

# DEVELOPMENT MANAGEMENT COMMITTEE 22<sup>nd</sup> May 2023

**Case No: 22/00361/FUL**

**Proposal: Change of use from hardstanding storage area container storage area.**

**Location: Agricultural Buildings, Depden Lodge Farm, Ermine Street, Godmanchester**

**Applicant: Godmanchester Self Storage (M B & R A) Jensen**

**Grid Ref: Eastings 526182 Northings 267178**

**Date of Registration: 17<sup>th</sup> November 2022**

**Parish: GODMANCHESTER**

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## **RECOMMENDATION - REFUSE**

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

### **1. DESCRIPTION OF SITE AND APPLICATION**

- 1.1 The application site is a small collection of agricultural buildings and hardstanding to the West of the A1198 which is a single carriageway road from Godmanchester to Papworth Everard. The application site is 0.324 ha.
- 1.2 The site is accessed from a roundabout to the Northeast of the site which joins the newly formed A1198 and A14 intersection.
- 1.3 The site is bounded by open agricultural land, partially screened by small but established trees and hedge line. The wider area is characterised by open farmland with ancillary agricultural buildings.
- 1.4 In terms of constraints the site is not within a Conservation Area, there are no Listed Buildings in the immediate vicinity and no protected trees. The site lies within Flood Zone 1 which means that it has a low probability of fluvial flooding. The land is comprised of Grade 2 agricultural land.

## **Proposal**

- 1.5 This is a retrospective planning application to seek retention of a 'Change of use from hardstanding storage area to container storage area'.
- 1.6 The site currently has 55 blue shipping containers situated on the boundaries of the site to the North, South, and East of the site and under the cover of the canopy of the agricultural building to the centre of the site. Each container is approximately 6 metres in length, 2.4 metres in width and 2.6 metres in height for the use as storage rented to paying customers. The proposal does not indicate any change in colour of the containers nor specify the number of containers the site would be used for. The containers are sited on a mixture of concrete hardstanding that skirts the agricultural building and hardcore hardstanding to the boundaries of the site.
- 1.7 Officers note that whilst each container size is approximately 6 metres in length, 2.4 metres in width and 2.6 metres in height accumulatively they create a 48 metre long by 2.6-metre-high block to the South, a 36 metre long by 2.6 metres high block to the East and a 24 metre long by 2.6 metre to the North.
- 1.8 The current land use is agricultural, and the proposal seeks to change that use to class B8 Storage.
- 1.9 Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

## **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):
  - achieving well-designed, beautiful and safe places;
  - building a strong, competitive economy;
  - promoting healthy and safe communities;
  - achieving well-designed, beautiful and safe places;
  - making effective use of land;
  - conserving and enhancing the natural, built and historic environment

- 2.3 Planning Practice Guidance and the National Design Guide 2019 are also relevant and are 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)
- LP 1 Amount of Development
  - LP 2 Strategy for Development
  - LP 4 Contribution to Infrastructure Delivery
  - LP 5 Flood Risk
  - LP 6 Wastewater Management
  - LP10 The Countryside
  - LP 11 Design Context
  - LP 12 Design Implementation
  - LP 14 Residential Amenity
  - LP 15 Surface Water
  - LP 16 Sustainable Travel
  - LP 17 Parking Provision and Vehicle Movement
  - LP 19 Rural Economy
  - LP 30 Biodiversity and Geodiversity
  - LP 31 Trees, Woodland, Hedges and Hedgerows
  - LP 33 Rural Buildings
  - LP 37 Ground Contamination and Groundwater Pollution
- 3.2 Godmanchester Neighbourhood Plan 2017 – 2036  
Policy GMC1 'The importance of the countryside setting'
- 3.3 Supplementary Planning Documents/ Guidance
- Landscape and Townscape SPD (2022) (adopted 17 March 2022)
  - Cambridgeshire Flood and Water SPD (2017) (adopted 20 April 2017)
  - Huntingdonshire Design Guide SPD (2017) (adopted 16 March 2017) and Huntingdonshire's Design Guide SPD 2017 – Compatibility Statement (2021)
  - Developer Contributions SPD (2011)
  - Developer Contributions: Updated Costs 2019/20

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

### **4. PLANNING HISTORY**

- 4.1 19/00120/ENOTH – Enforcement Enquiry - Site operating as self-storage and storage of caravans that are being lived in without applying for a permission.

## **5. CONSULTATIONS**

- 5.1 Godmanchester Parish Council – Approves the proposal on the following grounds summarised below:
- The hardstanding storage area has been operating as a container storage area for the last two years.
  - The site is set back from the main road.
  - The site is surrounded by planting.
- 5.2 CCC Highways were consulted and do not support the application – Comments as follows:
- No information has been provided regarding the number of additional vehicle movements which will be expected in connection with the 55 containers in comparison to the previous vehicle movements when it was open storage only.
  - It has not been stated whether the access is still used for agricultural vehicles.
  - The dimensions of the access have not been provided but appears to be approx. 5m wide and there has been some over-run by vehicles. If it is to be used by both the public and agricultural vehicles it should be 6m wide for a minimum of 12m from the edge of the carriageway with 10m radius kerbs.
  - Tracking must be provided showing simultaneous use of two of the largest vehicles likely to use the site.
- 5.3 Environmental Health were consulted and raise no objections.

## **6. REPRESENTATIONS**

- 6.1 One letter of representation has been received raising objections to the proposal as summarised below. Full details of the representations can be inspected via the comments section on the public access application file.
- Highway safety.
  - Contrary to local Policy 10 The Countryside by virtue of loss of agricultural land.
  - Contrary to local Policy 19 Rural Economy by virtue of use of land not the building.

## **7. ASSESSMENT**

- 7.1 When determining planning applications, it is necessary to establish what weight should be given to each plan's policies in order to come to a decision. The following legislation, government policy and guidance outline how this should be done. Design and Visual Amenity
- 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 and Peterborough Minerals and Waste Local Plan (2021)
  - Relevant Neighbourhood Plans - Godmanchester Neighbourhood Plan (2017)
- 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 in assessing this application are whether there is any conflict with Development Plan Policies and if there is any conflict, whether the application can be considered to be in accordance with the Development Plan when taken as a whole.
- 7.6 Where an application is not in accordance with the Development Plan, it must be considered whether there are any material considerations, including local and national guidance, that indicate that planning permission should be granted.
- 7.7 With this in mind, the report addresses the principal, important and controversial issues which in this case are:
- The Principle of Development
  - Rural Buildings
  - Impact upon the Character of the Area
  - Residential Amenity
  - Highway Safety, Parking Provision and Access
  - Trees, Woodland and Hedges
  - Ecology and Biodiversity
  - Flood Risk

### **The Principle of Development**

- 7.8 Policy LP1 and LP2 of the Huntingdonshire Local Plan deals with sustainability and the strategy for growth in the district and states

that sustainable levels, locations and forms of development will be sought in accordance with the stated objectives and policies of the plan. (i.e. - to concentrate development in locations which provide, or have the potential to provide, the greatest access to services and facilities and encourage limited development for rural communities to support social and economic sustainability). Policy LP2 goes further and states that the locations for growth will be within the urban area boundary or within the defined limits of Service Centres.

- 7.9 The Local Plan (Page 53) includes the following definition with regards to the built-up area: *“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”*.
- 7.10 On pages 53-55 of the Local Plan a table is set out providing guidance on frequently arising situations. With regards to this application site, it is considered that the following interpretation is relevant *“The built-up area will exclude isolated properties or areas of ribbon and fragmented development which are physically and visually detached from the main built form”*. In this instance, the site is located approximately 1.5 miles to the South of Godmanchester and 1.6 miles West of Hilton. The application site is clearly both physically and visually detached from the main built form of Godmanchester and Hilton and it primarily relates to the open countryside.
- 7.11 Therefore, the application site is considered to lie within the countryside and relevant to the application of Policy LP10 (The Countryside) of Huntingdonshire’s Local Plan as set out further below.
- 7.12 Policy LP10 (The Countryside) of the Local Plan seeks to support a thriving economy while protecting the character of existing settlements and recognising the intrinsic character of the surrounding countryside. It goes on to state that development in the countryside will be restricted to the limited and specific opportunities as provided for in other policies of this plan.

LP 10 states that:

*“All development in the countryside must:*

*a. seek to use land of lower agricultural value in preference to land of higher agricultural value:*

*i. avoiding the irreversible loss of the best and most versatile agricultural land (Grade 1 to 3a) where possible, and*

*ii. avoiding Grade 1 agricultural land unless there are exceptional circumstances where the benefits of the proposal significantly outweigh the loss of land;*

- b. recognise the intrinsic character and beauty of the countryside; and*
- c. not give rise to noise, odour, obtrusive light or other impacts that would adversely affect the use and enjoyment of the countryside by others.”*

- 7.13 Under Policy GMC1, the Godmanchester Neighbourhood Plan also sets out states that:  
*“Development in the Godmanchester Neighbourhood Plan Area shall be focused within or adjoining the settlement boundary”. Development outside the settlement boundary is classified as being in the ‘open countryside’. Development in the ‘open countryside’ will only be acceptable where it is a use which is appropriate to the open countryside and should seek to preserve and protect our best and most versatile agricultural land and land of local environmental value including, but not limited to, The Godmanchester Nature Reserve at Cow Lane 12, The East Side and West Side Commons in Godmanchester and the Ouse Valley”.*
- 7.14 As the proposed development does not fall within any of the categories within Policy LP 10 it is considered that the proposed development would not accord with any of the ‘limited and specific opportunities’ for development in the countryside accounted for under this policy. Although the proposal involves placing shipping containers on the ground and no foundation works are required, the scheme is not a temporary one and therefore, it is considered that the scheme would be contrary to Policy LP10 part a. as it results in the irreversible loss of Grade 2 Agricultural Land.
- 7.15 One of the ‘limited and specific opportunities’ for development in the countryside are set out in other policies of the Local Plan such as Policy LP19 ‘Rural Economy’.
- 7.16 Introductory paragraph 6.19 of Policy LP19 explains that the purpose of the policy is to promote a vibrant rural economy to support businesses with a genuine need to be located in the countryside, to assist farms to maintain their viability and to set out the Council's approach to proposals for other businesses in the countryside.
- 7.17 Policy LP19 of the Local Plan goes on to state that a proposal for business uses (Class B) will only be supported where it fulfils the requirements of one of the following categories:
- a. It is within a defined established employment area;*
  - b. It immediately joins and is capable of being integrated within an Established Employment Area;*
  - c. It involves the reuse of land in use or last used for business uses; or*
  - d. It involves the reuse or replacement of existing buildings as set out in Policy LP33 ‘Rural Buildings’.*

- 7.18 The proposal is not located within a defined established employment area; does not immediately join or is capable of being integrated within an Established Employment Area; does not involve the reuse of land in use or last used for business uses; and does propose to reuse or replace an existing building as set out in Policy LP33 'Rural Buildings'.
- 7.19 As the proposed development does not fall within any of the categories within Policy LP 19 it is considered that the proposed development would not accord with any of the 'limited and specific opportunities' for development in the countryside as set out within Local Plan and as such, the proposal is contrary to Policies LP10 and LP19 of the Local Plan.
- 7.20 Policy LP19 goes on to state that a proposal for farm diversification will be supported where it has demonstrated that it is complementary and subsidiary to the ongoing agricultural operations of the farm business and it meets criteria e-h below.
- e. opportunities to reuse existing buildings have been fully explored; and replacement or new build are only proposed where it can be demonstrated that no suitable reuse opportunities are available;*
  - f. any opportunities to make more efficient use of land within the existing site boundary are not suitable for the proposed use;*
  - g. it avoids the irreversible loss of the best and most versatile agricultural land (Grade 1 to 3a) particularly Grade 1 where possible and should use land of lower agricultural value in preference to land of higher agricultural value; and*
  - h. the scale, character and siting of the proposal will not have a detrimental impact on its immediate surroundings and the wider landscape.*
- 7.21 As there is not considered to be a genuine need for this storage use to be located in the countryside and as the site does not form part of an existing farm, it is considered the proposal would not constitute farm diversification. Neither is the proposal considered to be an expansion of an existing business, as the storage use proposed is unrelated to the agricultural use of the site.
- 7.22 As such, the principle of development fails to accord with policies LP10, LP19 of the Local Plan. As officers consider that the proposal lies with the countryside and fails to recognise the intrinsic character and beauty of the countryside, fails to respond positively to its context, fails to contribute positively to the area's character and identity, and fails to successfully integrate with the adjoining open landscape. The proposal would fail to meet the criteria set out in LP10 and LP19 for "limited and sporadic opportunities" for development in the countryside as set out above and is therefore contrary to Chapter 12 of the NPPF

(2021) and Policies LP2, LP10, LP19 of the Local Plan and Policy GMC1 of the Godmanchester Neighbourhood Plan.

### **Impact upon the Character of the Area**

- 7.23 Policies LP11 and LP12 of the Local Plan and the Huntingdonshire Design Guide SPD (2017) sets out key principles of good design to support proposals that create well designed and sustainable developments that are functional to meet the needs of present and future occupiers. The above policies are reinforced by Paragraphs 124 (d) and (e) and Paragraph 130 (b) and (c) of the NPPF that seek to maintain an area's prevailing character and ensure development is sympathetic to local character.
- 7.24 Policy LP11 states that a proposal will be supported where it is demonstrated that it responds positively to its context and has drawn inspiration from the key characteristics of its surroundings, including natural, historic and built environment, to help create distinctive, high quality and well-designed places.
- 7.25 Policy LP12 states that new development will be expected to be well designed and that a proposal will be supported where it can be demonstrated that it contributes positively to the area's character and identity and successfully integrates with adjoining buildings and landscape.
- 7.26 Notwithstanding the above, Policy LP10 of the Local Plan states that all development in the countryside must recognise the intrinsic character and beauty of the countryside and not give rise to impacts that would adversely affect the use and enjoyment of the countryside by others.
- 7.27 Huntingdonshire Landscape and Townscape Assessment SPD (2007) has nine identified landscape character areas of which this site sits within the area defined as Southeast, Claylands. The key characteristics of the area are described within the Huntingdonshire Landscape and Townscape Assessment SPD as including "Subtle variations in topography, including valley sides, gently undulating landform and plateaux, sparsely settled with few villages and tall hedgerows with frequent hedgerow trees are a distinctive feature in the central part of the area. Woodland cover increases towards the south". The site and area surrounding the site reflect these characteristics.
- 7.28 The containers are industrial in appearance of block form and although sat close within the surrounds of a large agricultural building, appear alien features in what is otherwise a rural location within a fairly flat open landscape. This is further exasperated by the colour palate chosen (blue) which is visible through current hedging and tree line which is less effective in screening the containers in the winter months.

- 7.29 Officers note that the application has not included any details regarding the security lighting present on site. There are a number of lights on site attached to the agricultural building facing outwards towards the containers and the countryside. These are present on the North, South and East elevations of the agricultural building at a height greater than the containers but midway of the height of the building. The site lies within the countryside bounded by open fields. Officers believe that the increased use of the facility at sporadic times would impact on the local wildlife and lighting should be controlled to mitigate any impact. No information has accompanied the application regarding the intensity, height and sensitivity of the lights to allow officers to assess the ecological impact on the surrounding area and therefore consider any conditions to mitigate the impact.
- 7.30 As such, it is considered that the proposed development fails to recognise the intrinsic character and beauty of the countryside, fails to respond positively to its context, fails to contribute positively to the area's character and identity, and fails to successfully integrate with the adjoining open landscape and is therefore contrary to Chapter 12 of the NPPF (2021) and Policies LP10, LP11 and LP12 of the Local Plan.

#### **Impact on Residential Amenity**

- 7.31 Policy LP14 of the Local Plan states 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.
- 7.32 A site visit was carried out by the case officer, and it was noted that a dwelling house to the East of the main farm buildings and container storage area. This dwelling uses the same access as that of the proposal and is approximately 115 meters from the closest container. Officers consider that the increased volume in traffic using the access road and visits to the location would potentially cause harm for the current and future occupier of this dwelling by virtue of noise and light from the security lighting present.
- 7.33 No information has accompanied the application regarding the intensity, height and sensitivity of the lights to allow officers to assess the residential amenity impact on the adjacent dwelling and therefore consider any conditions to mitigate the impact.
- 7.34 As such, it is considered that the proposed development fails to maintain a high standard of amenity for all occupiers of neighbouring land and buildings and is therefore contrary to Policy LP14 of Huntingdonshire's Local Plan in this regard.

#### **Access and Transport**

- 7.35 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. It requires a clear justification for the space for vehicle movements and level of vehicle and cycle parking proposed to be provided.
- 7.36 No information has accompanied the application in regard to access and parking arrangements for the proposal and it is unclear if the current access on the south roundabout at the A1198 and A14 intersection will be used for both agricultural vehicles and visitors to the site. Cambridgeshire County Council as the Local Highway Authority has requested additional information with regard to numbers of additional vehicle movements, uses of the access i.e. is it still used for agricultural vehicles, dimensions of access and vehicle tracking details of likely users. The site itself covers only a small area of the total site and therefore the public access to the storage units is likely to increase the volume of traffic visiting the site.
- 7.37 Whilst the applicant owns adjoining land, and the site consists of a large area of hardstanding, there is no indication of parking provision for vehicles making use of the proposed storage containers.
- 7.38 Although the use is not considered to generate significant traffic volumes simultaneously, the lack of clarity and certainty regarding space available for parking means that the Local Planning Authority is unable to be satisfied that the proposals would not lead to a detrimental impact upon the neighbouring properties.
- 7.39 Given the issues outlined above, it is considered that a further reason for refusal based on the lack of information set out above is justified. The proposed development has failed to demonstrate it would provide a safe and suitable parking, and access that protect the safe function of the highway and meet the needs of existing and future occupiers. Therefore, the proposed development is considered to be unacceptable with regard to Parking and Vehicle Movement and fails to accord with Policy LP17 Huntingdonshire's Local Plan and Section 9 of the NPPF (2021)

#### **Trees, Woodland, Hedges and Hedgerows**

- 7.40 Policy LP31 of the Local Plan states a proposal will be required to demonstrate that the potential for adverse impacts on trees, woodland, hedges and hedgerows has been investigated.

*"Where investigations show that such adverse impacts are possible a statement will be required that: a. assesses all trees,*

*woodland, hedges and hedgerows that would be affected by the proposal, describing and assessing their value; b. sets out how the details of the proposal have been decided upon in terms of their impact on the value of trees, woodland, hedges and hedgerows and how adverse impacts will be avoided as far as possible, or if unavoidable how they will be minimised as far as possible.”*

*“A proposal will only be supported where it seeks to conserve and enhance any existing tree, woodland, hedge or hedgerow of value that would be affected by the proposed development. In such cases the proposal will be expected to make reference to and follow the guidance contained in the Council's A Tree Strategy for Huntingdonshire (2015) or successor documents.*

*Loss, threat or damage to any tree, woodland, hedge or hedgerow of visual, heritage or nature conservation value will only be acceptable where:*

*c. it is addressed firstly by seeking to avoid the impact, then to minimise the impact and finally where appropriate to include mitigation measures; or*

*d. there are sound arboricultural reasons to support the proposal.*

*Where impacts remain the need for, and benefits of, the development in that location must clearly outweigh the loss, threat or damage. Where loss, threat or damage cannot be fully addressed through minimisation and/ or mitigation measures the proposal may be supported if alternative measures such as reinstatement of features, additional landscaping, habitat creation or tree planting will compensate for the harm and can be implemented and established before development starts.”*

- 7.41 Officers have noted that there are established trees and hedgerows that bound the site to the North, South and East on which the root systems potentially have the hardcore hardstanding laid with containers atop.
- 7.42 No information has accompanied the application regarding the impact of the hardcore and containers on the trees and hedgerow to allow officers to assess and adverse impact on and therefore consider any conditions to mitigate the impact.
- 7.43 As such, it is considered that the proposed development fails to seek to conserve and enhance any existing tree, woodland, hedge or hedgerow of value that would be affected by the proposed development and is therefore contrary to Policy LP31 of Huntingdonshire's Local Plan in this regard.

#### **Ecology and Biodiversity**

- 7.44 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, through the planned retention, enhancement and creation of habitats and wildlife features, appropriate to the scale, type, and location of development. Paragraph 8.12 of the Local Plan points out that in order to ensure the quality of the assessment it should be completed by an appropriately qualified specialist.

- 7.45 Biodiversity checklist completed. In this case, given the limited scale of the development in terms of hardstanding and containers being placed atop, it is concluded that there will be no significant net loss in biodiversity.
- 7.46 Notwithstanding the above the application Officers noted on a visit to the site that there were a number of lights attached to the building on site as described in previous sections of this report. Given the location within the countryside officers have concerns regarding the effect of any security/ safety lighting on wildlife passing through or in habitat in the area given the increased and sporadic nature of the likely users of the site.
- 7.47 Insufficient information has been submitted with the application to demonstrate that the proposal would not result in harm to protected species or wildlife in relation to the current lighting on site. The proposal is therefore contrary to Policy LP30 of the Huntingdonshire's Local Plan, The Wildlife and Countryside Act (1981), the Habitats and Protected Species Regulations (2017) and the National Planning Policy Framework (2021).

## **Flood Risk**

- 7.48 Policy LP5 of the Local Plan to 2036 and The National Planning Policy Framework (NPPF) (2021) paragraphs 167 and 168, states proposal will only be supported where all forms of flood risk have been addressed.
- 7.49 The site lies within Flood Zone 1 which means that it has a low probability of fluvial flooding. The proposal involves the change of use of an agricultural building and land to the commercial siting of storage containers - which is classified as 'Less Vulnerable' development. This type of development is considered to be acceptable in Flood Zone 1 and accordingly Exception or Sequential Tests are not required.
- 7.50 As such, it is considered that the proposed development accords with Policy LP5 of the Local Plan to 2036 and The National Planning Policy Framework (NPPF) (2021) paragraphs 167 and 168.

## **Conclusion and Planning Balance**

- 7.51 The application is retrospective as the stationing of 55 containers and use as storage is taking place. The proposal seeks to retain the use on associated hardstanding within a former agricultural site within the countryside for storage use by paying customers.
- 7.52 When taken as a whole, it is considered that the proposed development would result in an unacceptable form of development in the countryside that would not recognise the intrinsic character and beauty of the countryside given the scale and siting of various storage containers. And would result in the unjustified loss of an existing agricultural building and land.
- 7.53 Furthermore the application fails to demonstrate that the proposal would not result in harm to residential amenity of the neighbouring buildings by virtue of noise and light.
- 7.54 The application contains insufficient supporting information for assessment of the impact of the development on the Highway Network.
- 7.55 Additionally the application fails to demonstrate that the proposal would not result in harm to trees, hedgerows and hedges and would not result in harm to protected species or wildlife.
- 7.56 Accordingly, the proposal would be contrary to Policies LP10, LP11, LP12, LP 14, LP17, LP19, LP30, LP31, and LP33 of the adopted Huntingdonshire Local Plan, the Godmanchester Neighbourhood Plan, Policy GMC1, the Huntingdonshire Design Guide SPD and the aims of the National Planning Policy Framework.
- 7.57 Having regard to all relevant material considerations, it is concluded that the proposal would not accord with local and national planning policy. Therefore, it is recommended that planning permission be refused.

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

- 1) The proposed development site lies in the open countryside which would represent an encroachment of built development into the countryside, outside of the built-up area of any settlement. The proposal does not accord with any of the limited or specific opportunities for development in the countryside as set out within the policies of Huntingdonshire's Local Plan, which restrict development in the countryside to protect the intrinsic character and beauty of the countryside. Furthermore, the proposed development would result in the loss of Grade 2 Agricultural Land for which exceptional circumstances have not been demonstrated. The proposal would therefore be contrary to the requirements of Policies

LP2 and LP10 of the Huntingdonshire Local Plan. The proposed development is contrary also to the Godmanchester Neighbourhood Plan, Policy GMC1: The importance of the countryside due to its location and outside of the detailed settlement boundary. The proposal does not seek to preserve and protect the most versatile agricultural land.

- 2) The proposed development by virtue of its design, scale and massing would appear as a prominent and alien feature in the countryside, failing to integrate with the surrounding landscape and failing to respect the intrinsic character and beauty of the countryside. The proposal would therefore be contrary to Policies LP10, LP11, LP12 and LP19 of the Huntingdonshire Local Plan.
- 3) The application contains insufficient submitted information to demonstrate that the proposal would not result in harm to the residential amenity of neighbouring buildings. The proposal is therefore contrary to Policy LP14 of the Huntingdonshire's Local Plan.
- 4) The application contains insufficient submitted information to enable the impact of the proposed development on the local highway network to be assessed. The proposal therefore fails to comply with the requirements of Policy LP17 of the Huntingdonshire Local Plan and Section 9 of the National Planning Policy Framework 2021.
- 5) The application contains insufficient submitted information to demonstrate that the proposal would not result in harm to trees, hedgerows and hedges and would not result in harm to protected species or wildlife. The proposal is therefore contrary to Policy LP30 and LP 31 of the Huntingdonshire's Local Plan, The Wildlife and Countryside Act (1981), the Habitats and Protected Species Regulations (2017) and the National Planning Policy Framework (2021).

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**From:** [Deputy Clerk](#)  
**To:** [Control, Development \(Planning\)](#); [DMAdmin](#); [Olivia Manton](#)  
**Cc:** [Town Clerk](#)  
**Subject:** Godmanchester Town Council Planning Decisions  
**Date:** 09 December 2022 07:53:48  
**Attachments:** [image001.png](#)

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Good Morning

Please Godmanchester Town Council's decisions following last night's meeting;

Planning Application 22/00361/FUL  
Location Agricultural Buildings Depden Lodge Farm Ermine Street  
Work requested Change of use from hardstanding storage area to container storage  
Area

Recommendation: Recommend – Approval. This hard standing storage area has been operating as a container storage area for the last two years, the site is set back from the main road and is surrounded by planting.

**The following decisions have already been submitted to HDC. However, for the purposes of clarity please note that our decision on the Dexters Farm Bearscroft Lane Godmanchester application was **REFUSAL**.**

Planning Application 22/02314/S73  
Location Dexters Farm Bearscroft Lane Godmanchester  
Work requested Variation of condition 17 (toucan crossing and footway) for 18/01850/OUT to vary the trigger for the Condition 17, so that  
the  
Toucan crossing and footway are installed before prior to the occupation of no more than 50% of the dwellings

Recommendation: Recommend – This application, due to the HDC response date of 07.12.2022 was discussed at this meeting. **The application was recommended for denial.** Given the speed and amount of traffic on this stretch of the A1198, it is felt that there is a duty of care to ensure that the original condition 17 remains, namely that: *No dwelling shall be occupied until a scheme for the provision of a toucan crossing on the A1198 and footway connecting the site access with the existing footway at the roundabout of the A1198 and Gumcester Way generally, in accordance with drawing number TR-01-rev P4, has been submitted to and approved in writing by the Local Planning Authority and constructed in accordance with the approved details.*

Planning Application 22/02215/S73  
Location 2A Church Place Godmanchester PE29  
2AH  
Work requested Variation of conditions 2(Plans), 3(Materials), 4(Joinery Details) and  
7 (Cycle Storage) of 20/02358/FUL

Recommendation: Recommend – This application, due to the HDC response date of 30.11.2022, has been discussed by Cllr Pauley and Town Clerk under delegated powers. This is for information only. Recommend – Approval, noting that it is disappointing that the rear wall has not be rendered.

Planning Application	22/02344/LBC
Location	Chinese Bridge The Causeway Godmanchester
Work requested and	Restoration, repair (including replacement timbers), cleaning and redecorating

Recommendation: Recommend – *This application, due to the HDC response date of 08.12.2022 was discussed at this meeting. The application was recommended for approval, with a request that the works be completed as soon as possible. The response has been sent to HDC by the Town Clerk, under delegated powers.*

Kind regards

**Clair Whitlock** | Deputy Town Clerk

Godmanchester Town Council | Town Hall | 1 Post Street | Godmanchester | PE29 2NB

[deputy.clerk@gmccouncil.com](mailto:deputy.clerk@gmccouncil.com)

**01480 388870**

*(Please note my days of work are Monday, Wednesday-Friday 8.30am – 1:30pm)*



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**From:** Deputy Clerk

**Sent:** 02 December 2022 10:33

**To:** Control, Development (Planning) <Development.Control@huntingdonshire.gov.uk>; Dmadmin@huntingdonshire.gov.uk; Olivia Manton <Olivia.Manton@huntingdonshire.gov.uk>

**Cc:** Town Clerk <townclerk@gmccouncil.com>

**Subject:** Godmanchester Town Council Planning Decisions

Good Morning

Please see responses to the following planning applications;

<b>Planning Application</b>	22/02344/LBC
<b>Location</b>	Chinese Bridge The Causeway Godmanchester
<b>Work requested</b>	Restoration, repair (including replacement timbers), cleaning and

redecorating

**Recommendation:** **Recommend – This application, due to the HDC response date of 08.12.2022 was discussed at a meeting (30.11.22). The application was recommended for approval, with a request that the works be completed as soon as possible.**

**Planning Application**

22/02314/S73

**Location**

Dexters Farm Bearscroft Lane Godmanchester

**Work requested**

Variation of condition 17 (toucan crossing and footway) for 18/01850/OUT to vary the trigger for the Condition 17, so that the Toucan crossing and footway are installed before prior to the occupation of no more than 50% of the dwellings

**Recommendation:** **Recommend – This application, due to the HDC response date of 07.12.2022 was discussed at a meeting (30.11.22). The application was recommended for denial. Given the speed and amount of traffic on this stretch of the A1198, it is felt that there is a duty of care to ensure that the original condition 17 remains, namely that: *No dwelling shall be occupied until a scheme for the provision of a toucan crossing on the A1198 and footway connecting the site access with the existing footway at the roundabout of the A1198 and Gumcester Way generally, in accordance with drawing number TR-01-rev P4, has been submitted to and approved in writing by the Local Planning Authority and constructed in accordance with the approved details.***

Kind regards

**Clair Whitlock** | Deputy Town Clerk

Godmanchester Town Council | Town Hall | 1 Post Street | Godmanchester | PE29 2NB

[deputy.clerk@gmccouncil.com](mailto:deputy.clerk@gmccouncil.com)

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# Development Management Committee



Scale = 1:2,500

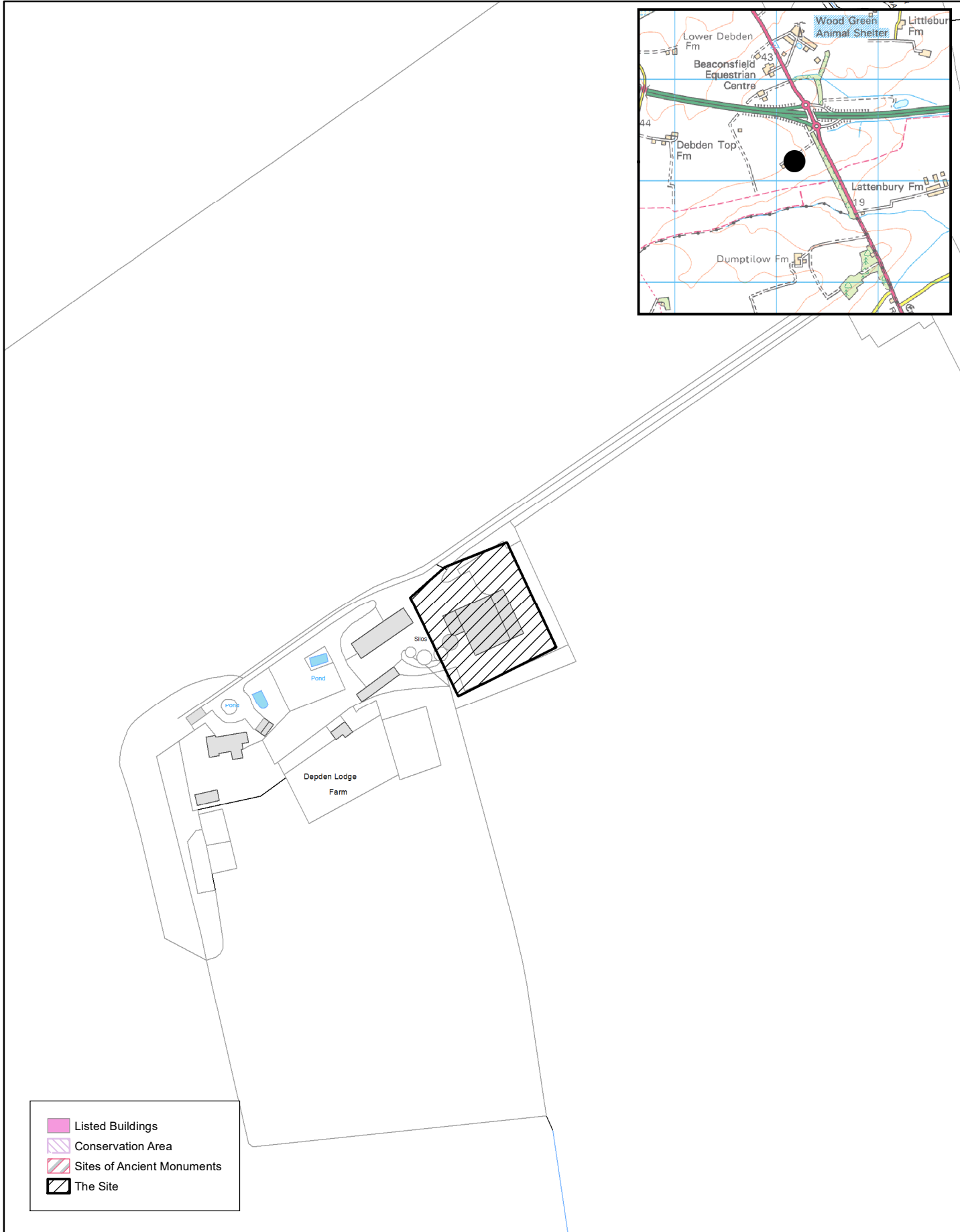
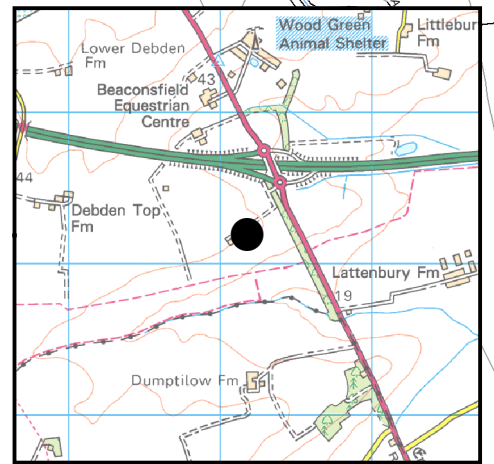
Date Created: 10/05/2023





Application Ref:22/00361/FUL

Location: Godmanchester



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Ordnance Survey HDC 100022322



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







































