

# DEVELOPMENT MANAGEMENT COMMITTEE 21<sup>st</sup> August 2023

**Case No:** 23/00228/FUL

**Proposal:** ERECTION OF 5 No. DWELLING HOUSES AND ASSOCIATED WORKS

**Location:** LAND WEST OF GROVE COTTAGE MALTING LANE, ELLINGTON

**Applicant:** MR D BIAGIONI

**Grid Ref:** 516112 271991

**Date of Registration:** 13 FEBRUARY 2023

**Parish:** ELLINGTON

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## RECOMMENDATION - REFUSE

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

### 1. DESCRIPTION OF SITE AND APPLICATION

#### Site and Surroundings

- 1.1 The application site comprises undeveloped open rough grassland which forms part of a rectangular parcel of land on the northern side of Thrapston Road approximately 55 metres to the A14, sited to the north, with an access road to the A14 on the western boundary connecting Ellington to the eastbound A14. The site sits outside but adjacent to Ellington Conservation Area to the south, with the Grade II domestic Listed Buildings (Yew Tree Farm) sited approximately 100 metres to the southeast on Thrapston Road and Grove Cottage Malting Lane, approximately 140 metres to the east.
- 1.2 Two Public Rights of Way cross the site (footpaths 13 and 14): One leading from the east of the site and another from the south approximately mid-way from Thrapston Road converging into one track of Public Right of Way leading to the east. An application process to divert both these public rights of way around the perimeter of the field is currently ongoing and is part of facilitating the adjacent development.
- 1.3 The site is in Flood Zone 1, which is land at the lowest risk of flooding.

- 1.4 There are two utilities adjacent to the site: An Anglian Water foul sewer 3 metre easement running behind the site east / westwards, and a UK Power Networks underground electricity cables 3 metre easement running north / south near to the eastern boundary of the site.
- 1.5 The site is outside of the built-up area of Ellington as shown in Figure 19 (page 26) of the Grafham and Ellington Neighbourhood Plan 2020-2036. The boundary of the Ellington built-up area sits adjacent to the site south, on the opposite side of Thrapston Road and includes the eastern part of the site currently under development for 6 dwellings under application reference 21/02142/S73 which historically was used as industrial land and 22/01663/FULTDC for one two-storey dwelling.
- 1.6 Alongside the development to the east currently under construction, further residential development is sited to the south, on the opposite side of Thrapston Road.
- 1.7 The site is bound on its southern, eastern and northern sides by mature trees and hedging.

#### Proposal

- 1.8 The application is for the erection of 5 No. Dwellings and associated works.
- 1.9 The proposed layout plans show that the dwellings would be arranged in a linear pattern between 10.245 metres and 9.8 metres from Thrapston Road, with three accesses from Thrapston Road serving Plots 1 and 2, Plot 3 and Plots 4 and 5 respectively, providing 2 parking spaces to each plot. A driveway across the existing grass verge would serve each access and the site would be bound on the front by hedging. Each dwelling would be served by an enclosed rear garden.
- 1.10 Each dwelling would be two-storey with a mixture of half-hipped, half gable roofs with gable projections on the front and rear elevations. The ridge heights range from 8.307 metres to 9.361 metres. Materials would include facing brick in 'Waterford Blend' with light colour mortar, stained black feather edged boarding cladding, mid grey uPVC windows and doors and black rainwater goods (Plots 1 and 5), facing brick in 'Old Westmill Red Multi' with light colour mortar, elements of chalk white render, natural stained feather-edged boarding, black uPVC windows and doors, dark red roof tiles and black rainwater goods with garages matching host dwelling with the door in black aluminium (Plots 2 and 4) and Plot 3 to feature facing brick in 'Old Westmill Red Multi', black feather-edged boarding cladding with windows and doors in golden oak and rooflights in grey, roof tiles in Old English dark red and black

rainwater goods. A full schedule of materials is provided within the application and can be viewed on the council's website.

- 1.11 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):
- 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 (2019)
- LP1: Amount of Development
  - LP2: Strategy for Development
  - LP5: Flood Risk
  - LP6: Waste Water Management
  - LP9: Small Settlements
  - LP10 The Countryside
  - LP11: Design Context
  - LP12: Design Implementation
  - LP14: Amenity
  - LP15: Surface Water
  - LP16: Sustainable Travel
  - LP17: Parking Provision and vehicle movement
  - LP19: Rural Economy
  - LP22: Local Services and Community Facilities
  - LP23: Tourism and
  - LP24: Affordable Housing Provision
  - LP25: Accessible and adaptable homes
  - LP28: Rural Exceptions Housing
  - LP30: Biodiversity and Geodiversity

- LP31: Trees, Woodland Hedges and Hedgerows
- LP33: Rural Buildings
- LP34: Heritage Assets and their Settings
- LP37: Ground Contamination and Groundwater Pollution
- LP38: Water Related Development

### 3.2 Supplementary Planning Documents (SPD) and Guidance:

- Huntingdonshire Design Guide SPD (2017)
- Developer Contributions SPD (2011)
- Huntingdonshire Landscape & Townscape Assessment (2022)
- Cambridgeshire Flood and Water SPD (2017)
- Huntingdonshire Tree Guidance Note 3
- Annual Monitoring Review regarding housing land supply

### 3.3 Grafham and Ellington Neighbourhood Plan (2020- 2036):

- GENP1: Definition of Built Up Area Settlement Boundary
- GENP2: Protecting Heritage Assets
- GENP7: Zero Carbon Initiatives
- GENP8: Electric Car Infrastructure
- GENP10: Biodiversity and Natural Environment
- GENP13: Flood Risk and Drainage

### 3.4 The National Design Guide (2021)

- C1 - Understand and relate well to the site, its local and wider context
- I1 - Respond to existing local character and identity
- I2 - Well-designed, high quality and attractive
- B2 - Appropriate building types and forms
- M3 - Well-considered parking, servicing and utilities infrastructure for all users
- H1 - Healthy, comfortable and safe internal and external environment

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

## 4. **PLANNING HISTORY**

4.1 The site has no formal planning history other than the current proposal. Pre-application advice was sought in 2003 from the Local Planning Authority for residential development of the site which at the time was deemed to be outside of the built form of the village and therefore constituted inappropriate development in the countryside and would undermine the rural and open character of the edge of the settlement.

## 5. **CONSULTATIONS**

5.1 Ellington Parish Council – Recommends approval. Comments:

The Parish Council are aware this application is outside of the Neighbourhood Plan boundary for development. However, the Parish Council recommended "Approval" as follows:

- The application is for a small scale development on what effectively is unused derelict waste ground.
- The development would be a continuation of existing development creating a uniformed street scene.

5.2 Local Highway Authority – No objections subject to conditions and legal agreements to secure adequate drainage and relocation of the existing pedestrian crossing point on both sides of Thrapston Road.

5.3 Environmental Health - No objection subject to conditions relating to ventilation and noise mitigation.

5.4 Alconbury and Ellington Internal Drainage Board - OBJECTS to the proposals on the basis of insufficient information. Summary comments:

The submitted Drainage Strategy is scarce in detail and therefore the board advises that planning permission not granted until additional detail is supplied on the strategy.

5.5 Wildlife Trust – OBJECTS to the proposals. Summary comments:

Concern that the plans fail to show how the proposed biodiversity enhancement measures have been or could be incorporated into the scheme design. The proposal would represent a net loss in biodiversity.

5.6 Urban Design Team – Recommends refusal. Summary Comments:

The proposed units by virtue of their siting, scale, massing and appearance would be contrary to Local Plan Policy LP11, LP12 (parts a, b and c) and the placemaking principles set out in Chapter 3 of the HDC Design Guide SPD.

5.7 HDC Conservation Officer - OBJECTS to the proposals. Summary comments:

In line with the contents of paras 189-208 of the NPPF, the public benefits of this proposal do not justify the less than substantial harm arising from the proposed development on the setting and significance of the Ellington Conservation Area.

The proposals do not have regard to the preservation and enhancement of the Ellington Conservation Area, and are therefore not in accordance with ss72 of the Planning (LBCA) Act 1990, and also are in conflict with policy LP 34 of the adopted

Huntingdonshire Local Plan. The works are also contrary the Grafham and Ellington Neighbourhood Plan.

- 5.8 Anglian Water – No detailed comments. Advises that the applicant should check for any Anglian Water assets which cross or are within close proximity to the site. Any encroachment zones should be reflected in site layout. Please note that if diverting or crossing over any of our assets permission will be required
- 5.9 Cambridgeshire County Archaeologist – No objections subject to a programme of archaeological investigation to be submitted to the Local Planning Authority for consideration and approval prior to works commencing. Also recommends an informative relating to the discharge of the above condition.
- 5.10 Cambridgeshire County Public Rights of Way Officer: Summary comments:

The County Council has received an application to divert part of Public Footpath No. 13, Ellington and part of Public Footpath No. 14, Ellington under section 119 of the Highways Act 1980. This application has not yet been determined. In the absence of this certification, the proposed new diverted routes would not come into effect and the existing public footpaths would still legally be in force. This means at this stage whether the public footpaths within the site will be legally diverted is not known. For this reason, the Definitive Map Team request a condition be applied to any permission granted, which we consider necessary pending the outcome of the application to divert the public footpaths to submit a Public Rights of Way scheme showing design of a diversion or upgraded Public Right of Way with details of routes prior to the commencement of development.

- 5.11 HDC Waste: No response.
- 5.12 Lead Local Flood Authority – No response.
- 5.13 HDC Trees Officer – OBJECTS to the proposals. Summary comments:

The application is not in alignment with HDC Local Plan to 2036 - Policy LP31 As it is clear the applicant has failed to provide relevant investigation into future tree growth and shading and has failed to address the future threat to the trees from these issues.

Given the lack of investigation and addressing of issues around future tree growth and shading to Plot 1, the application should be refused.

## **6. REPRESENTATIONS**

6.1 Three comments were received from the following addresses supporting the proposals:

- Westwood House, Thrapston Road
- Cherry Tree Cottage, Thrapston Road
- The Chase, Thrapston Road

6.2 Comments are summarised as follows:

- Would improve the street scene, regimented appearance welcome and includes appropriate landscaping.
- Would improve highway safety.

## **7. ASSESSMENT**

7.1 When determining planning applications, it is necessary to establish what weight should be given to each plan's policies in order to come to a decision. The following legislation, government policy and guidance outline how this should be done.

7.2 As set out within the Planning and Compulsory Purchase Act 2004 (Section 38(6)) and the Town and Country Planning Act 1990 (Section 70(2)) in dealing with planning applications the Local Planning Authority shall have regard to have provisions of the development plan, so far as material to the application, and to any other material considerations. This is reiterated within paragraph 47 of the NPPF (2021). The development plan is defined in Section 38(3)(b) of the 2004 Act as "the development plan documents (taken as a whole) that have been adopted or approved in that area".

7.3 In Huntingdonshire the Development Plan consists of:

- Huntingdonshire's Local Plan to 2036 (2019)
- Cambridgeshire & Peterborough Minerals and Waste Local Plan (2021)
- Grafham and Ellington Neighbourhood Plan 2020-2036 (adopted 23rd Feb 2022)

7.4 The statutory term 'material considerations' has been broadly construed to include any consideration relevant in the circumstances which bears on the use or development of the land: *Cala Homes (South) Ltd v Secretary of State for Communities and Local Government & Anor* [2011] EWHC 97 (Admin); [2011] 1 P. & C.R. 22, per Lindblom J. Whilst accepting that the NPPF does not change the statutory status of the Development Plan, paragraph 2 confirms that it is a material consideration and significant weight is given to this in determining applications.

7.5 The main issues to consider as part of this application are:

- Principle of Development

- Design, Visual Amenity and impact on the surrounding area
- Residential Amenity
- Parking Provision and Highway safety
- Flood Risk and Drainage
- Biodiversity
- Trees

## Principle of Development

7.6 The proposed development is situated on the edge of Ellington which is classified as a small settlement within the Huntingdonshire Local Plan to 2036 (hereon: 'Local Plan').

7.7 Policy LP9 'Small Settlements' of the Local Plan sets out that:

*"A proposal that is located within a built-up area of a small settlement will be supported where the amount and location of development proposed is sustainable in relation to the:*

*a. Level of service and infrastructure provision within the settlement;*

*b. Opportunities for users of the proposed development to access everyday services and facilities by sustainable mode of travel including walking, cycling and public transport:*

*c. Effect on the character of the immediate locality and the settlement as a whole."*

7.8 It is therefore key to establish whether the site is within the built-up area. The Local Plan to 2036 at pages 52-55 sets out the following built-up area definition: *"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"*. Pages 52-55 of the Local Plan then goes on to present different scenarios in a table to guide assessment on whether a proposed site is considered within or excluded from a built-up area.

7.9 Page 54 of the Local Plan states that the built-up area will exclude:

*"Open spaces and sports and recreational facilities...which extend into the countryside and are not well contained by strong boundary features, or primarily relate to the countryside in their use, form or character."*

7.10 Guidance to this description states:

*"Areas of open space...provide a visual buffer between the built form and the open countryside, softening the visual impact and linking the built-up area with its rural context. Such land is*



*generally considered to primarily relate to the countryside where it is surrounded by built development on less than two sides.”*

7.11 The site is not considered to be within the built-up area for at least three reasons:

7.12 Firstly, the proposal site is considered to primarily relate to the countryside given its open and rural character and lies between built form to the south on Thrapston Road and Malting Lane to the east but is separated from dwellings to the south by a Thrapston Road. It is therefore considered a visual buffer between the built form and open countryside.

7.13 Page 54 of the Local Plan also excludes the following land from the built-up area:

*“Undeveloped land that affords important views from a public vantage point to or from a listed building or conservation area connecting the building or area to its countryside setting.”* The guidance text states this is excluded:

7.14 *“To protect the character of a settlement and maintain the integral relationship between the settlement and its countryside context land which offers or facilitates visual connections between designated heritage assets and their countryside setting is excluded from the built-up area to protect its role in providing a transition between the settlement and the countryside.”*

7.15 The proposal site sits adjacent to Ellington Conservation Area and provides a visual connection between this designated heritage asset and its countryside setting and this transition is therefore considered part of the countryside rather than the built-up area.

7.16 Secondly, Page 55 of the Local Plan excludes the following land from the built-up area:

*“Agricultural land, woodland, meadow, areas of water and natural habitats that penetrate the built form or sections of large residential curtilages where the character of the land primarily relates to the countryside.”*

7.17 Explanatory guidance states these types of land are excluded as:

*“These spaces can provide a visual buffer between built development and the open countryside, softening the visual impact and linking the built up area with its rural context.”*

7.18 The site sits within the built form on Thrapston Road and the A14 to the north and is open and rural in nature. Therefore, the site is considered to form a transitional space between existing development along the northern edge of the village and the wider countryside to the north of the A14 and it is considered

that the proposal primarily relates to the countryside rather than built development.

7.19 Thirdly, the site is located within the parish of Ellington. The proposal must therefore also be assessed against the Grafham and Ellington Neighbourhood Plan 2020-2036.

7.20 Policy GENP1 (Definition of 'Built-up Area' Settlement Boundary) of Grafham and Ellington Neighbourhood Plan 2020-2036 states:

*The settlement boundaries of Grafham and Ellington are defined in Figure 18 and Figure 19; this defines the 'built-up areas' for Grafham and Ellington. This serves the purpose of directing the growth of the settlement and protecting the countryside from encroachment.*

*Within the settlement boundary proposals will be supported where development would not adversely affect the structure and form of the existing settlement and the undeveloped nature of the surrounding rural areas; and would respect its landscape setting.*

*The land outside of the built-up areas is considered to be countryside where a proposal will only be supported where there is material evidence of a local community need, a need that would be met by the proposal, or where the proposal complies with requirements of other policies in national or local policy; including but not limited to development that requires a countryside location; is for agriculture, horticulture or forestry; or is related to community, leisure or recreation uses.*

7.21 The Grafham and Ellington Neighbourhood Plan 2020-2036 on Figure 19, page 26 provides a map showing the built-up area of Ellington within a red line and shows the proposal site adjacent to, but outside the defined settlement boundary of Ellington. Therefore, it is considered that the proposal is located in the countryside where development should be directed to growth of the settlement boundary to protect the countryside from encroachment. Furthermore, given the proposal fails to provide material evidence that it meets local need or requires to be sited in a countryside location and fails to meet and Local Plan criteria set out in Local Plan Policy LP9, it is considered that the proposal is contrary to the Grafham and Ellington Neighbourhood Plan 2020-2036 Policy GENP1.

7.22 Policy LP9 of the Local Plan goes on to state that a proposal for development on land well-related to the built-up area may be supported where it accords with the specific opportunities allowed for through other policies of this plan. The policies that provide limited and specific opportunities for development on such sites well-related to the built-up area are: LP10 'The Countryside', LP 19 'Rural Economy', LP 22 'Local Services and Community Facilities', LP 23 'Tourism and Recreation', LP 28 'Rural

Exceptions Housing', LP 33 'Rural Buildings' and LP 38 'Water Related Development'. As the proposal is for 5 market dwellings not supported by any of the countryside-specific Local Plan policies, the proposal is considered to meet any criteria set out within Local Plan policy LP9 in this instance.

- 7.23 The application fails to demonstrate that the principle of development is acceptable. As the proposal is for market housing in the countryside outside of the settlement boundary of Ellington with no evidence that the proposal meets the specific and limited opportunities for development within its countryside location, it is considered that the proposal constitutes encroachment into the countryside and is therefore contrary to both the Huntingdonshire Local Plan Policy LP9 and Policy GENP1 of Grafham and Ellington Neighbourhood Plan 2020-2036.

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

- 7.24 Policy LP11 of the Local Plan states that proposals will be supported where it is demonstrated that they positively respond to their context and draw inspiration from the key characteristics of their surroundings, including the natural, historic and built environment.

- 7.25 Policy LP12 of the Local Plan states that proposals will be supported where they contribute positively to the area's character and identity and where they successfully integrate with adjoining buildings, topography and landscape.

- 7.26 As the proposal is for residential development under 9 units, Policy GENP4 (Minor Residential Development Proposals) of the Grafham and Ellington Neighbourhood Plan 2020-2036 is a material consideration. The relevant part of this policy states the following:

*Well designed residential sites for a maximum of 9 homes within the built-up area will be supported where it can be demonstrated that they will not have a material detrimental effect on the surrounding area and neighbouring properties and the full width of the proposed property frontage will be on to an adopted highway.*

- 7.27 The Grafham and Ellington Neighbourhood Plan 2020-2036 also includes a requirement for all development proposals to be designed to minimise their energy, water and resource consumption and, where possible, exceed the minimum standards set by legislation and provide sufficient space for recycling and composting containers (GENP 7 – Zero Carbon Initiatives), and include Electric Vehicle charging points (GENP 8 – Electric Car Infrastructure).

- 7.28 Following comments from the Urban Design Team, the applicant amended the proposal to reduction to the width of plot 3 which has

increased the separation distance between each plot from 2.4m to between 3.7m and 4.5m. Garages for each dwelling along the site frontage have been omitted and areas of soft landscaping have been increased along the frontage and between plots. Additional trees have been added to the frontage hedge line. Two single garages for plots 2 and 4 have been positioned to the rear of the site. Half hipped roofs have been added to the main roofs of Plots 1, 3 and 5, together with lowering Plot 3 roof line and introducing half dormers on the rear. Elevations to all plots have been re-designed to draw inspiration from the adjacent development under construction with the use of timber cladding to give a more rural character. Chimneys have been added to Plots 1 and 5.

- 7.29 The increase in gaps between units, the omission of the frontage garages and additional landscaping along the frontage and between plots is welcomed and resolves previous concerns raised regarding the garages detracting from the appearance of the units and dominating the site frontage. The additional areas of landscaping in front of Plots 1, 2, 4 and 5 are supported and assist in screening the frontage parking / turning areas and softening the appearance of the units. The half-hipped roofs introduced to Plots 1, 3 and 5 are welcomed and increase the perceived separation between units at roof level.
- 7.30 The site is currently open grassland with mature trees and hedging on the northern, western and southern boundaries and forms a visual buffer between the built-up area of Ellington and the A14 to the north. Two separate footpaths intersect on the site, one running from the east and one from the south which meet to then run eastwards. To the east are 7 dwellings currently under construction. To the south, on the opposite side of Thrapston Road is residential development. It should be noted that residential development to the south on Thrapston Road is characterised by units comprised of individual house types with a mixture of different setbacks, footprints, gaps between units, massing and roof forms. It is considered that this variation contributes to the varied character of the area and provides for a more fragmented and looser-gain form of development across the northern edge of the village.
- 7.31 In contrast, the arrangement of the proposed units with mirrored house types and largely consistent setbacks, gaps between units, building lines, eaves and ridge heights (Plots 1 & 5 – have an eaves height of 5.592 metres and ridge height of 8.490 metres, Plots 2 & 4 have an eaves height of 5.573 metres and ridge height of 9.361 metres, Plot 3 has an eaves height of 4.519 metres and ridge height of 8.307) creates a consistent frontage with a strong rhythm and order that would appear overly formal and out of keeping with the rural character and edge of village location of this site.

- 7.32 Furthermore, in comparison with the adjacent sites to the east (21/02142/S73 and 22/01663/FULTDC which formed a brownfield site last used for industrial racking and maintenance), these now-approved dwellings feature a number of units that had been specifically designed to have a more barn-like aesthetic. In the case of Plot 6 of permission 21/02142/S73, this dwelling was considered acceptable as its design reflected the traditional appearance of the Grade II listed Grove Cottage opposite and was also considered sympathetic to its rural edge of village location. These units incorporated traditional features and proportions including lower eaves and ridge heights (The already-approved dwellings are 7.8m-8.10m with lower ridge and eaves heights taller, while the proposed is between 8.307m-9.361m), chimneys, exposed rafter feet, exposed timber framing and dormer windows, with traditional proportioned windows to create rhythm and order to the elevations.
- 7.33 It is also considered the introduction of cladding to the front elevations of the proposed units (and wrapping and small part of the side elevations), together with the taller eaves and ridge heights does little to reflect to the rural character of the site and the appearance of the adjacent approved units.
- 7.34 The east and west side gable elevations of Plots 1 and 5 are entirely blank and fail to provide surveillance over the gaps between the proposed development site and the 21/02142/S73 site to the east, the A14 access road to the west or the Public Right of Way connections from Thrapston Road. In addition to this, these blank gables are likely to appear visually prominent in views looking east and west along Thrapston Road.
- 7.35 Additionally, the arrangement of the closed boarded fencing wrapping around the east and west site boundaries in front of the west elevation of Plot 1 and the east elevation of Plot 5 means these units would form a poor relationship with the gaps either side of the proposed site. The absence of windows on these side elevations would also fail to provide any opportunities for surveillance over these gaps and the entrances to the Public Right of Way from Thrapston Road.
- 7.36 Overall, therefore, it is considered that the proposals by virtue of their siting, scale, massing and appearance would be contrary to Local Plan Policy LP11, LP12 (parts a, b and c) and the placemaking principles set out in Chapter 3 of the HDC Design Guide SPD.

### **Impact on Heritage Assets**

- 7.37 The proposal is adjacent to the Ellington Conservation Area on the opposite side of Thrapston Road and the setting of the following listed buildings: Yew Tree Farm (Grade II) approximately 100

metres to the southeast on Thrapston Road and Grove Cottage (Grade II) approximately 140 metres to the east on Malting Lane.

- 7.38 Section 72 of the Planning (LBCA) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- 7.39 Section 66 of the Planning (LBCA) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 7.40 Paras 189 - 202 of the NPPF provide advice on proposals affecting heritage assets and how to consider different levels of harm. Para. 194 states 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification'. Local Plan policies LP34 align with the statutory provisions and NPPF advice.
- 7.41 Policy GENP 2 (Protecting Heritage Assets) of the Grafham and Ellington Neighbourhood Plan 2020-2036 requires development that affects heritage assets to:
- 1. Demonstrate that it is sympathetic to the asset(s) in terms of scale, materials and architectural distinctiveness and will not adversely affect the setting of the asset;*
  - 2. Be accompanied by archaeological investigations where relevant and in the event of significant and/or extensive remains being found, they shall be preserved in-situ; and*
  - 3. Ensure every effort is made to retain and conserve heritage assets, especially historic farmsteads and other traditional rural buildings, including their contribution to the rural landscape, through allowing sensitive conversions and regeneration proposals where appropriate.*
- 7.42 The proposal has been reviewed by the Council's Conservation Officer who recommends refusal of the application on heritage grounds, noting that the transitional position of the site lies outside the built up edge of the settlement and so is contrary to The Grafham and Ellington Neighbourhood Plan which states in paragraph 6.1.1 that all land outside the defined boundary is deemed to be countryside and subject to policies influencing development outside the built-up area.
- 7.43 In their appraisal, the Council's Conservation Officer regards the proposed development of relatively large houses and gardens to diminish the transitional nature of this site at its position between existing brownfield development and the wider countryside and puts forward that the proposal as a whole would be harmful to the

character and appearance of the site and locality including views out from the boundary of the conservation area where the rural setting of the settlement can be experienced. There are also two unbound Public Rights of Way on the site which are open and positively contribute to the way the conservation area is understood, with uninterrupted views and advantage viewing points towards the conservation area the existing scenario and would be detrimentally impacted by built development intervening the land between the open Public Right of Way and the designated conservation area to the south.

- 7.44 Furthermore, it is considered that the architectural language of the proposed dwellings is standardised and the massing of the development this would present a hard virtually continuous built urban edge toward Thrapston Road, eroding this rural setting and fundamentally changing the contribution the development site provides to the setting and significance of the Ellington conservation area.
- 7.45 To reiterate paragraph 7.23 in the principle of development section of this report, the Case Officer regards the proposal site to be excluded from the built up area.
- 7.46 Therefore, taking the objections to the layout, massing, scale and materials from the case officer and conservation officer concerns that the proposal would have a detrimental impact to the perception and transitional nature of the site from the conservation area and rural setting with no public benefits to outweigh the harm the proposal would have on land outside the identified built-up area, it is considered that less than substantial harm would arise from the proposed development on the setting and significance of the Ellington Conservation Area. The proposals do not have regard to the preservation and enhancement of the Ellington Conservation Area and are therefore in accordance with ss72 of the Planning (LBCA) Act 1990, and also with policy LP 34 of the adopted Huntingdonshire Local Plan and so is in direct conflict with Policy GENP 2 of Grafham and Ellington Neighbourhood Plan and should be refused on heritage harm to the Ellington Conservation Area and its wider setting.

### **Amenity**

- 7.47 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.
- 7.48 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.

### Amenity of neighbouring residential buildings

- 7.49 The proposed dwellings would face south toward Thrapston Road with residential uses at least 45 metres away, with no dwellings to the rear. To the west lies the access road to the A14 with residential dwellings over 60 metres away. Residential development to the east would be at least 27 metres away. Notwithstanding this these are no first-floor windows proposed to the eastern side elevation to Unit 5, closest to the development of six dwellings under planning permission reference 21/02142/S73).
- 7.50 Given the proposed layout of the development together with the proposed height of the building and proximity to neighbouring residential buildings, it is considered that the amenity standards of neighbours would be acceptable and would not give rise to significant levels of overlooking, overbearing, overshadowing impacts, noise disturbance, obtrusive light and odour and are acceptable in this instance.

### Amenity of future users

- 7.51 The proposed dwellings would each be four bedroom, 7/8 person and would have a gross internal floor area of between 146.4 sqm and 207.6 sqm and so exceed and accord with national space standards. All habitable rooms would have natural light with acceptable private residential amenity garden areas. It is considered therefore that future occupiers of the site would have an acceptable standard of amenity in this respect.
- 7.52 A 2m timber fence would separate the site from the A14 approximately 60m north. The proposal is also accompanied by a Noise Impact Assessment and Air Quality assessment which recommends a number of noise and air mitigation proposals (including acoustic double glazing, trickle vents/through-wall acoustic vents and a Mechanical Ventilation with Heat Recovery (MVHR) system).
- 7.53 The proposal has been reviewed by the Council's Environmental Health team, who have not raised any significant concerns regarding the impact of adjacent uses on the proposed development. The recommendations relating to a ventilation scheme and adherence to the Noise and Air quality can be secured by condition in the event of an approval decision being made on the application.
- 7.54 Overall, subject to conditions, it is considered that the proposal could provide a high standard of amenity for future users and occupiers of the site and would retain and improve a high standard of amenity for users and occupiers of neighbouring land and buildings in accordance with Policy LP14 of the Local Plan and Paragraph 130(f) of the NPPF 2021.



## Amenity for users of the Public Rights of Way

- 7.55 It is acknowledged that the diversion of the existing Public Rights of Way for footpaths 13 and 14 is yet to be determined by Cambridgeshire County Council's Public Rights of Way Team. Nevertheless, it must be noted that the County Council's Public Right of Way (PRoW) team look only at safeguarding the PRoW for use and not other elements such as amenity. Notwithstanding this, it is recommended to append the requested conditions from the PRoW team in the event of an approval decision being made.
- 7.56 Local Plan Policy LP 14 seeks the following requirement in ensuring a high standard of amenity is provided for all users of neighbouring land:
- (b): [that] the physical relationships arising from the design and separation of buildings are not oppressive or overbearing.*
- 7.57 There is a concern from the case officer that the development would remove the open experience of users of the (PRoW) by introducing built form between the PRoW and the A14 to the north and similarly the PRoW and the Ellington Conservation Area to the south, detrimentally impacting amenity for users of the PRoW on both sides. Please refer to paragraph 7.43 of this report for an assessment of the impact the visual separation of the built form between the site and the conservation area, which concludes that a detrimental experience would result, given the pleasant openness and verdant nature of the current site, which would be reduced by the development.
- 7.58 Concerns are further exacerbated by a portion of the diverted footpath to the east of the development being routed approximately 18 metres onto a 2 metre high timber fence (with development 8.490 metres in height beyond) which then sharply turns north for approximately 17 metres, running to the north of the parcel of land close to the boundary with the A14, again creating a sense of enclosure not currently experienced at the current PRoW.
- 7.59 It is considered that the impact to amenity for users is significant enough to warrant a reason for refusal in this instance; The loss of open space and sense of enclosure is considered to contribute to an oppressive or overbearing experience and would not provide a high standard of amenity for users and occupiers of neighbouring land and so is contrary to Policy LP14 of the Local Plan and Paragraph 130(f) of the NPPF 2021.

## **Highway Safety, Parking Provision and Access**

- 7.60 Policy LP17 of the Local Plan seeks to ensure that new development incorporates appropriate space for vehicle

movements, facilitates access for emergency vehicles and service vehicles and incorporates adequate parking for vehicles and cycles. Paragraph 111 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Policy GENP 5 (Supporting the Local Economy) of Grafham and Ellington Neighbourhood Plan 2020-2036 states for outside of the built up areas: *Any proposal shall also demonstrate that expected traffic can be safely accommodated on the highway network.*

- 7.61 The proposal includes two off-road parking spaces, with plots 1 and 2 and also plots 4 and 5 sharing access from Thrapston Road and Plot 3 having its own access. A 2-metre-wide asphalt footway would front the site to allow for pedestrian access. Each dwelling would provide for secure covered cycle spaces.
- 7.62 Cambridgeshire County Council as the Local Highway Authority (LHA) has assessed the proposal, noting that drawing 21050/PL01D does not show the construction or means of drainage of the accesses or the construction of the footway or the relocation of the existing pedestrian crossing point on both the north and south sides of Thrapston Road. In addition, the LHA have also noted that, where the diverted public right of way joins Thrapston Road, there is no formal crossing point, advising that it may be possible to construct one between the last driveway of the adjacent development and the new access for Anglian Water (AW) / UK Power Networks (UKPN). A pair of crossings, one on each side of Thrapston Road, should be provided between the new AW/UK crossing and the access to plots 4/5. This could be agreed by way of a Section 278 Agreement to make the proposal acceptable.
- 7.63 Notwithstanding the above, the LHA has not raised any objections to the scheme, subject to conditions. The LHA notes that the shared driveways are of an adequate width and the required vehicular and pedestrian visibility are acceptable and shows suitable pedestrian visibility for the single driveway. However, there is a highway sign in the verge which will need to be relocated when the footway is constructed, and the applicant should ensure that it does not affect the visibility from any of the driveways or cause an obstruction in the new footway which can also be secured by condition.
- 7.64 It is considered that the additional traffic could be accommodated on the Thrapston Road which at this stretch is 30pmh and would not result in any significant capacity or traffic issues. Likewise, each access and turning area could accommodate vehicle movement that would allow vehicles to exit in forward gear.
- 7.65 Given the scale and use of the proposed development and the

consultation comments received by the County Council Highways Team, officers are satisfied that subject to conditions, the proposal is acceptable with regards to highway safety, parking provision and sustainable travel.

- 7.66 The application therefore complies with Policy LP16 and LP17 of the Huntingdonshire Local Plan to 2036 and Policy GENP 5 (Supporting the Local Economy) of Grafham and Ellington Neighbourhood Plan 2020-2036 as the access roads would provide appropriate space for vehicular movements within the site, provide for sufficient parking and would take into account highway safety when entering or leaving the site and within the site.

### **Flood Risk**

- 7.67 The application site is within Flood Zone 1. The Internal Drainage Board (IDB) have been consulted as part of the application and have raised concerns that the proposal is within 9 metres of a watercourse and that the applicant has advised they intend to dispose of storm water via a mix of soakaways and the watercourse to the immediate north or east of the site. The IDB advise it is essential that the soakaways are investigated and if ground conditions are found satisfactory, that they are constructed in accordance with the latest Building Research Establishment Digest 365 before construction commences. If the soakaways are not found to be suitable, any direct discharge to the nearby watercourse will require the Board's prior consent. In assessing the proposals, the IDB request planning permission is not granted as the submitted drainage strategy is not suitable and is scarce in detail.

- 7.68 Policy GENP 13 (Flood Risk and Drainage) of Grafham and Ellington Neighbourhood Plan 2020-2036 states:

*A proposal shall neither exacerbate existing water supply or wastewater issues nor create water supply or disposal issues for properties elsewhere in the neighbourhood plan area.*

*A proposal for a new development shall provide a surface water drainage solution using a sustainable drainage system that does not discharge or risk discharge, to the existing foul sewer systems in the villages. Surface water drainage design shall comply with the guidance given in the Cambridgeshire Flood and Water Supplementary Planning Document [Ref 15] and the CCC Surface Water Drainage Guidance for Developers [Ref 16]. It shall be noted that these documents prohibit soakaway design infiltration rates lower than  $1 \times 10^{-6}$  m/s. It is anticipated that soakaways in the heavy clay soils in the neighbourhood plan area will not be possible. Where this is the case, other infiltration methods such as swales, ponds and wetlands shall be explored or, where demonstrably unsuitable, such alternatives as may be acceptable*

*to the local planning authority with the advice of the Lead Local Flood Authority.*

*A proposal shall not increase flood risk from any form. A site-specific flood risk assessment in line with the requirements of local and national policy advice shall accompany a proposal on a site with an identified risk of flooding or where otherwise justified by the local planning authority.*

- 7.69 It is clear from the proposed site plan that the proposal will increase the amount of hard landscaping on the site. Although the site is outside of the Neighbourhood Plan area, it is considered that this neighbourhood plan policy is relevant as approving the application would be tantamount to including the site within the built-up area. Taking the above into account on whether soakaways are suitable for the site, and in the absence of a sufficient water drainage strategy for the site, Officers consider the application does not contain enough information to assess the drainage implications of the proposal.
- 7.70 Insufficient information has been submitted with the application to demonstrate that the proposal incorporates sustainable drainage systems and would not result in flooding on the site or elsewhere. The proposal is therefore contrary to policies LP5, LP6 and LP15 of the Huntingdonshire's Local Plan to 2036 and GENP 13 of Grafham and Ellington Neighbourhood Plan 2020-2036.

## **Biodiversity**

- 7.71 Policy LP30 of Huntingdonshire's Local Plan to 2036 requires proposals to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated. Policy LP30 also requires development proposals to ensure no net loss in biodiversity and provide a net gain in biodiversity where possible.
- 7.72 Policy GENP 10 (Biodiversity and Natural Environment) states:
- All new development shall protect biodiversity and the natural environment and provide a biodiversity net gain and establish, enhance or extend ecological corridors and the connectivity between them.*
- 7.73 The application is accompanied by a Landscaping Schedule, a Preliminary Ecological Appraisal (PEA) by Arbtech, undated, but cites a field survey undertaken on 22<sup>nd</sup> August, a Great Crested Newt License and a map showing a pond within a 250 metre buffer of the site.
- 7.74 The PEA notes that there are three designated and non-designated County Wildlife sites within 2km of the site with an area of Coastal and Floodplain grazing marsh approximately 140m

north-east of the site. These sites have the capacity to provide important habitats for protected species.

- 7.75 Adjacent to and within the site are mature willow, ash and silver birch trees with a hawthorn understorey, amenity grassland, and bramble. Badger latrines (droppings) were observed outside of the site, although no setts were on site. Badger tracks were seen on site. The PEA notes that the site contains suitable habitat for amphibian foraging, commuting and refuge with three ponds located within 500m of the site and the site is identified as having suitable habitat for reptiles and hedgehogs, negligible suitability for bats. No suitable habitats for otters or water voles were found and no evidence of nesting birds was found, although birds could use the vegetation on site for nesting. The PEA includes recommended protection measures which can be secured by condition.
- 7.76 In terms of biodiversity enhancements, the PEA proposes native trees, hedgerow and shrub planting to include elm, the creation of a wildflower grassland, creation of a wildlife pond to include native plant species and no fish, creation of reptile refugia and hibernacula, planting of native scrub and grassland and creation of basking area such as rock piles. A minimum of four bat boxes are proposed, positioned 3-5m above ground level facing in a south / south westerly direction, with a minimum of four bird boxes 3m above ground level. Bat tubes are proposed to be inserted into the building fabric during construction away from artificial light 3-5m above ground level facing in a south westerly direction. The planting of fruit trees and species rich grassland to provide badger and hedgehog foraging and creation of brush piles or installation of hedgehog houses in shady areas and gaps under boundary fencing to allow movement of hedgehogs. A landscape schedule has been submitted listing all proposed shrubs and trees.
- 7.77 The Wildlife Trust has been consulted as part of the application, who object to the proposals on the grounds that the plans fail to show how the proposed biodiversity enhancement measures have been or could be incorporated into the scheme design. The proposal would also represent a net loss in biodiversity.
- 7.78 While the proposed documents include consideration of Cambridgeshire and Peterborough Environmental Records Centre (CPERC) data, and a licence has been submitted to Natural England for a Great Crested Newts Licencing scheme, the whole range of mitigation measures in the PEA (table 5) are not incorporated into the site design unless provided outside of the red line plan, including the proposed wildlife pond and wildflower grassland. The Wildlife Trust request that a plan should be included showing where each of the proposed biodiversity mitigation and enhancement features will be located.

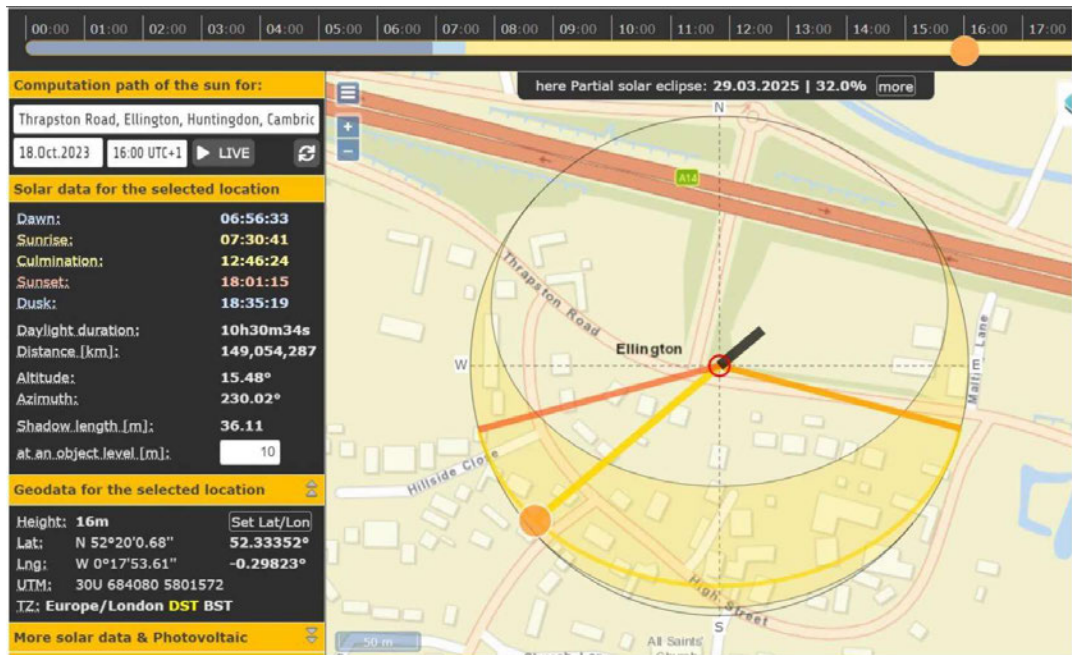
- 7.79 Furthermore, the Wildlife Trust raises concern that the proposed development would result in the loss of medium distinctiveness habitats including other neutral grassland and scrub. It is therefore not clear how the development would achieve a net gain in biodiversity in line with planning policies. The above measures for species, even if secured by way of a planning condition, would not be sufficient by themselves.
- 7.80 Insufficient information has been submitted with the application to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated, that the new development protects biodiversity and the natural environment or provides no loss of biodiversity or biodiversity net gain. The proposal is therefore contrary to policies LP30 of the Huntingdonshire's Local Plan to 2036, GENP 10 of Grafham and Ellington Neighbourhood Plan 2020-2036, The Wildlife and Countryside Act (1981), the Habitats and Protected Species Regulations (2017) and the National Planning Policy Framework (2021).

## **Trees**

- 7.81 An Arboricultural Report has been submitted with the application, proposing that some trees and hedging is removed from the front of the site, with fruit trees proposed to rear gardens of the dwellings.
- 7.82 The Council's Trees Officer has reviewed the submitted information and objects to the proposals.
- 7.83 The Trees Officer notes that the site is located between the A14 and Thrapston Road, on the northern edge of the village and comprises a large area of grassland with boundary trees and hedgerows of varying quality. The southern boundary is sparse, predominantly grass and scrub, with little in the way of mature trees; the exception being the south western corner which features the start of a larger group of trees wrapping around the boundary to the west.
- 7.84 The proposal requires the removal of two individual trees and three groups of trees. All of which are lower quality items.
- 7.85 The footprint of the development and associated driveways sit outside of the Root Protection Area of trees to be retained and there is ample space to bring services into the site without damaging trees.
- 7.86 Of concern is the potential for shading to Plot 1 from G3 and the risk of future growth requiring tree work to ensure appropriate clearances over the parking bays and from the house. Within the supplied Arboricultural Impact Assessment no consideration to these matters has been provided. Given the proposal for Plot 1,

as laid out in Plot 1 – Plans & Elevations drawing, is the kitchen, dining area and family room to be on the western side of the property, there is a risk of shading affecting the appropriate enjoyment of the property resulting in pressure to significantly prune or remove the adjacent trees. Attached below is a screenshot of a sun-calculator as an example of shading extent in the late afternoon in autumn. Given the indicative shading, a full shading analysis should be undertaken, and justification given, why future tree growth and shading will not be an issue with regards to Plot 1.

7.87



7.88 The application is not in alignment with HDC Local Plan to 2036 Policy LP31, the relevant part of which states:

*A proposal will be required to demonstrate that the potential for adverse impacts on trees, woodland, hedges and hedgerows has been investigated...*

*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...*

*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.*

- 7.89 Therefore, on balance, it is considered that the applicant has failed to provide relevant investigation into future tree growth and shading and has failed to address the future threat to the trees from these issues, namely pruning and eventual removing of trees. Subsequently, it is considered that the proposals have not demonstrated that the potential for adverse impacts on trees, woodland, hedges and hedgerows has been investigated, and a failure to seek to conserve and enhance any existing tree, woodland, hedge or hedgerow of value that would be affected by the proposed development and therefore does not accord with Policy LP 34 of the adopted Huntingdonshire Local Plan

### **Conclusion and Planning Balance**

- 7.90 As the site is located within the countryside and as the proposal is for market housing not meeting any criteria of policies for appropriate development in the countryside (namely: LP10 'The Countryside', LP 19 'Rural Economy', LP 22 'Local Services and Community Facilities', LP 23 'Tourism and Recreation', LP 28 'Rural Exceptions Housing', LP 33 'Rural Buildings' and LP 38 'Water Related Development'), the application fails to demonstrate that there is a need for dwellings in its countryside location which is contrary to the relevant policies of the Huntingdonshire Local Plan to 2036 and Grafham and Ellington Neighbourhood Plan 2020-2036.
- 7.91 The proposal is also inadequate in terms of the submitted information on design, impact to the Ellington Conservation Area, amenity, drainage / flood risk, impact to ecology / biodiversity and tree impacts.
- 7.92 Having regard to all relevant material considerations, it is concluded that the proposal would not accord with local and national planning policy. Therefore, it is recommended that planning permission be refused.

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

1. The application fails to demonstrate that the principle of development is acceptable. As the proposal is for market housing in the countryside outside of the settlement boundary of Ellington with no evidence that the proposal meets the specific and limited opportunities for development within its countryside location, it is considered that the proposal constitutes encroachment into the countryside and is therefore contrary to both the Huntingdonshire Local Plan Policy LP9 and Policy GENP1 of Grafham and Ellington Neighbourhood Plan 2020-2036.



2. The proposals by virtue of their location, siting, scale, massing and appearance would be contrary to Local Plan Policy LP11, LP12 (parts a, b and c) and the placemaking principles set out in Chapter 3 of the HDC Design Guide SPD.
3. The proposal would have a detrimental impact to the perception and transitional nature of the site from the conservation area and rural setting with no public benefits to outweigh the harm the proposal would have on land outside the identified built-up area. The proposals do not have regard to the preservation and enhancement of the Ellington Conservation Area and are therefore in accordance with ss72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and also with policy LP 34 of the adopted Huntingdonshire Local Plan and so is in direct conflict with Policy GENP 2 of Grafham and Ellington Neighbourhood Plan and should be refused on heritage harm to both the Ellington Conservation Area and the rural landscape which comprises its setting.
4. The loss of open space and sense of enclosure is considered to contribute to an oppressive or overbearing experience and would not provide a high standard of amenity for users and occupiers of neighbouring land and so is contrary to Policy LP14 of the Local Plan and Paragraph 130(f) of the NPPF 2021.
5. Insufficient information has been submitted with the application to demonstrate that the proposal incorporates sustainable drainage systems and would not result in flooding on the site or elsewhere. The proposal is therefore contrary to policies LP5, LP6 and LP15 of the Huntingdonshire's Local Plan to 2036 and GENP 13 of Grafham and Ellington Neighbourhood Plan 2020-2036.
6. Insufficient information has been submitted with the application to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated, that the new development protects biodiversity and the natural environment or provides no loss of biodiversity or biodiversity net gain. The proposal is therefore contrary to policies LP30 of the Huntingdonshire's Local Plan to 2036, GENP 10 of Grafham and Ellington Neighbourhood Plan 2020-2036, The Wildlife and Countryside Act (1981), the Habitats and Protected Species Regulations (2017) and the National Planning Policy Framework (2021).
7. The applicant has failed to provide relevant investigation into future tree growth and shading and has failed to address the future threat to the trees from these issues, namely pruning and eventual removing of trees. Subsequently, it is considered that the proposals have not demonstrated that the potential for adverse impacts on trees, woodland, hedges and hedgerows has been investigated, and a fails to seek to conserve and enhance existing trees, woodland, hedge or hedgerow of value that would be affected by the proposed development. The proposal therefore

does not accord with Policy LP 34 of the Huntingdonshire's Local Plan to 2036,

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

**CONTACT OFFICER:**

Enquiries about this report to **Marie Roseaman Senior Development Management Officer** – [marie.roseaman@huntingdonshire.gov.uk](mailto:marie.roseaman@huntingdonshire.gov.uk)

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**From:** Clerk <clerk@ellingtonparishcouncil.gov.uk>  
**Sent:** 14 March 2023 10:55  
**To:** Marie Roseaman  
**Subject:** RE: Planning Application 23/00228/FUL - PARISH COUNCIL RESPONSE

**Importance:** High

Good Morning Marie,

Ellington Parish Council met last night to consider this application.

Members recommended "Approval" with the following comment:

The Parish Council are aware this application is outside of the Neighbourhood Plan boundary for development. However, the Parish Council recommended "Approval" as follows:

- The application is for a small scale development on what effectively is unused derelict waste ground.
- The development would be a continuation of existing development creating a uniformed street scene.

Proposed Cllr Norton seconded Cllr Porter

Kind regards

Lisa Hazel

Clerk, Ellington Parish Council

# Development Management Committee

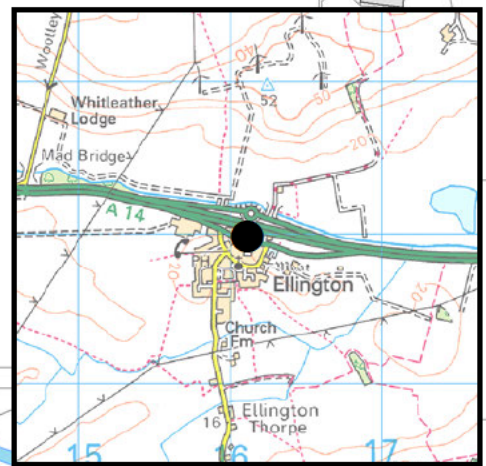
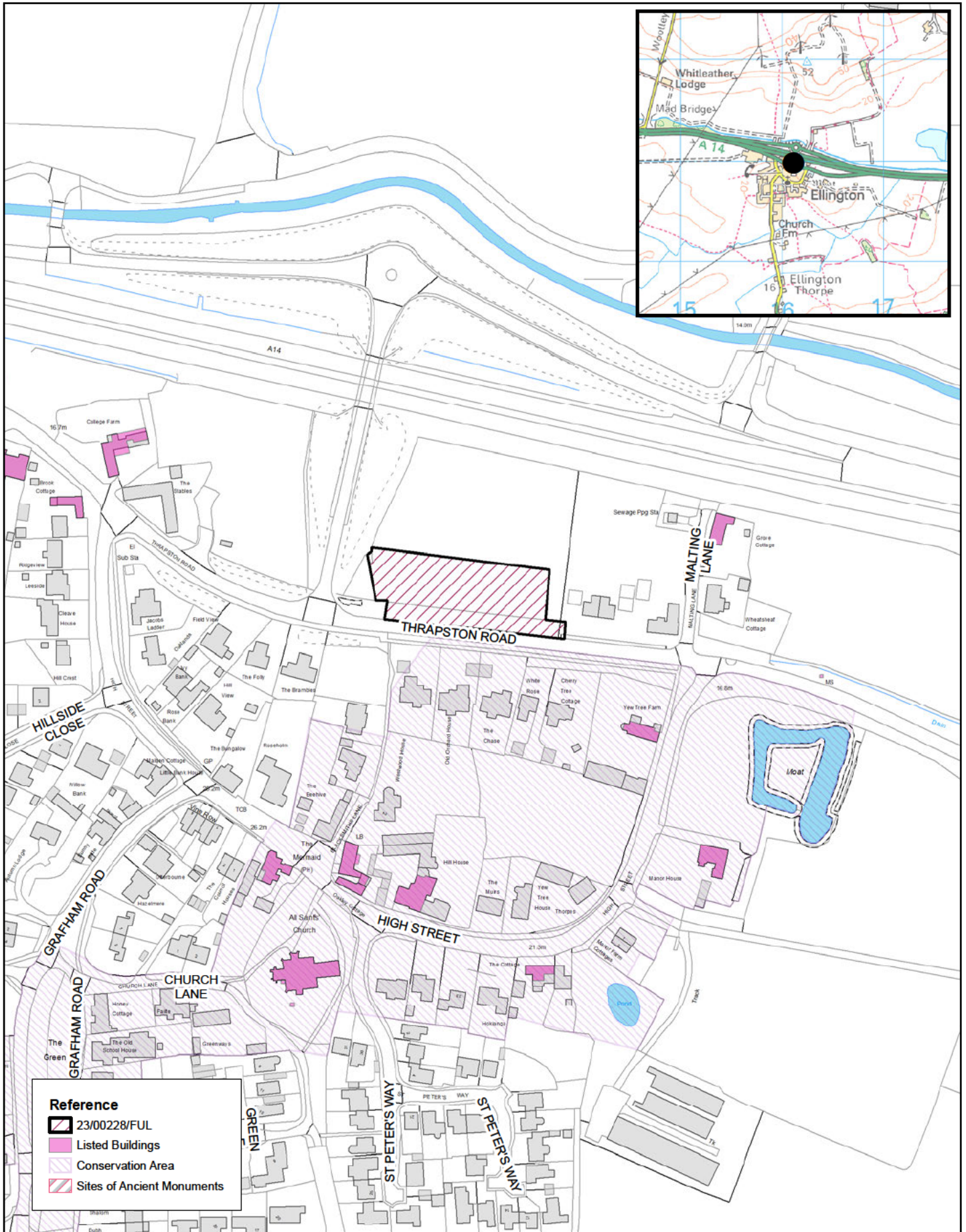


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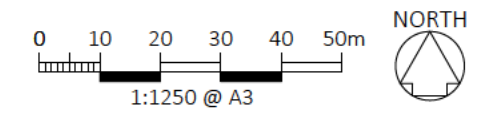
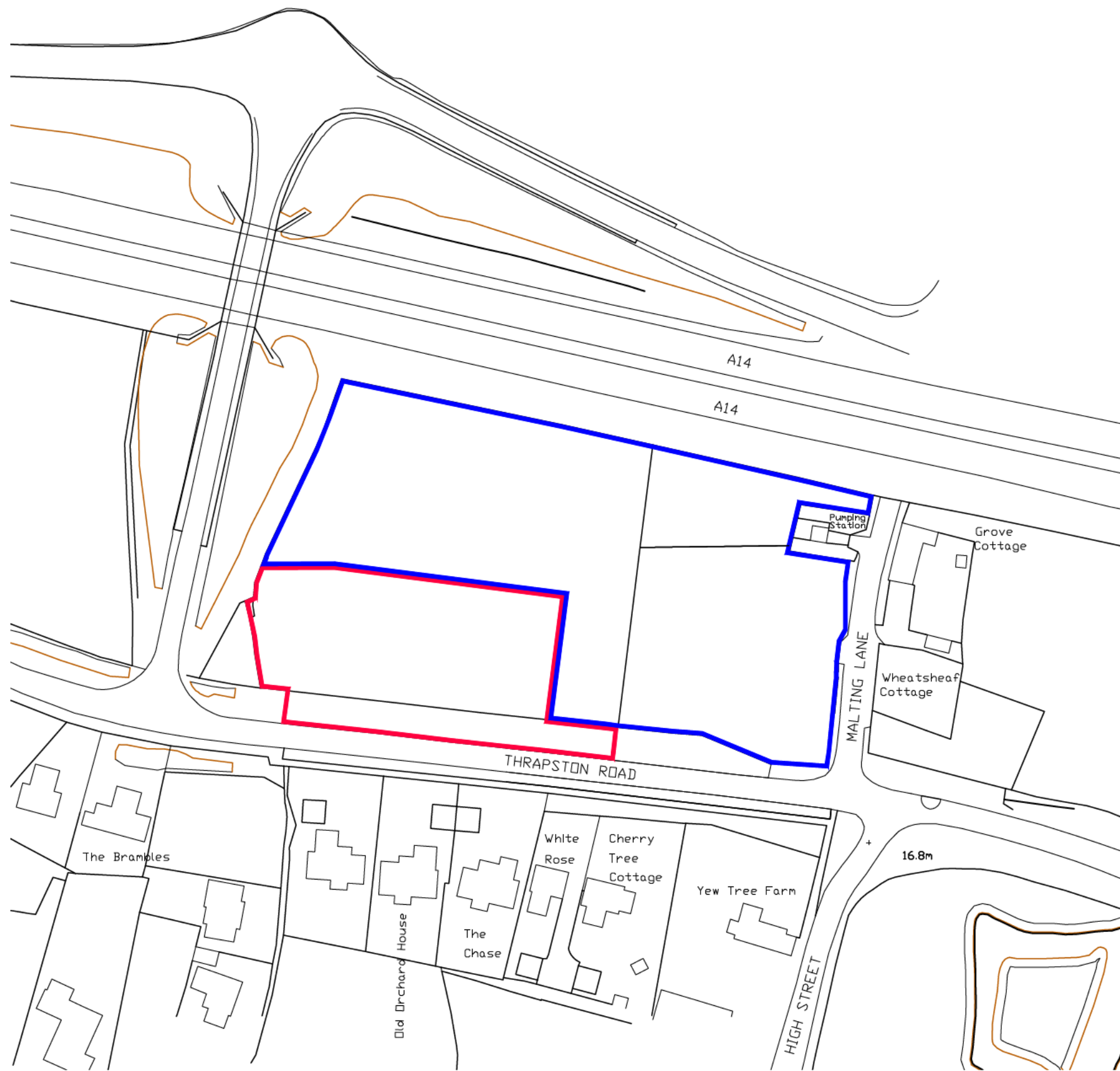
Application Ref:23/00228/FUL

Date Created: 07/08/2023

Location:Ellington



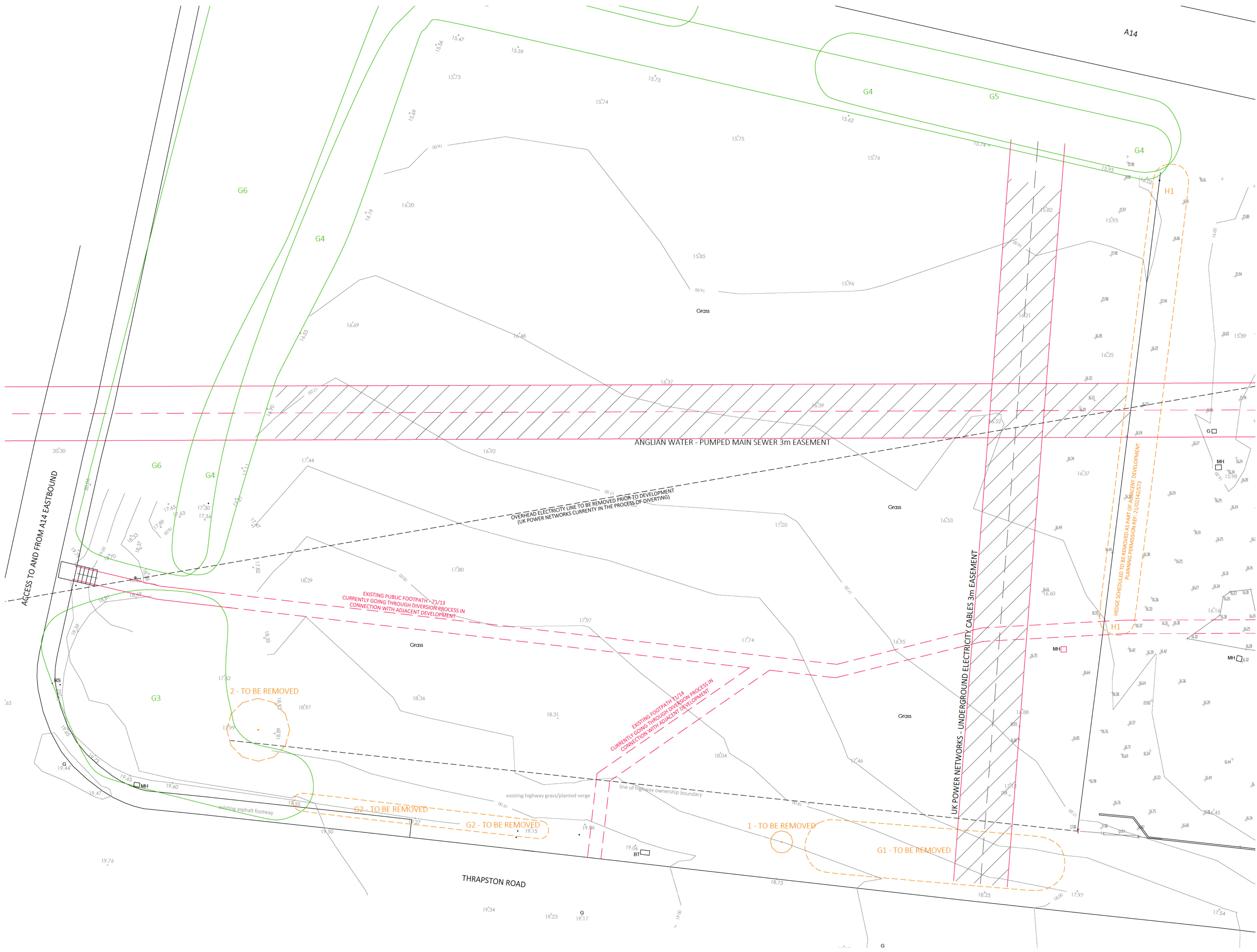
Reference	
	23/00228/FUL
	Listed Buildings
	Conservation Area
	Sites of Ancient Monuments



AMENDED RED LINE  
 DWELLINGS off THRAPSTON ROAD, ELLINGTON  
 For ROSE HOMES (EA) LTD  
 SITE: LOCATION PLAN  
 Scale: 1:1250 @ A3 Date: 13/07/2022  
 Drawn: DC Dwg No: 21050/L(90.1)01A

DC 17/11/2022  
**PDG ARCHITECTS LTD**  
 1 Eaglethorpe Barns,  
 Eaglethorpe, Warmington,  
 Peterborough, PE8 6TJ  
 T: 01733 371000  
 E: design@pdgarchitects.co.uk  
 W: www.pdgarchitects.co.uk





A14

ANGLIAN WATER - PUMPED MAIN SEWER 3m EASEMENT

UK POWER NETWORKS - UNDERGROUND ELECTRICITY CABLES 3m EASEMENT

ACCESS TO AND FROM A14 EASTBOUND

OVERHEAD ELECTRICITY LINE TO BE REMOVED PRIOR TO DEVELOPMENT  
(UK POWER NETWORKS CURRENTLY IN THE PROCESS OF DIVERTING)

EXISTING PUBLIC FOOTPATH - 21/13  
CURRENTLY GOING THROUGH DIVERSION PROCESS IN  
CONNECTION WITH ADJACENT DEVELOPMENT

EXISTING FOOTPATH TUM4  
CURRENTLY GOING THROUGH DIVERSION PROCESS IN  
CONNECTION WITH ADJACENT DEVELOPMENT

HEDGE SCHEDULED TO BE REMOVED AS PART OF ABACRY DEVELOPMENT  
PLANNING PERMISSION REF: 21/02142/573

G2 - TO BE REMOVED

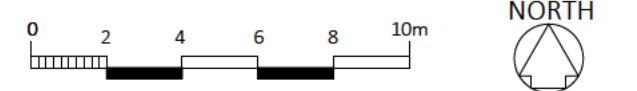
G2 - TO BE REMOVED


G2 - TO BE REMOVED

G1 - TO BE REMOVED

G1 - TO BE REMOVED

THRAPSTON ROAD



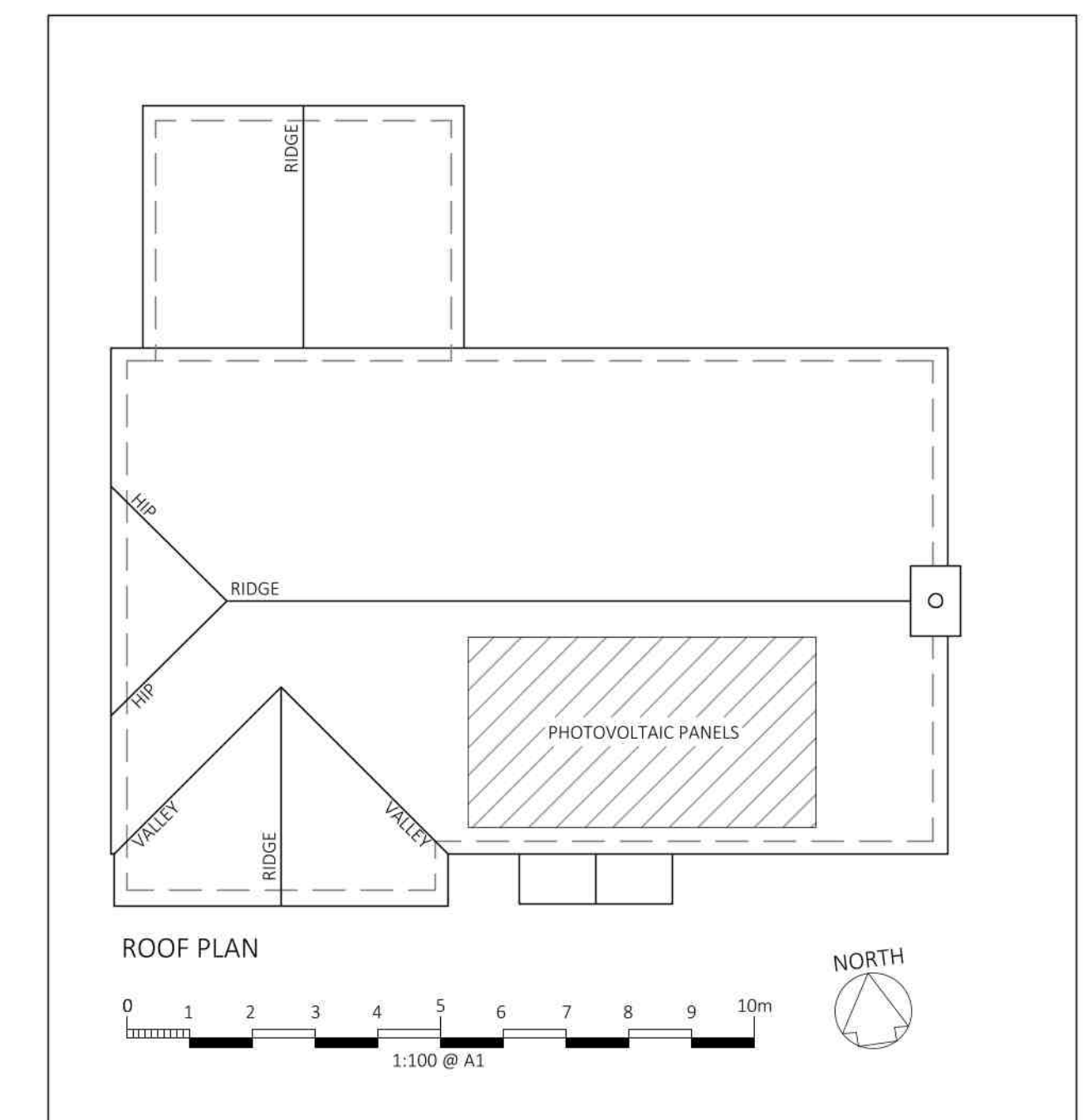
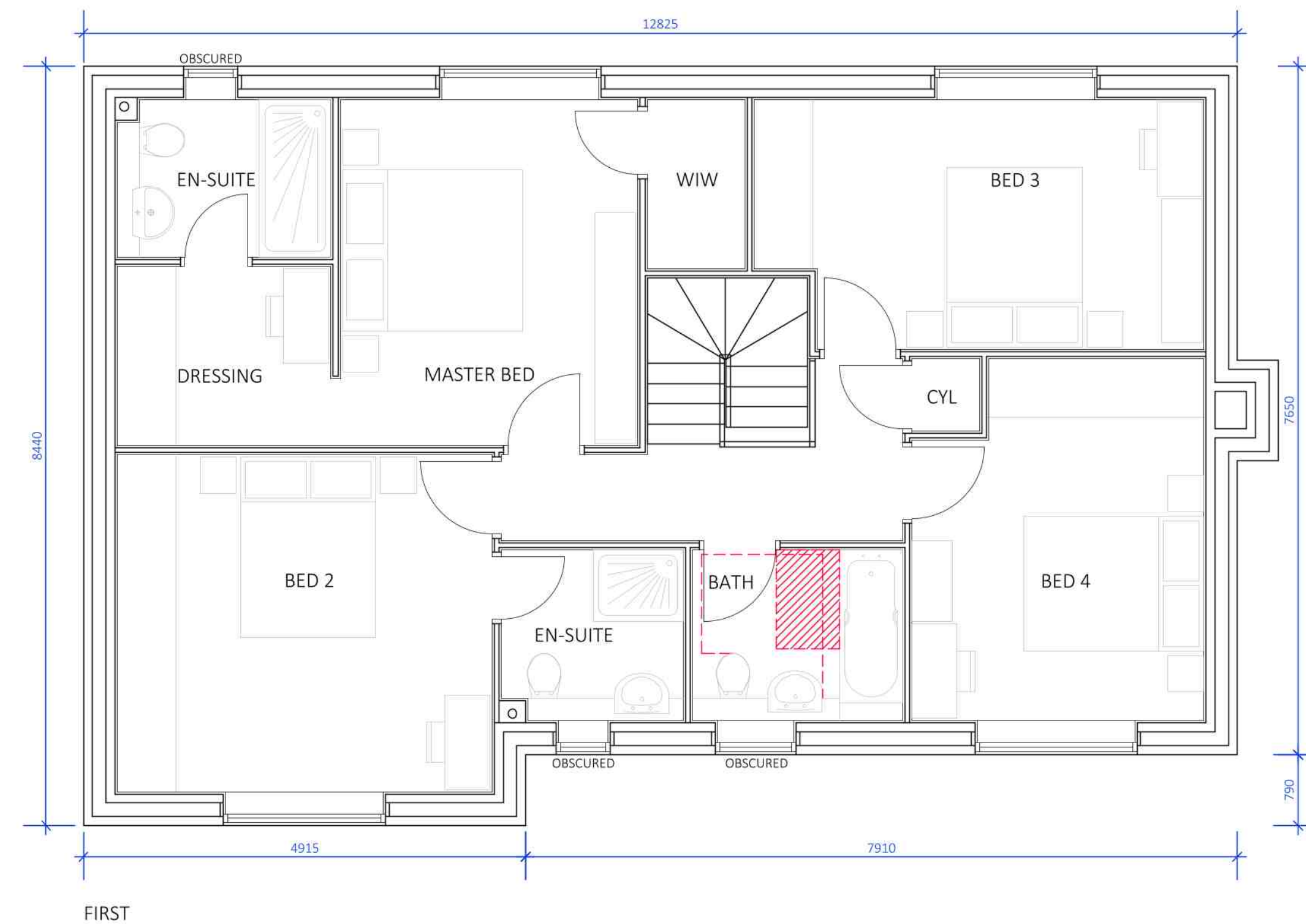
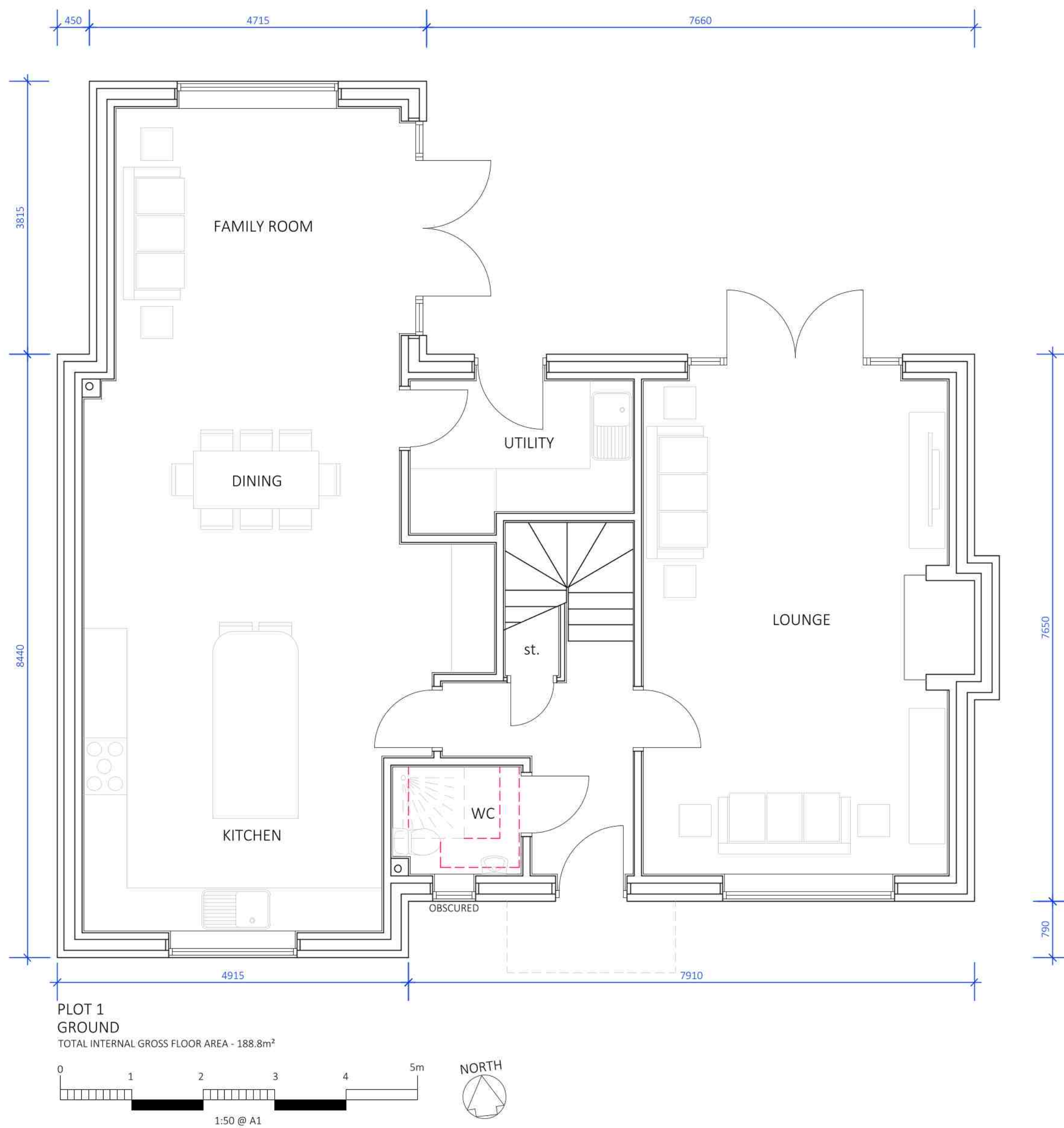
REVISION A  

 ADDED ANNOTATION TO H1, ADDED OVERHEAD ELECTRIC LINE  
 DWELLINGS off THRAPSTON ROAD, ELLINGTON  
 For ROSE HOMES (EA) LTD  
 SITE: EXISTING LAYOUT (BLOCK PLAN)  
 Scale: 1:200 @ A1 Date: 05/09/2022  
 Drawn: DC Dwg No: 21050/L(90.1)02A

DC 02/12/2022  
 PDG ARCHITECTS LTD  
 1 Eaglethorpe Barns  
 Eaglethorpe, Warrington,  
 Peterborough, PE8 6TJ  
 T: 01733 371000  
 E: design@pdgarchitects.co.uk  
 W: www.pdgarchitects.co.uk





NOTES:  
- SEE SEPERATE SCHEDULE OF MATERIALS.



REVISION E ALTERED TO VERTICAL CLADDING AT FIRST FLOOR LEVEL  
 REVISION D ALTERED ELEVATIONS, ADDED CHIMNEY  
 REVISION C ALTERED UTILITY LAYOUT  
 REVISION B ADDED STONE QUINS & CILLS TO FRONT ELEVATION, ADDED DIMS, ADDED ANNOTATION & ROOF PLAN  
 REVISION A REMOVED SOLDIER COURSE TO OPENINGS

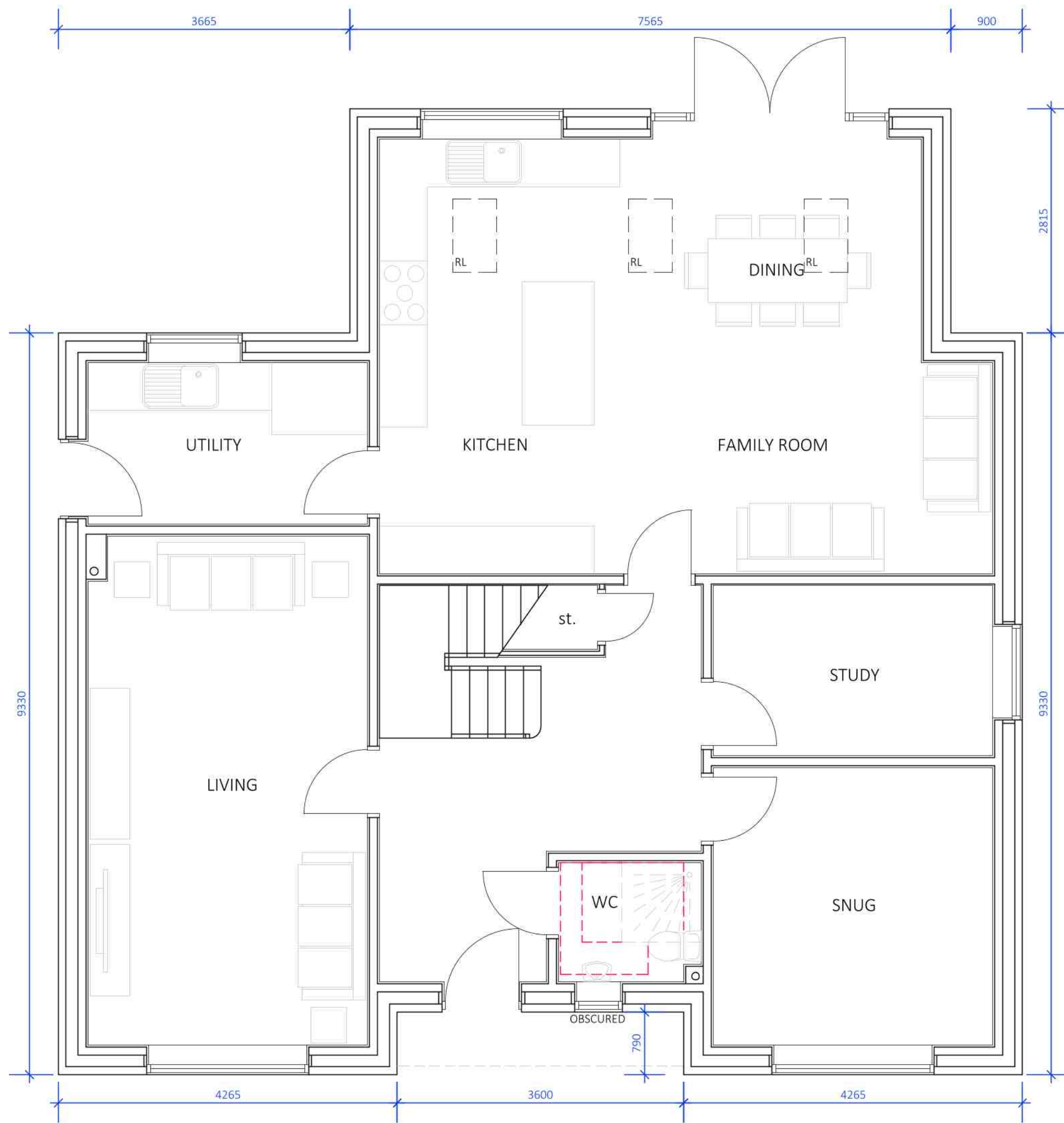
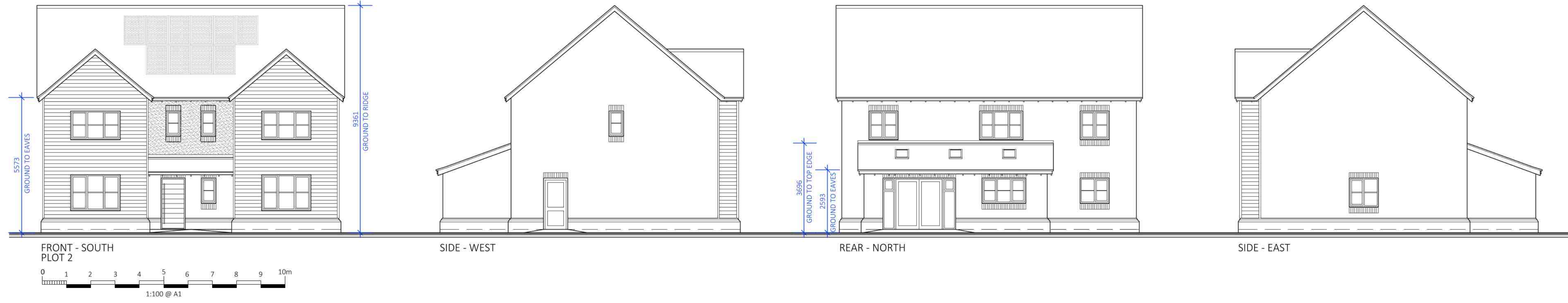
DC 23/05/2023  
 DC 19/05/2023  
 DC 01/12/2022  
 DC 24/10/2022  
 DC 24/08/2022

**PDG ARCHITECTS LTD**  
 1 Eaglethorpe Barns  
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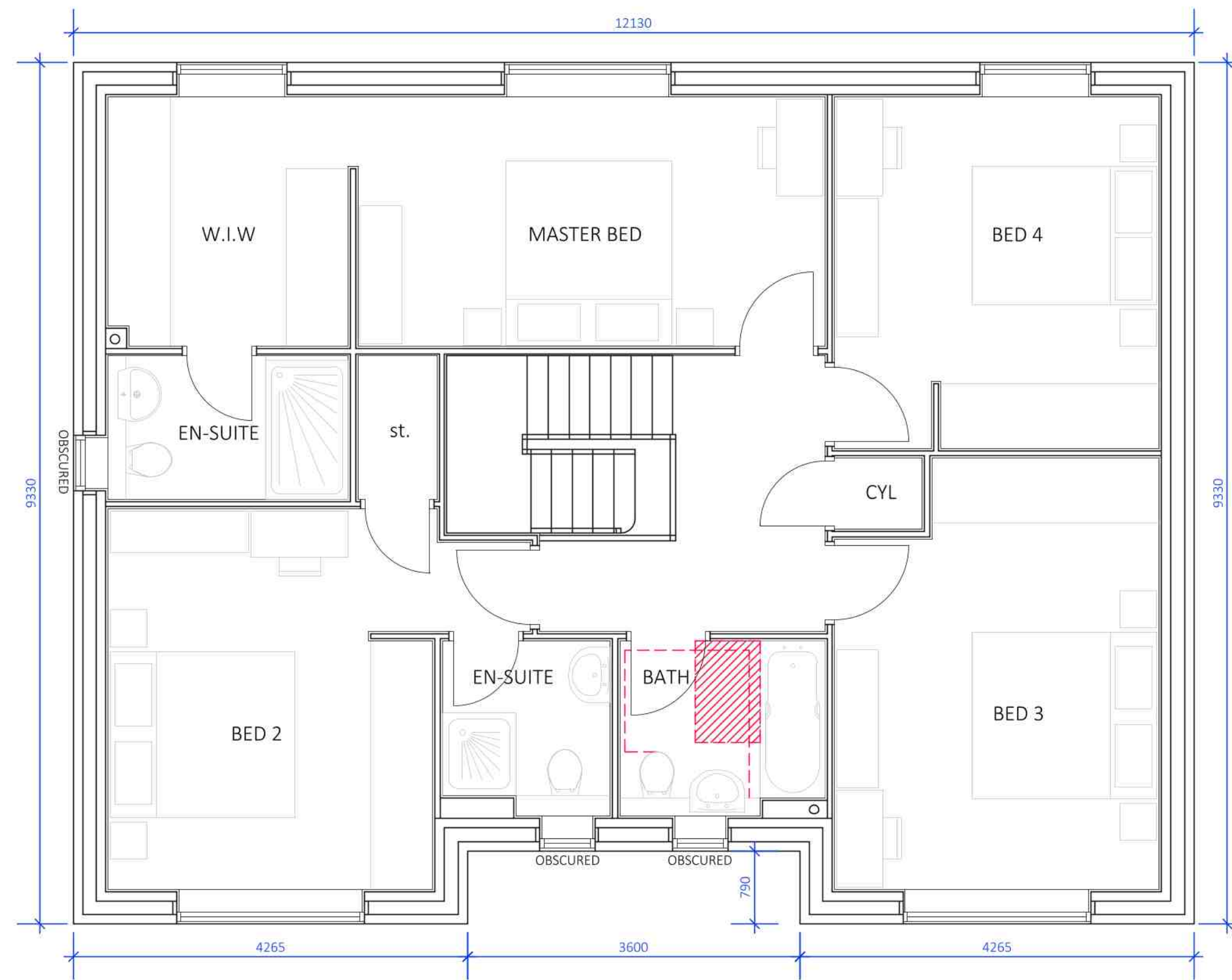
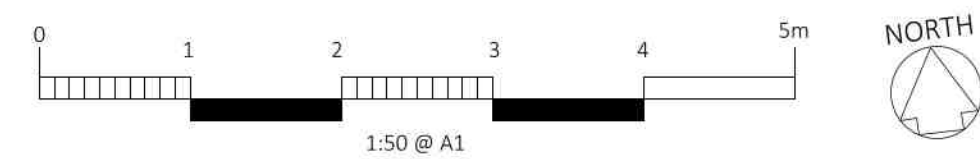
DWELLINGS off THRAPSTON ROAD, ELLINGTON  
 For ROSE HOMES (EA) LTD  
 PROPOSED: PLOT 1 - PLANS & ELEVATIONS  
 Scale: 1:50/1:100 @ A1 Date: 01/08/2022  
 Drawn: DC Dwg No: 21050/PL02E



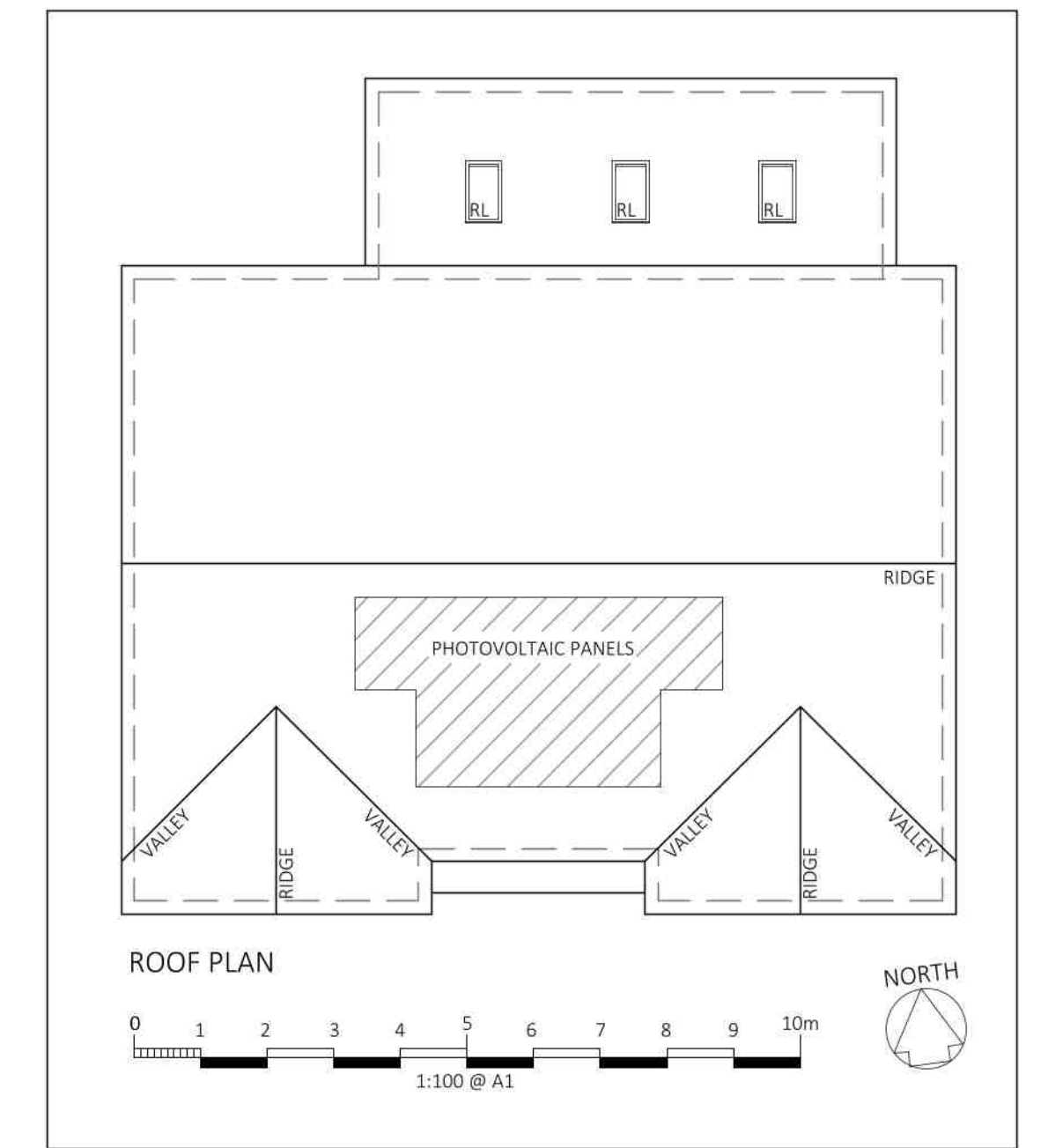
NOTES:  
- SEE SEPERATE SCHEDULE OF MATERIALS.



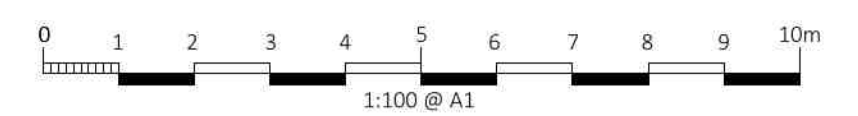
PLOT 2  
GROUND  
TOTAL INTERNAL GROSS FLOOR AREA - 207.6m<sup>2</sup>



FIRST

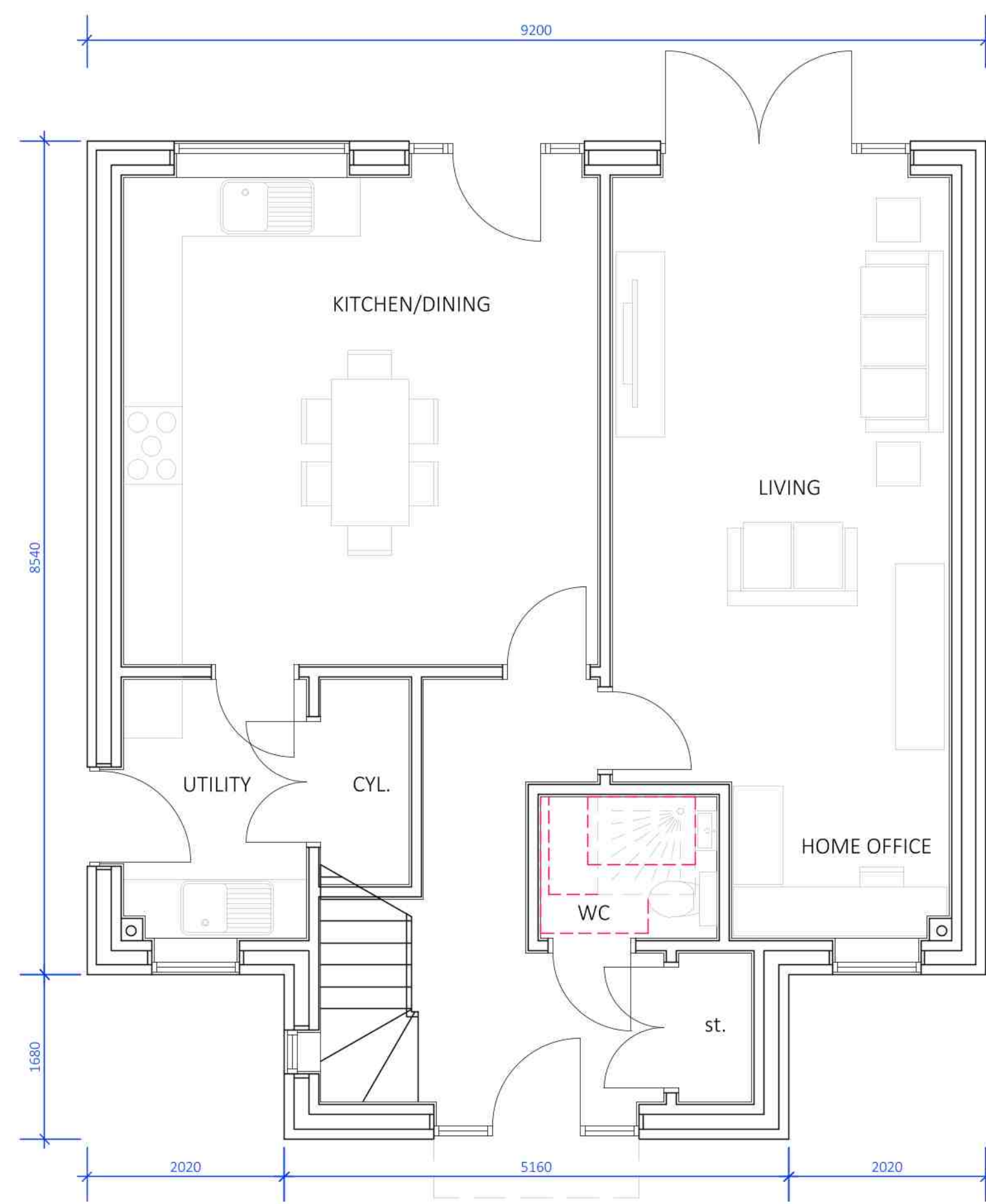


ROOF PLAN





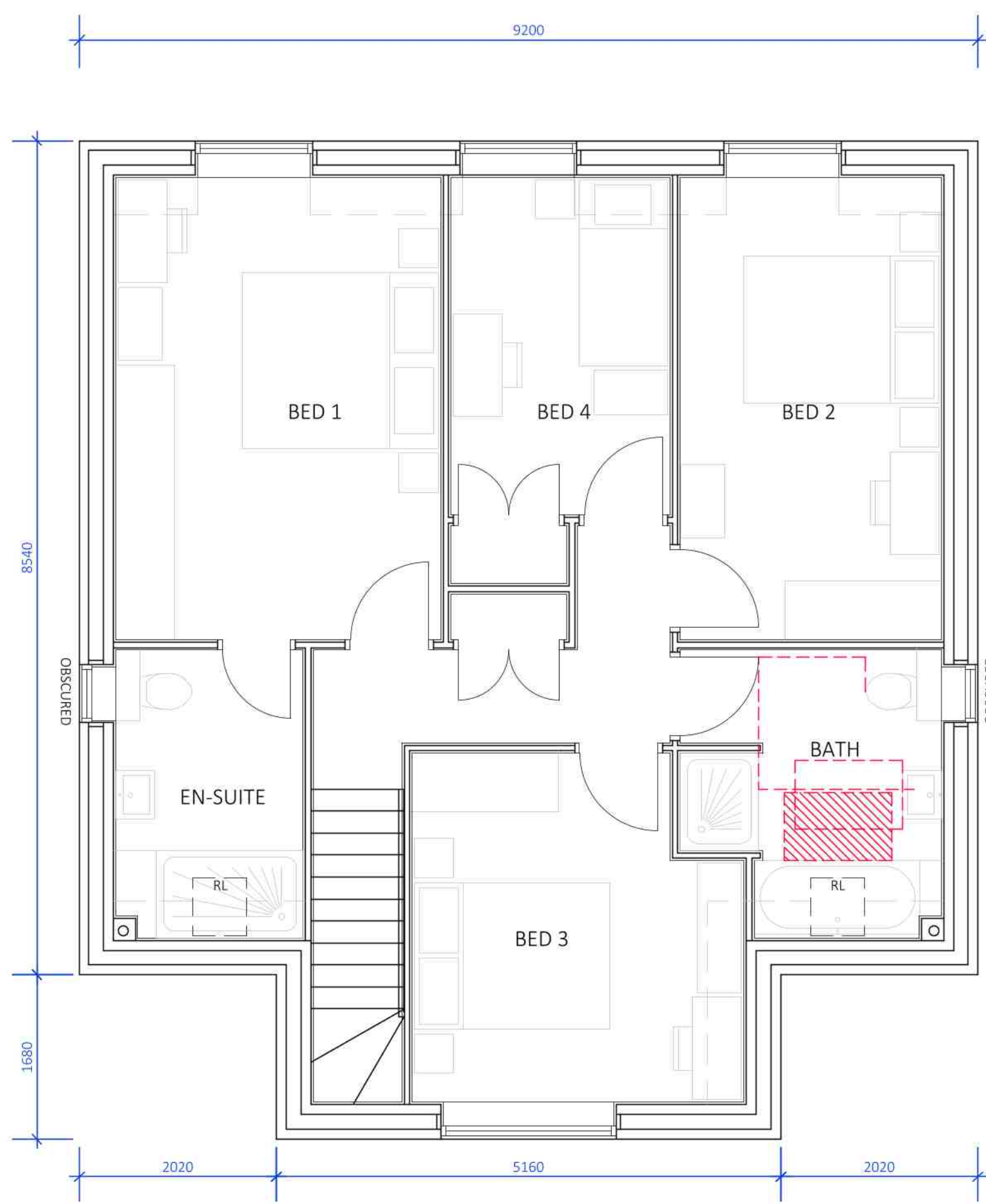
NOTES:  
- SEE SEPERATE SCHEDULE OF MATERIALS.



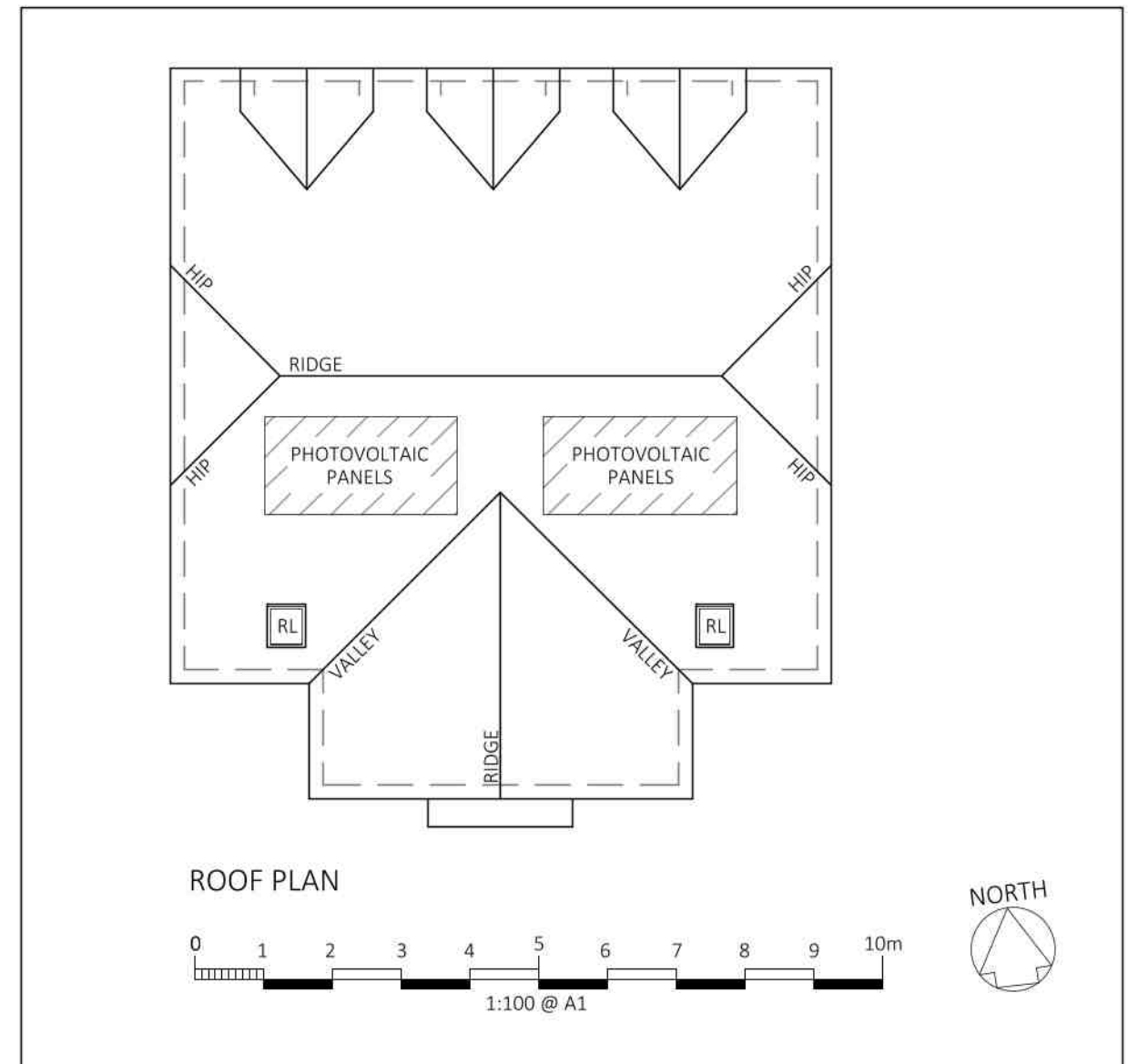
**PLOT 3 GROUND**  
TOTAL INTERNAL GROSS FLOOR AREA - 146.4m<sup>2</sup>

0 1 2 3 4 5m  
1:50 @ A1

NORTH



FIRST  
--- DENOTES LINE OF 2.0m HEADROOM

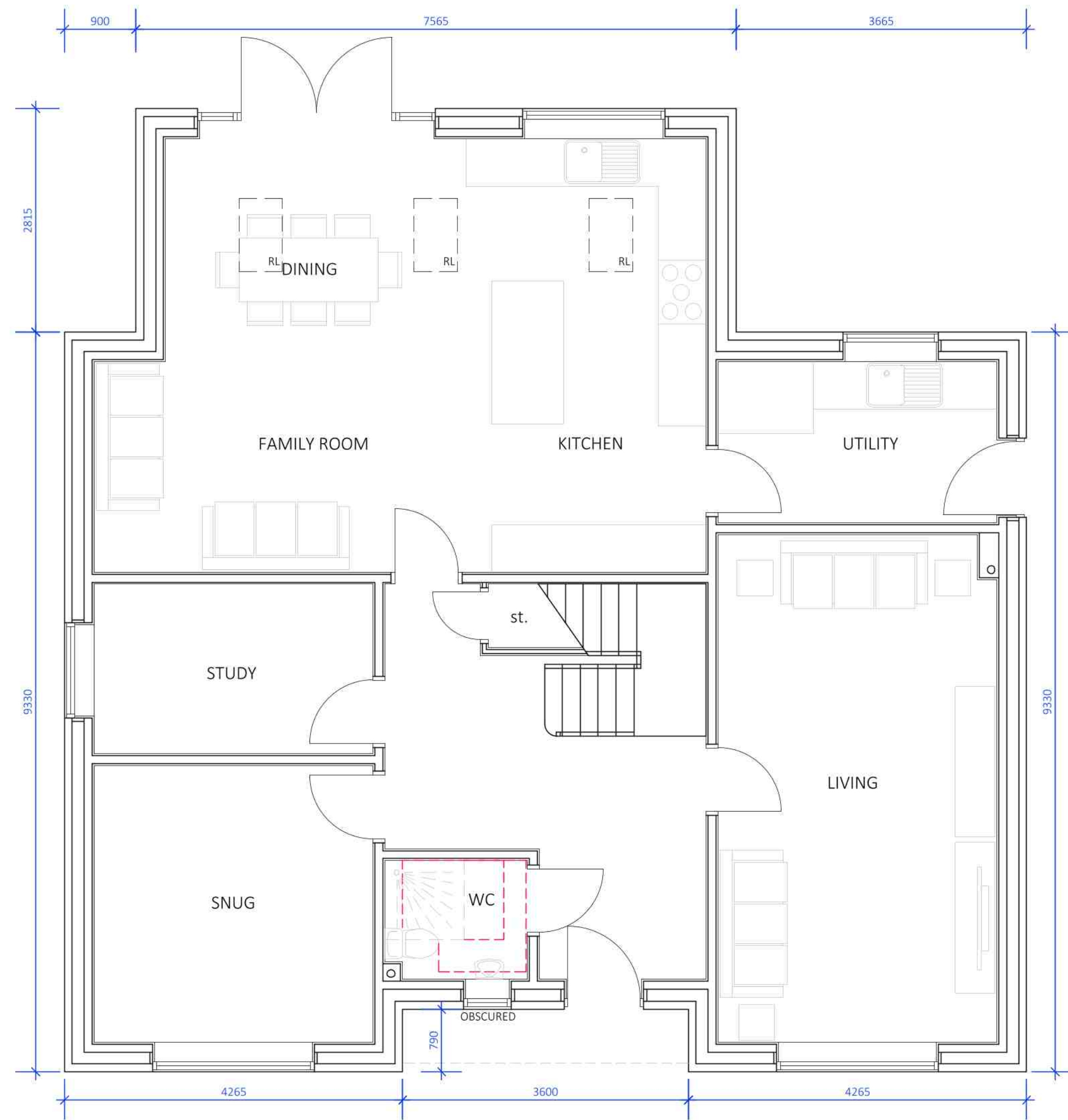
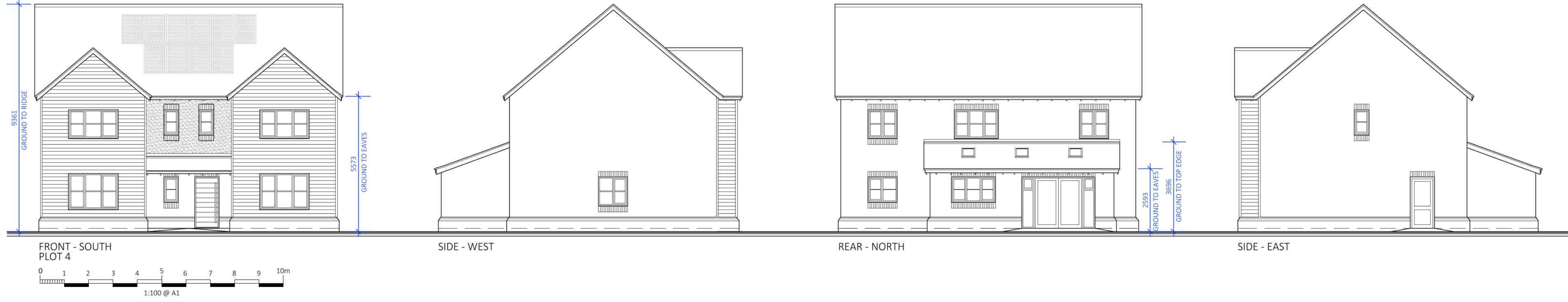


DWELLINGS off THRAPSTON ROAD, ELLINGTON  
For ROSE HOMES (EA) LTD  
PROPOSED: PLOT 3 - PLANS & ELEVATIONS  
Scale: 1:50/1:100 @ A1 Date: 30/05/2023  
Drawn: DC Dwg No: 21050/PL07

**PDG ARCHITECTS LTD**  
1 Eaglethorpe Barns  
Eaglethorpe, Warrington,  
Peterborough, PE8 6TJ  
T: 01733 371000  
E: design@pdgarchitects.co.uk  
W: www.pdgarchitects.co.uk



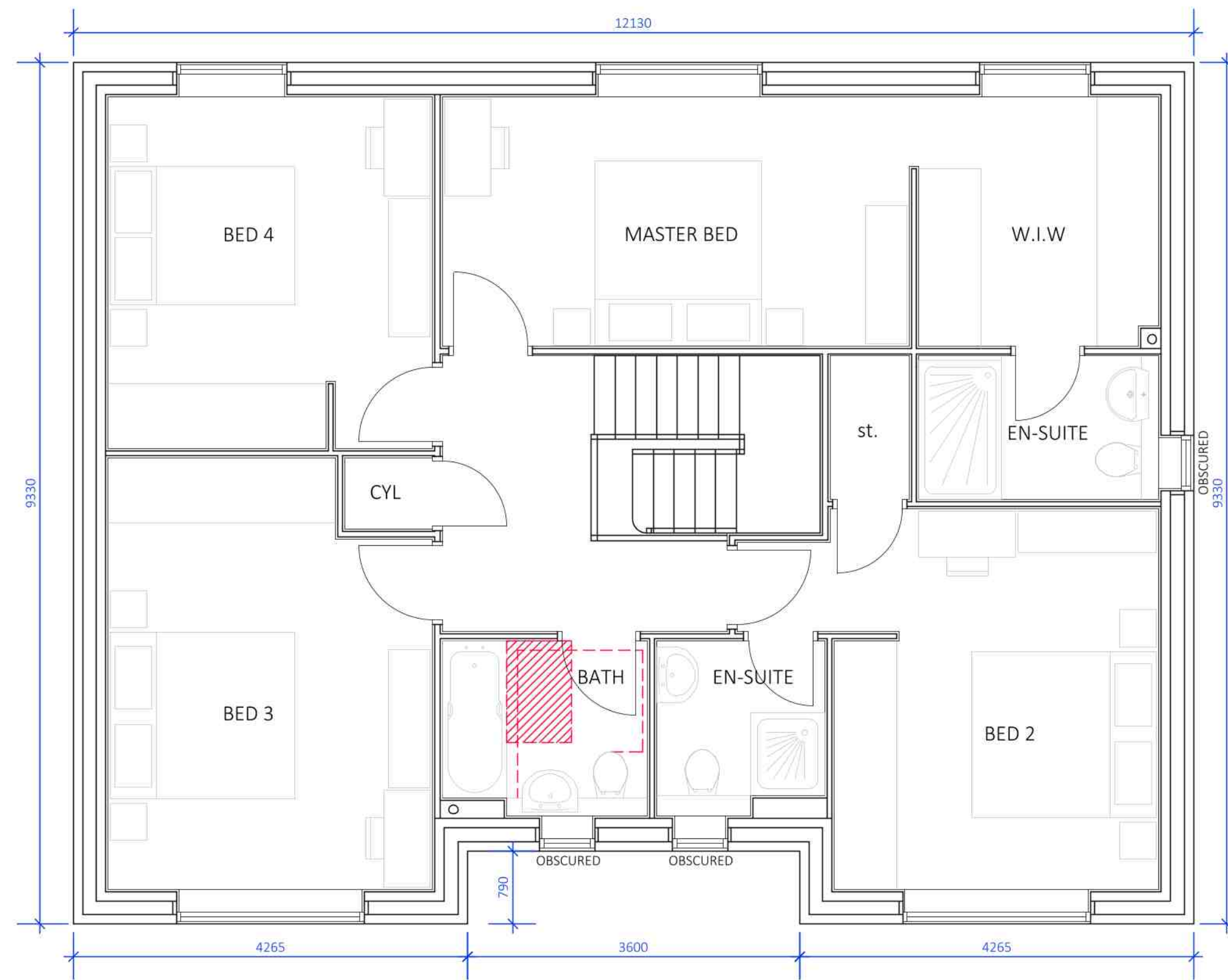
NOTES:  
- SEE SEPERATE SCHEDULE OF MATERIALS.



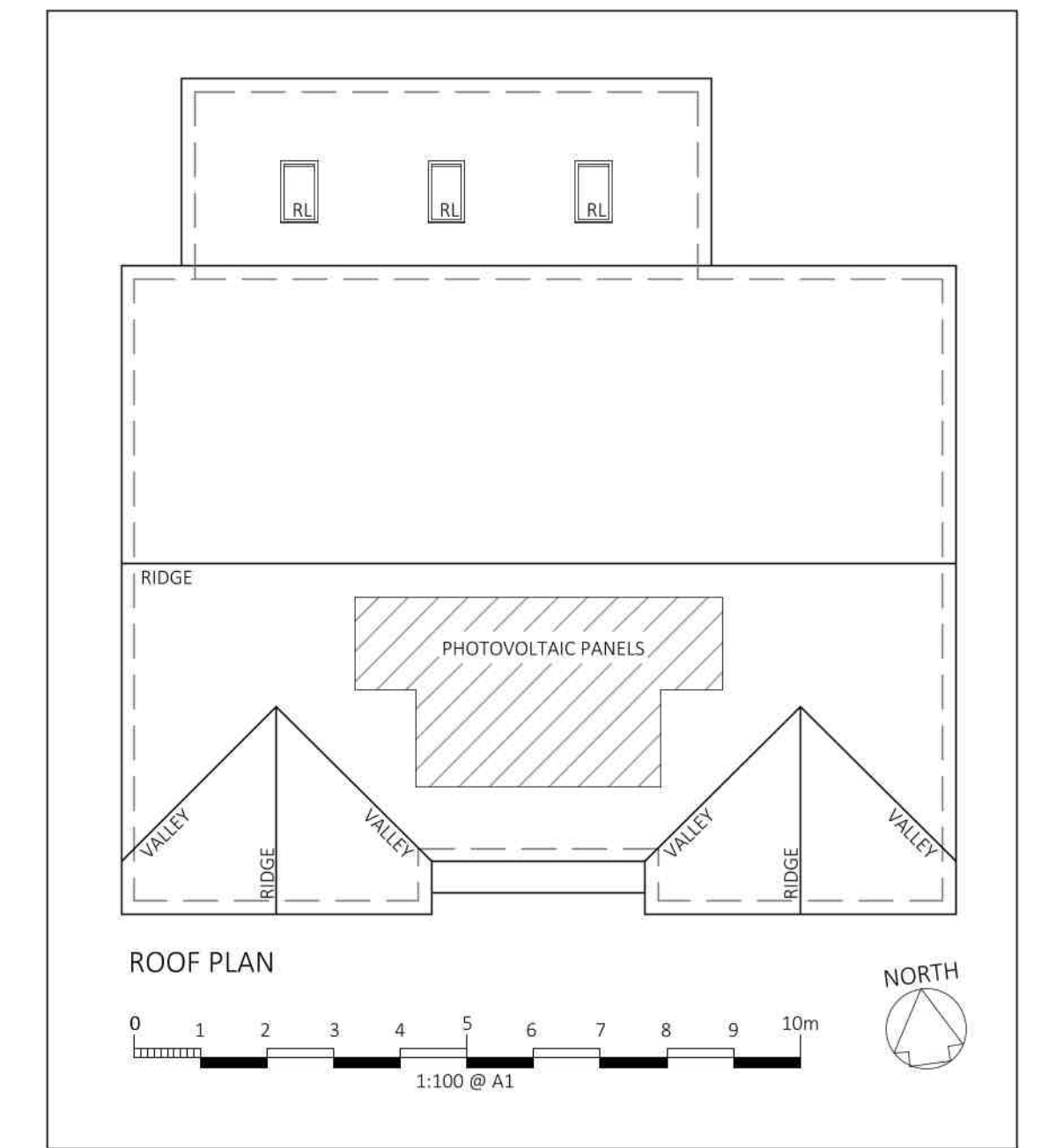
PLOT 4  
GROUND  
TOTAL INTERNAL GROSS FLOOR AREA - 207.6m<sup>2</sup>

0 1 2 3 4 5m  
1:50 @ A1

NORTH



FIRST

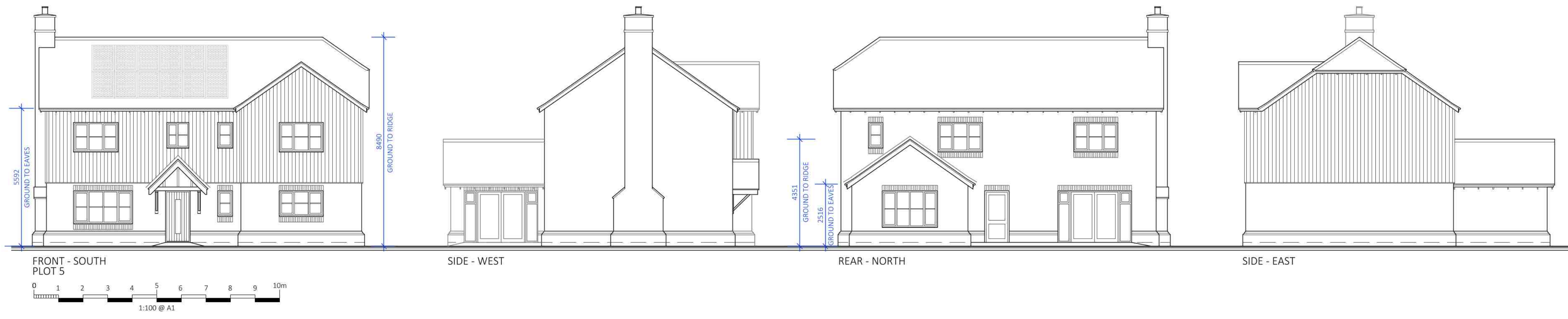


REVISION D	ALTERED CLADDING	23/05/2023	DC
REVISION E	ALTERED ELEVATIONS	15/05/2023	DC
REVISION B	ALTERED UTILITY LAYOUT	01/12/2022	DC
REVISION A	ADDED DIMS, ANNOTATION & ROOF PLAN	02/09/2022	DC

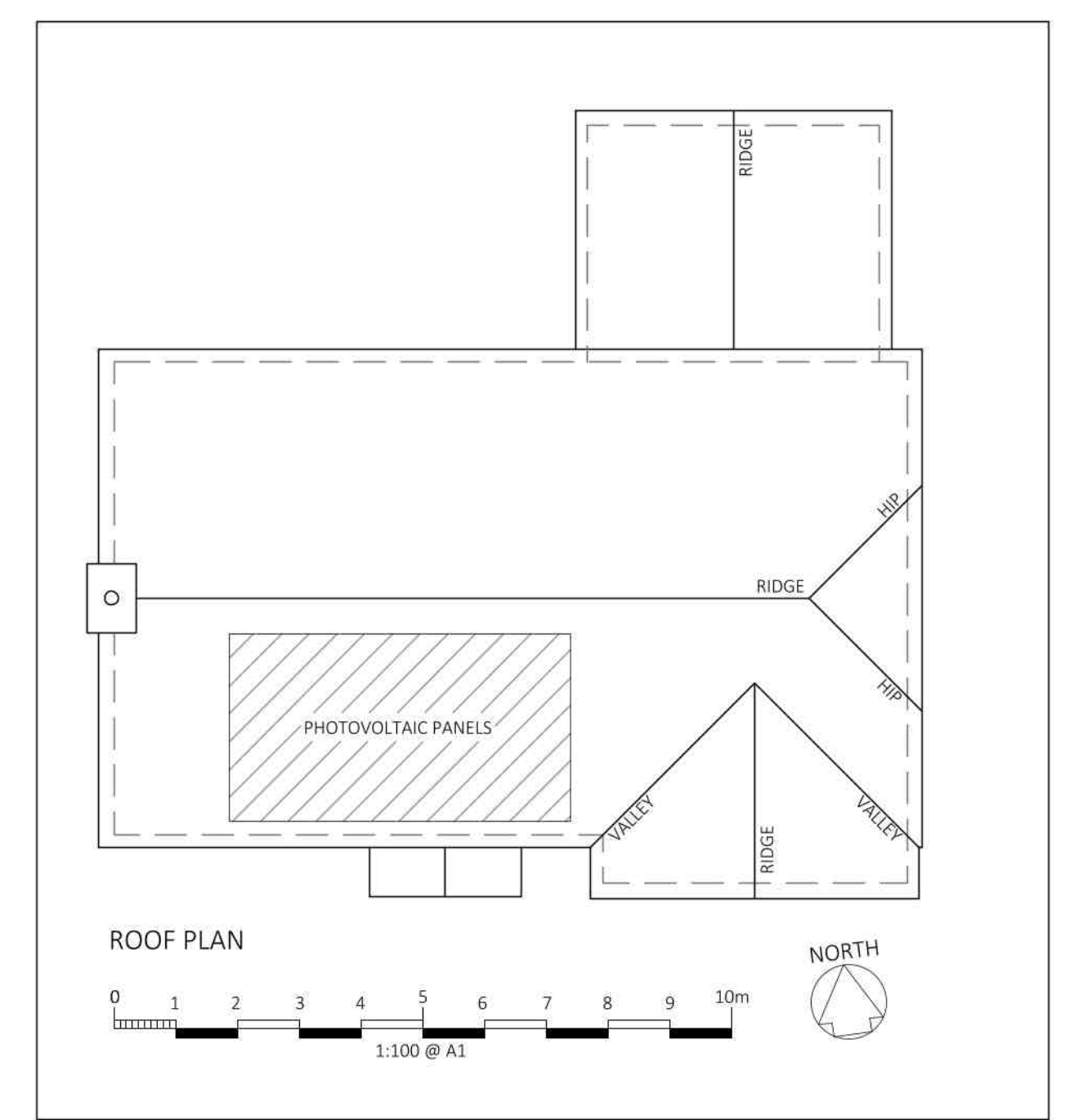
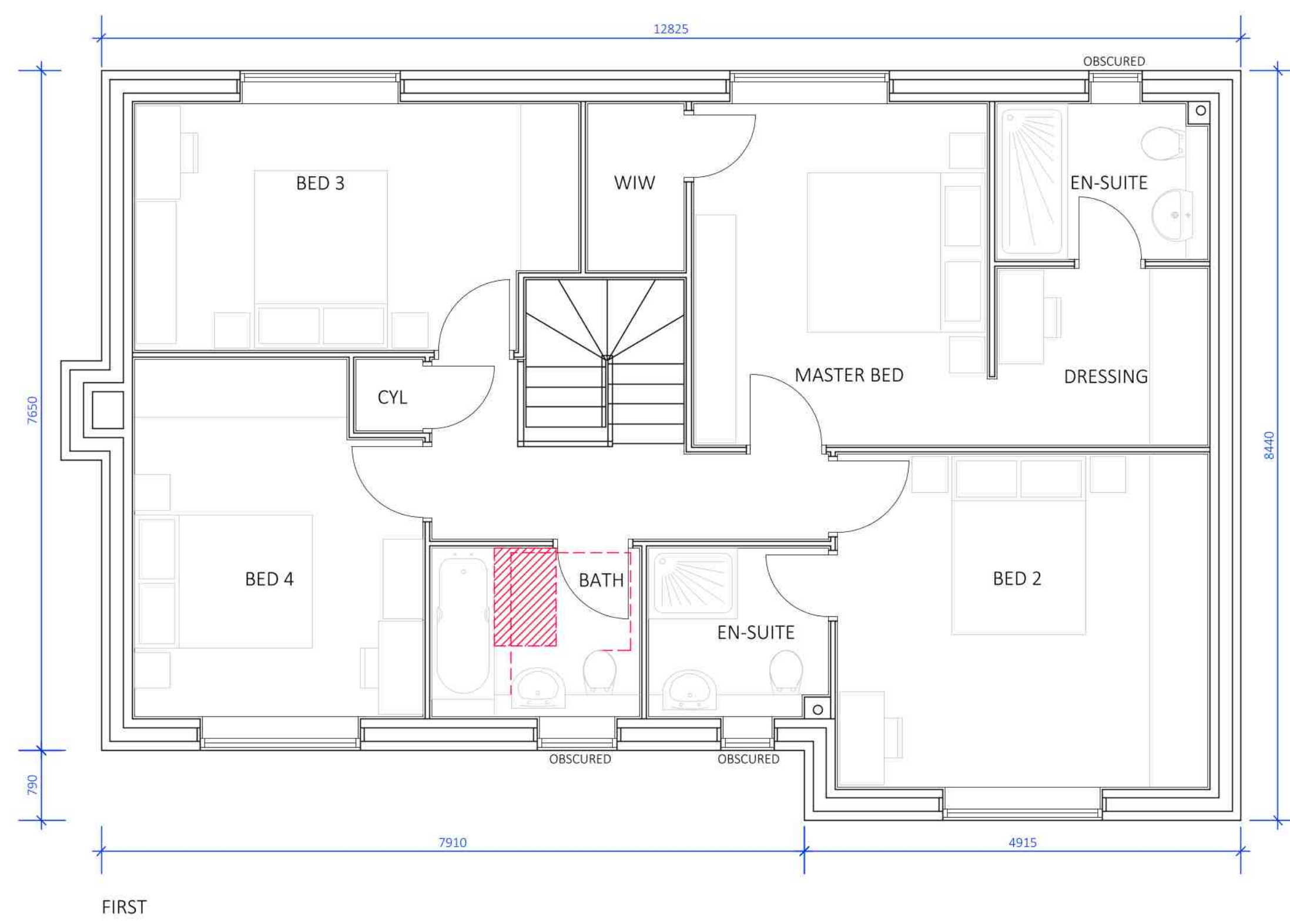
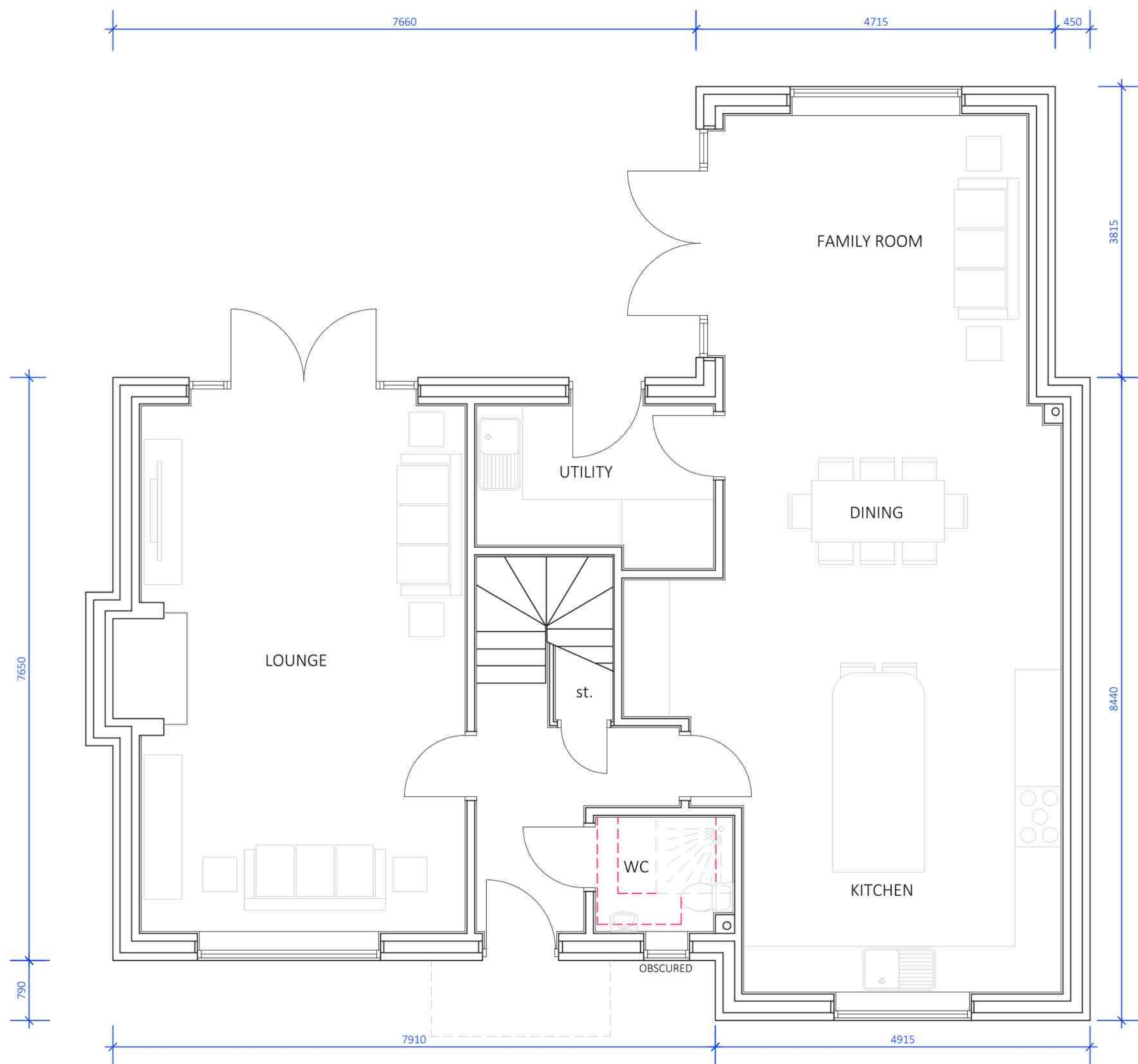
**PDG ARCHITECTS LTD**  
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Eaglethorpe, Warrington,  
Peterborough, PE8 6TJ  
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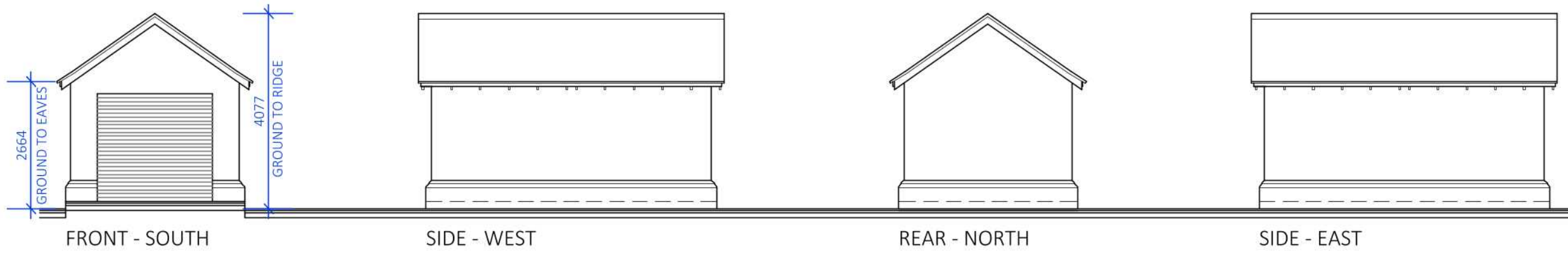
DWELLINGS off THRAPSTON ROAD, ELLINGTON  
For ROSE HOMES (EA) LTD  
PROPOSED: PLOT 4 - PLANS & ELEVATIONS  
Scale: 1:50/1:100 @ A1 Date: 01/08/2022  
Drawn: DC Dwg No: 21050/PL03D



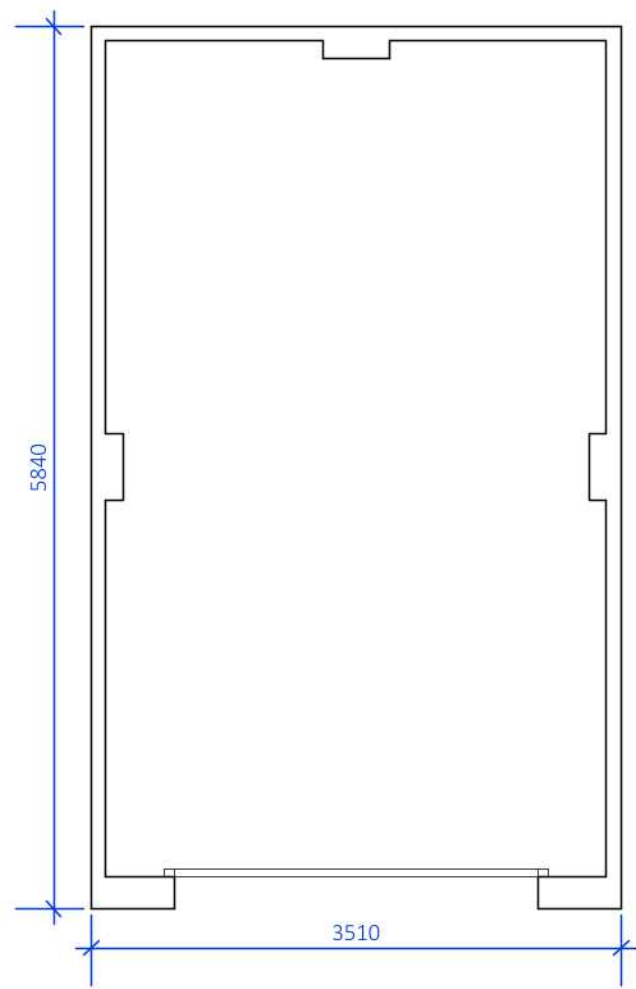
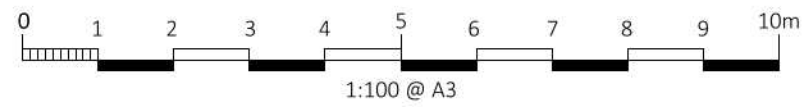


NOTES:  
- SEE SEPERATE SCHEDULE OF MATERIALS.

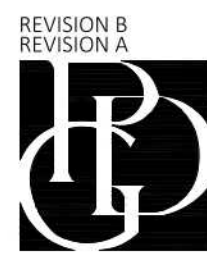
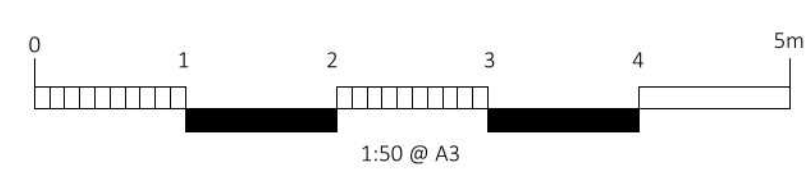




NOTES:  
- SEE SEPERATE SCHEDULE OF MATERIALS.



GROUND  
TOTAL INTERNAL GROSS FLOOR AREA - 18.1m<sup>2</sup>



REVISION B  
REVISION A  
OMITTED PLOTS 1,3 & 5 GARAGES, CHANGED PLOTS 2&4 TO SINGLE GARAGE  
ADDED SIDE DOOR  
DWELLINGS off THRAPSTON ROAD, ELLINGTON  
For ROSE HOMES (EA) LTD  
PROPOSED: PLOTS 2&4 GARAGES - PLAN & ELE'S  
Scale: 1:50/1:100 @ A3 Date: 31/08/2022  
Drawn: DC Dwg No: 21050/PL04B

DC 24/05/2023  
DC 05/09/2022  
**PDG ARCHITECTS LTD**  
1 Eaglethorpe Barns,  
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