
 5 WEST STREET, ST IVES,
 CAMBS, PE27 5BN

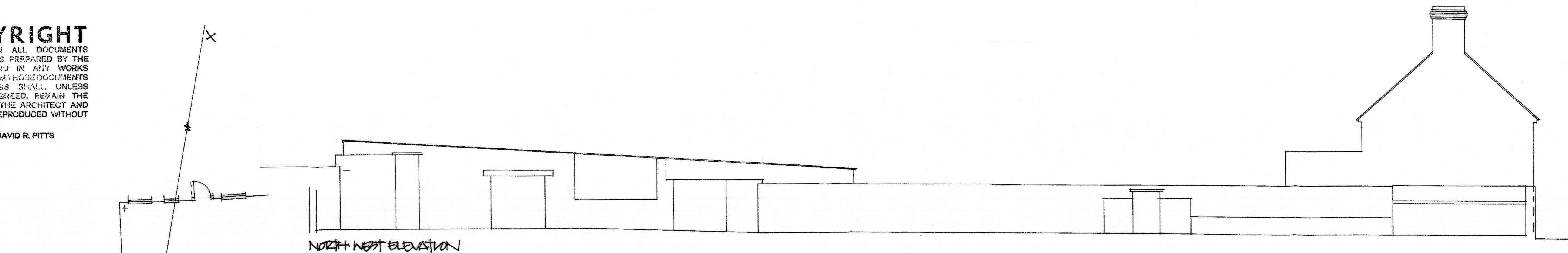
David Pitts Architects
 12a The Waits St.Ives Cambs PE27 5BY
 Tel 01480 466213 Fax 01480 493330
 e-mail mail@pittsarchitects.co.uk

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DRAWING STATUS
 Planning issue
 DRAWING SCALE
 1/100 @ A1
 DRAWING NUMBER
 1023.3
 DATE
 OCT 2004
 REVISION
 B

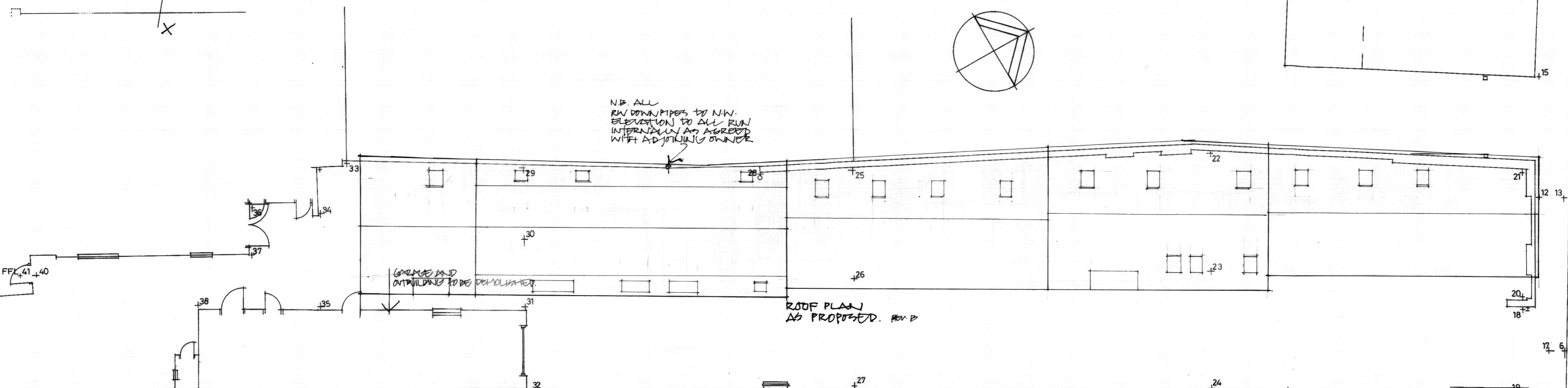
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NORTH WEST ELEVATION

5.000



ROOF PLAN AS PROPOSED. REV B

NB. ALL RW DRAINPIPES TO N.W. ELEVATION TO ALL RUN INTERNALLY AS AGREED WITH ADJOINING OWNER

UPPER AND OUTBUILDING TO BE DEMOLISHED

PART SITE PLAN 1:100

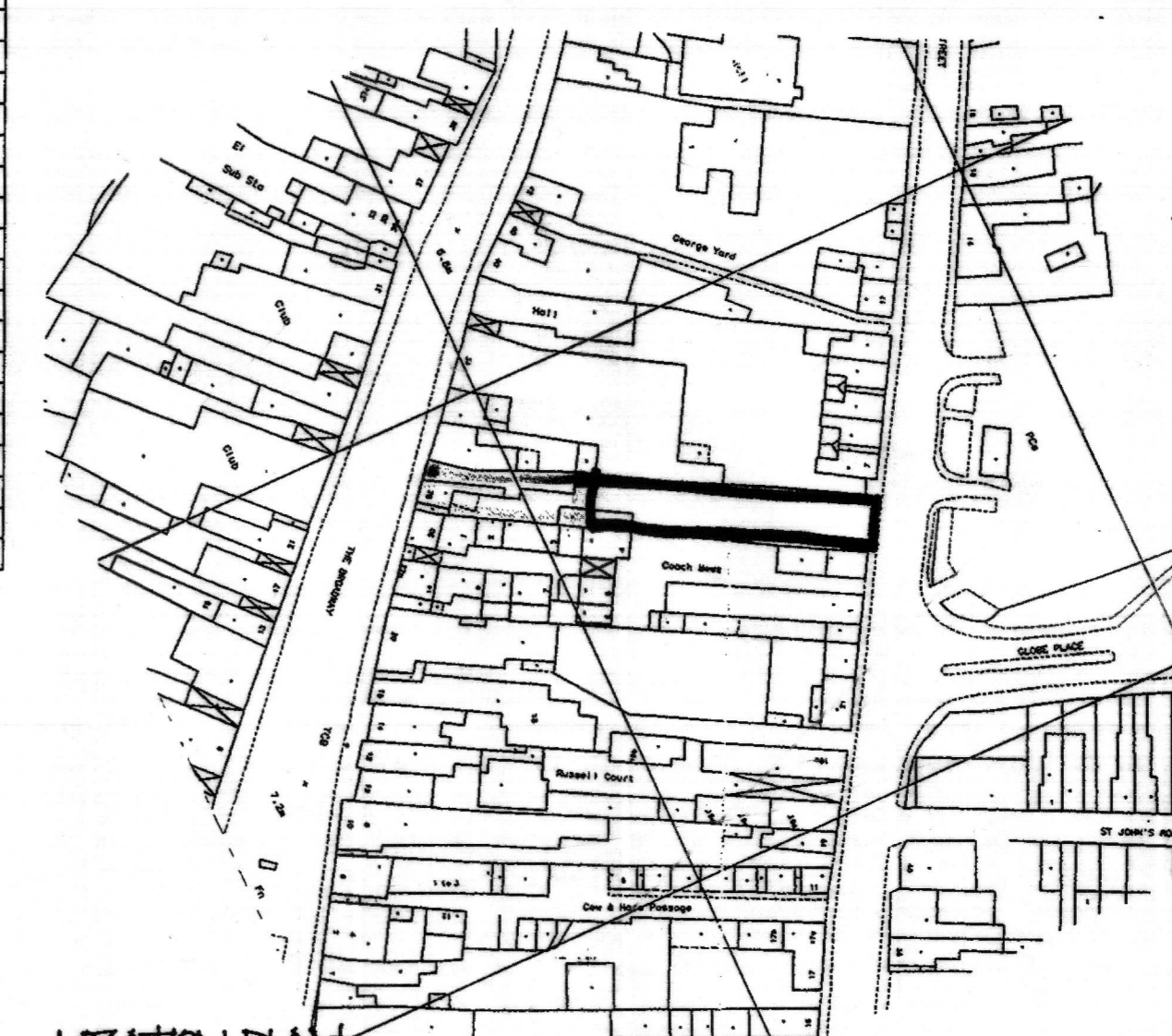


NORTH EAST / WEST STREET ELEVATION

5.000

Reduced levels

No	level	No	level
1	6.120	22	6.380
2	6.140	23	6.410
3	6.220	24	6.430
4	6.180	25	6.480
5	6.020	26	6.540
6	6.080	27	6.560
7	6.025	28	6.560
8	5.990	29	6.660
9	5.830	30	6.640
10	5.960	31	6.670
11	6.050	32	6.740
12	6.250	33	6.670
13	6.210	34	6.640
14	6.060	35	6.580
15	6.710	36	6.660
16	6.260	37	6.640
17	6.110	38	6.690
18	6.190	39	6.810
19	6.160	40	6.735
20	6.340	41	6.780
21	6.410		



LOCATION PLAN
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REVISIONS

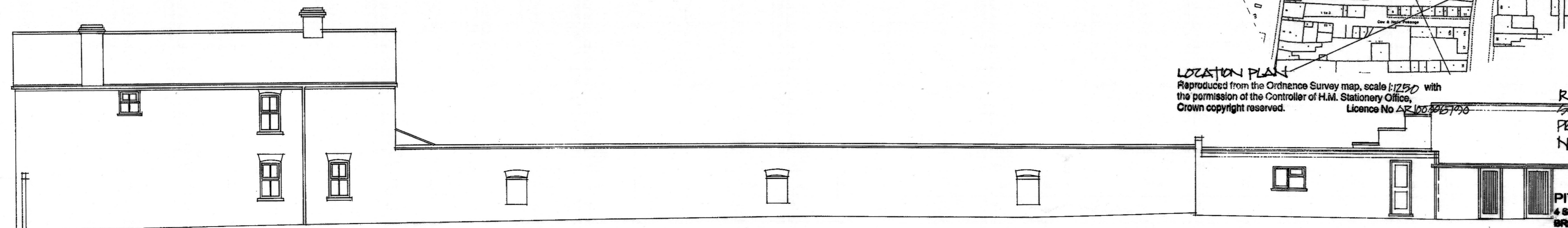
A. PROPOSED WITH ELEV. DETAILS GIVEN FOR PLANNING APPROVAL. NOTES

16 MAR 2004

RECEIVED

B. 12.12.12. UPDATED WITH ROOF PLAN AS PROP + SHEDY BAR. + ADDRESS & P.L. NO. REFERRED TO HDC.P.C.

0 1 2 3 4 5 6 7 8 9 10
SCALE BAR 1:100 @ A1.



SOUTH EAST ELEVATION

5.000

ROOF PLAN AS PROPOSED + SITE PLAN & ELEVATIONS AS EXISTING PROPOSED RESIDENTIAL DEVELOPMENT. N° 13 WEST STREET, ST NEVS, CAMBS.

DATE DECEMBER 2004
SCALE 1:1250 & 1:100

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REVISION N° B

DRAWING N° 1023.1