

DEVELOPMENT MANAGEMENT COMMITTEE 16th October 2023

Case No: 23/01243/REM

Proposal: Application for Reserved Matters (Appearance, Landscaping, and Scale) of 20/01909/OUT - erection of three dwellings and garages.

Location: Land South Of 11 Bird Lane Hail Weston

Applicant: Messrs HAYLEY DOYLE

Grid Ref: (E) 516345 (N) 262095

Date of Registration: 10th July 2023

Parish: Great Staughton

RECOMMENDATION - APPROVE/REFUSE

This application is referred to the Development Management Committee (DMC) in accordance with the Scheme of Delegation as the Officer recommendation of approval is contrary to that of the Parish Council....

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The application site comprises an area of undeveloped land of approximately 0.17 hectares, located within the built-up area of Hail Weston. Access to the site is from Bird Lane, an adopted unclassified road.
- 1.2 The site is located between No. 11 Bird Lane and the grounds of Hail Weston House. To the rear of the site is undeveloped land with St Nicholas's Church beyond. Built form extends along the western side of Bird Lane opposite the site.
- 1.3 The site is bordered by post and rail fencing to the front and rear boundaries with a 1.8m high close boarded boundary fence and mature shrub planting to No. 11 Bird Lane. A 1.8m high dark green palisade fence borders Hail Weston House, beyond which is 8m high conifer hedging and additional mature shrubs.
- 1.4 Outline planning permission (20/01909/OUT) was granted for the erection of three dwellings and garages (with all matters

reserved except access and layout) on 21st October 2021. The reserved matters application has been submitted within the 3 year period as stated in condition 2 of 20/01909/OUT.

- 1.5 The Reserved Matters application seeks approval for details of Appearance, Landscape and Scale in accordance with the outline permission.
- 1.6 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 (5 September 2023) (NPPF 2023) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2023 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 2023 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 For full details visit the government website [National Guidance](#)

3. PLANNING POLICIES

- 3.1 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
 - LP1: Amount of Development
 - LP2: Strategy for Development
 - LP4: Contributing to Infrastructure Delivery
 - LP5: Flood Risk
 - LP6: Waste Water Management
 - LP9: Small Settlements
 - LP11: Design Context
 - LP12: Design Implementation
 - LP14: Amenity
 - LP15: Surface Water

LP16: Sustainable Travel
LP17: Parking Provision and Vehicle Movement
LP25: Housing Mix
LP30: Biodiversity and Geodiversity
LP31: Trees, Woodland, Hedges and Hedgerows

3.2 Supplementary Planning Documents/ Guidance

- Huntingdonshire Design Guide Supplementary Planning Document (2017)
- Developer Contributions SPD (2011)
- Huntingdonshire Landscape and Townscape Assessment (2007)
- Huntingdonshire Strategic Flood Risk Assessment (2017)
- Cambridgeshire Flood and Water SPD (2017)
- LDF Developer Contributions SPD (2011)
- Annual Monitoring Review regarding housing land supply (2021)
- Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)

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

3.3 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
- H2 - Well-related to external amenity and public spaces
- H3 - Attention to detail: storage, waste, servicing and utilities

4. PLANNING HISTORY

4.1 1000342FUL - Retention of agricultural access to the field.
Erection of gate and fence - Permission dated 13.05.2010.

19/01074/PIP - Residential Development (minimum 1 dwelling
and maximum 3 dwellings) - Permission dated 05.07.2019.

20/01909/OUT - Outline planning permission for three dwellings and garages with all matters reserved except access and layout - Permission granted 21.10.2021.

23/80090/COND - Discharge of condition 11 (archaeology) for 20/01909/OUT - Condition reply 05.05.23.

5. CONSULTATIONS

- 5.1 Hail Weston Parish Council - Recommend Refusal for the following reasons:-

Landscaping: Improvements to this application could include additional planting, of trees to improve the sight lines and further screening of the front two properties.

Scale: Improvements could be achieved to provide greater car parking provision for the 3 properties, all large, detached homes, which could cause less requirement for vehicles and delivery vehicles to be required to use opposite verge/Bird Lane. The impact on proposed roof heights on the front two properties could be reduced to match the third and back house to improve privacy for neighbouring properties and improve the street scene.

Appearance: Improvements that would enhance the proposal include street lighting and roof reduction of the heights of the front two properties.

Cambridgeshire County Council Highways - Highways matters for access, parking and turning where considered as part of the outline application 20/01909/OUT. No significant differences between the previous application and that now proposed as part of the reserve matters application - therefore have no highways objections subject to the conditions previously imposed.

- 5.2 HDC Environmental Health - No objection. Request a condition regarding Construction Noise is imposed.
- 5.3 HDC Conservation - The site is some distance from any designated heritage assets and there is no conservation area in Hail Weston, the impact therefore on the setting of listed buildings is likely to be very limited.
- 5.4 Historic England - No comment.

6. REPRESENTATIONS

- 6.1 39 neighbouring properties were consulted on the application via letter and the application was advertised via press and site notice.
- 6.2 17 neighbour representations from local residents have been received all in objection to the application. In summary the concerns relate to:

Highways:-

- Increased risks to dog walkers, other footfall and road traffic in the Bird Lane and Barker Close area.
- Bird Lane is a narrow single track road - no footpath or lighting.
- The junction with Bird Lane and the B645 is already dangerous.
- Access/egress on to Bird Lane - Would create a dangerous blind bend.
- Issues with construction traffic and delivery vehicles.
- Insufficient parking on site.

Residential Amenity:-

- Overshadowing.
- Lack of privacy (overlooked).
- Loss of natural light and sun light.
- Noise, dirt and dust from development.

Site Layout:-

- Proposed tree close to boundary.
- Current view of Hail Weston Church will be completely blocked from sight.

Wildlife:-

- Biodiversity survey doesn't mention bats/ no bat survey.
- No mention of nearby pond.

Other Matters:-

- Drainage/water - impact on water pressure.
- Queries regarding land ownership.
- The application does not comply with the Local Plan yet HDC continues to ignore the voices of Hail Weston residents.

- Doesn't comply with conditions in Outline - In particular, the height of buildings, the proposed drainage and the highly dangerous entrance and exit to Bird Lane.
- Deviation in boundary line - encroachment onto neighbouring property.
- The large gas storage tanks and LPG gas filling station in the grounds of Hail Weston House (been there for 30+ years) and the required large blast wall are omitted from the plans.

7. ASSESSMENT

7.1 The main issues to consider in the determination of this application are:

- The principle of development
- Design, visual amenity and impact upon the character and appearance of the area, including heritage assets
- Residential amenity
- Highway safety, parking provision and access
- Biodiversity
- Trees
- Flood risk and surface water
- Accessible and adaptable Homes
- Water efficiency
- Accessible and adaptable Homes
- Developer contributions
- Other matters

The principle of development

7.2 The principle of the development for 3 dwellings in this location has been established under the earlier outline application (ref 20/01909/OUT) This application seeks reserved matters approval in respect of Appearance, Landscape and Scale in accordance with the outline permission and remains acceptable.

Design, visual amenity and impact upon the character and appearance of the area (Scale, Appearance and Landscaping - Key Design Principles)

- 7.3 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.
- 7.4 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.
- 7.5 Paragraph 130 of the NPPF 2023 states that planning policies and decisions should ensure that developments:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.
- 7.6 The National Design Guide 2021 addresses the question of how we recognise well-designed places, by outlining and illustrating the Government's priorities for well-designed places in the form of ten characteristics.
- 7.7 The Huntingdonshire Design Guide 2017 sets out design principles based on recognised best practice and explains key requirements that the Council will take into consideration when assessing planning proposals. The Design Guide promotes locally distinctive design which respects and enhances the character of Huntingdonshire.

Scale

- 7.8 Scale is defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015 as *"the height, width and length of each building proposed within the development in relation to its surroundings"*.

- 7.9 The proposal consists of a combination of two storey dwellings at the frontage reducing to 1.5 storey to the rear of a scale which relates positively to the mix of single storey and two storey dwellings in the vicinity.
- 7.10 Condition 5 of the outline consent set out clear scale parameters for the development and stated, "Plots 1 and 2 shall have a maximum of two floors of accommodation with single storey rear projections and, when measured above ground level, shall not exceed 9.0m and 5.5m for the two storey and single storey elements respectively. Plot 3 shall have a maximum of 2 floors of accommodation with the upper floor located within the roof space and not exceed 7.5m in height when measured above ground level with a northern projection a maximum height of 6.5m above ground level as shown on approved drawing 11020 rev. F."
- 7.11 The proposal shows plots 1 and 2 having a ridge height of 8.7m (two storey) and 4.86m (single storey rear projection) with plot 3 having a ridge height of 7.5m with the northern projection having a ridge height of 6.5m. The scale parameters set out in the condition have therefore been complied with within this Reserved Matters application and are accordingly acceptable.
- 7.12 Condition 8 of the outline consent stated, "Any reserved matters application for appearance or scale submitted pursuant to Condition 1 shall include details of the finished ground floor levels of all buildings in relation to the existing and proposed site levels and shall show the relationship with surrounding land and property. The submitted details shall include details of levels of all accesses to include pathways, driveways, steps and ramps to above Ordnance Datum (AOD). The development shall be carried out in accordance with the approved details."
- 7.13 The proposed site plan includes the finishes floor levels of the proposed dwellings and the proposed site levels. The requirements of Condition 8 have therefore been met, and it is considered that Condition 8 (levels) of 20/01909/OUT is therefore discharged as these details are acceptable.
- 7.14 The proposed development in regard to scale is considered to respond positively to its context. Officers consider the proposed scale is therefore considered acceptable and is in line with the scale parameters previously shown on the outline approval.

Appearance

- 7.15 Appearance is defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015 as "the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture".
- 7.16 The proposed dwellings at the front of the site are of a simple form and traditional appearance with brick and roof tiles which would reflect some of the materials found in the immediate area. The rear plot is designed to replicate a more agricultural barn type structure with modern fenestration and vertical black cladding giving a more contemporary feel. The appearance of the dwellings would be in keeping with the character of the area and would be of a high quality design. The proposed development in regard to appearance is considered to respond positively to its context. Officers consider the proposed appearance is therefore considered acceptable.

Landscaping

- 7.17 Landscaping is defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015 as "the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features"
- 7.18 A landscaping plan and landscaping specification have been submitted to support this application. This shows that the majority of the site will be boarded by close boarded fencing to the north and south boundaries with post and rail fencing to the east and west. The proposal will also have hedging/planting to soften the boundaries with the retention of the trees and conifers on the southern boundary.
- 7.19 Subject to the development being built in accordance with the agreed details (to be secured by conditions) the submitted landscaping details would assist in ensuring that the development would sit comfortably in the context of the character/appearance of the area and would not create an

unacceptable detrimental impact upon the interpretation of the street scene.

Overall

- 7.20 Overall, subject to conditions relating to materials, bin stores, cycle stores, landscaping and boundary treatments, the development is considered to respond positively to its context, is acceptable in terms of scale, appearance and landscaping, is functional to meet the needs of future occupiers and would integrate well with the surrounding built form. The proposal is therefore considered to accord with Policies LP11, and LP12 of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD (2017), the National Design Guide and the NPPF (2023) in this regard.

Impact upon heritage assets

- 7.21 The National Planning Policy Framework 2023 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (Para 199) and that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification (Para 200).
- 7.22 The NPPF 2023 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal (Para 202).
- 7.23 Policy LP34 of the Local Plan to 2036 outlines that "Great weight and importance is given to the conservation of heritage assets and their settings. The statutory presumption of the avoidance of harm can only be outweighed if there are public benefits that are powerful enough to do so.
- 7.24 The proposed development would be situated approximately 140m east of St Nicholas's Church, a Grade II* Listed Building, and would afford limited views of the church spire across the site. Furthermore, when viewed from High Street, the proposal would be partially visible in the background of the Church. Accordingly, the proposal must be assessed with regards to the setting of St Nicholas's Church.

- 7.25 Setting is defined in the NPPF (2023) as "The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of the asset, may affect the ability to appreciate that significance or may be neutral."
- 7.26 Although it is acknowledged that the proposal is likely to be visible in the background of the Church when viewed from the High Street, it is pertinent to note that the proposal will be read in context of the existing built form.
- 7.27 No comments on the proposal have been received from Historic England and the HDC Conservation Officer has no objection to the proposal.
- 7.28 As outlined above, the proposed dwellings are considered to respond positively to their context, are acceptable in terms of layout, scale, appearance and landscaping, and would integrate well with the surrounding built form. For these reasons, officers consider the proposal has been designed to minimise impact upon the setting of nearby Listed Buildings. Therefore, it is concluded that the proposal will cause no significant detrimental harm to the setting of the Listed Church - having an overall neutral impact.
- 7.29 As such, the proposed development is considered to accord with Policy LP34 of the Local Plan to 2036 and the NPPF (2023) in this regard.

Residential Amenity

- 7.30 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.
- 7.31 The closest neighbouring residential properties that are most likely to be impacted upon as a result of the proposed development are No 11 Bird Lane (a bungalow property located immediately north of the application site), No. 68 High Street (to the north east), and Hail Weston House (to the south east) .

- 7.32 Plot 1 is not considered to result in any detrimental overbearing, overshadowing or overlooking impacts on the closest neighbouring residential property (Hail Weston House) as it would be well screened by the existing 9 metre high conifer trees.
- 7.33 With regards to Plot 2, the proposal is also not considered to result in any unacceptable overbearing, overshadowing or overlooking impacts on any neighbouring residential properties amenities as it would be approximately 6.5m from the boundary to the closest neighbouring property (No.11 Bird Lane) which is comprised of an existing 1.8m high close boarded fence with additional planting proposed. Furthermore, the proposed dwelling does not include any first-floor north side elevation windows.
- 7.34 Plot 3 lies to the rear adjacent to part of the extended curtilage of No. 56 High Street which lies to the north and a paddock which lies to the east. There is a close boarded fence defining the boundary along part of the northern boundary which terminates and then is replaced by mature vegetation. Accordingly given the boundary treatment and separation distances no loss of residential amenity is anticipated.
- 7.35 The proposal is considered to provide a high standard of amenity for future owners/occupiers of the proposed dwellings with appropriately sized private amenity spaces.
- 7.36 Therefore, taking the above factors into consideration, the proposal is considered to be acceptable with regard to its impact on residential amenity and therefore accords with Policy LP14 of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework in this regard.

Highway safety, parking provision and access

- 7.37 Policy LP16 (Sustainable Travel) states a proposal must assess a proposal's traffic impact upon strategic road networks.
- 7.38 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.

- 7.39 The access arrangements were submitted as part of the outline application as set out on the approved layout plan (No18899-HAIL-5-102 rev B.) This plan has been adhered to with the submission of the reserved matters application.
- 7.40 It is noted that public comments have been made regarding safety concerns regarding the nearby junction of the B645/ Bird Lane and lack of pedestrian accessibility to the site. There are proposed access improvement works to include a widening of the junction with the B645 which were approved as part of the outline consent. Condition 19 of the outline permission requires these works to be completed prior to occupation of the dwellings.
- 7.41 A surface water strategy has been submitted for the site which details the construction of the access to include drainage channel to prevent surface water run off onto the highway as required by condition 17 of the outline permission. Accordingly, this condition has been complied with.
- 7.42 Furthermore, the proposed site plan shows an appropriate level of off-street car parking provision for each dwelling, which is 3 per dwelling, as well as turning provision to ensure vehicles enter the highway in a forward gear.
- 7.43 A number of concerns have been raised regarding highways works and construction traffic. As requested by HDC's Environmental Health team a condition will be imposed to minimise noise disturbance for adjoining residents and restricting the hours of work during the construction stage.
- 7.44 Therefore, taking all of the above factors into consideration the proposal is considered to be acceptable with regard to access and parking provision and would not have a significantly detrimental impact upon highway safety in the locality. It therefore accords with Policies LP16 and LP17 of Huntingdonshire's Local Plan to 2036 in this regard.

Biodiversity

- 7.45 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.

7.46 Condition 6 on the outline consent 20/01909/OUT stated:

No development above slab level shall take place until a Biodiversity Method Statement which provides details of how the recommendations contained in the report by Cherryfield Ecology received on 20.10.2020 will be carried out has been submitted to and approved in writing by the Local Planning Authority. The details shall include but not be limited to; specification, location, timing, an implementation programme, maintenance, and monitoring. The development shall be carried out in accordance with the approved details.

Reason: To ensure the conservation and enhancement of on-site biodiversity in accordance with Paragraph 174 of the NPPF (2021) and Policy LP30 of Huntingdonshire's Local Plan to 2036.

7.47 The justification statement submitted with the application advises that a Biodiversity Enhancement Plan has been prepared and will be submitted prior to development reaching above slab level as required by condition 6. Therefore, the proposed development accords with Policy LP30 of Huntingdonshire's Local Plan to 2036 in this regard.

Trees

7.48 Condition 7 on the outline consent 20/01909/OUT states:

The development hereby permitted shall be undertaken in accordance with the submitted tree protection measures, Dwg No. APPENDIX 3B within 'Tree Survey Report' by RGS, received by the Local Planning Authority on 30.09.2020. The measures shall be implemented prior to the commencement of any development, demolition, clearance or other preparatory operations including excavations. They shall be retained intact for the duration of the construction works.

Any trees, shrubs or hedges covered by the protection measures which die or become severely damaged within five years from the completion of the construction works shall be replaced with trees, shrubs or hedge plants of similar size and species unless the Local Planning Authority gives written approval to any submitted alternative details.

Reason: To safeguard the retained trees, shrubs and hedges on and adjacent to the site and in the interests of visual amenity, and to enhance the character and appearance of the site in accordance with policies LP11, LP12, LP31 of Huntingdonshire's Local Plan to 2036.

- 7.49 The proposal remains in accordance with this approved document. The tree protection measures also include those trees which are on or close to the boundary of the site. The requirements of Condition 7 are still relevant and the proposal, therefore, accords with Policy LP31 of Huntingdonshire's Local Plan to 2036 in this regard.

Flood risk and surface water

- 7.50 National guidance and Policy LP5 of the Local Plan to 2036 seek to steer new developments to areas at lowest risk of flooding and advises this should be done through application of the Sequential Test, and if appropriate the Exceptions Test (as set out in paragraphs 159-169 of the NPPF (2023)).
- 7.51 The application site is situated in Flood Zone 1 based on the Environment Agency Floods Maps and the Strategic Flood Risk Assessment (2017) and is therefore at low risk of flooding.
- 7.52 Given the low flood risk of the site and the proposed scale of development, officers are content that adequate surface water drainage arrangements within the site can be secured through building regulations. The proposal is therefore considered acceptable and complies with Policies LP5, LP6 and LP15 of the Local Plan to 2036 and the NPPF 2021 in this regard.

Accessible and Adaptable Homes

- 7.53 Policy LP25 of the Local Plan to 2036 requires proposals that include housing to meet the optional Building Regulation requirement M4(2) "Accessible and adaptable dwellings" unless it can be demonstrated that site specific factors make this unachievable. A condition was imposed on the outline planning permission to ensure that the development is built in accordance with these standards and that they are maintained for the life of the development.

Water Efficiency

7.54 Policy LP12 of the Local Plan to 2036 requires proposals that include housing to comply with the optional building regulation for water efficiency, as set out in Approved Document G. A condition was imposed on the outline planning permission to ensure that the development is built in accordance with these standards and that they are maintained for the life of the development.

Developer Contributions

7.55 Community Infrastructure Levy (CIL): The development will be CIL liable in accordance with the Council's adopted charging schedule; CIL payments will cover footpaths and access, health, community facilities, libraries and lifelong learning and education.

A Unilateral Undertaking regarding the provision of wheeled bins accompanies the outline application.

Other Issues

7.56 Archaeology - Condition 11 of the outline approval sought a programme of archaeological work and a written scheme of investigation to be submitted and approved. This has been done and accordingly this condition has been discharged.

7.57 Public comments made querying land ownership and encroachment onto a neighbouring property – The extent of the application boundary replicates that submitted as part of the outline planning application. Issues regarding land ownership are a civil matter and separate to the planning process.

Conclusion

7.58 The proposed development is considered to be compliant with the relevant national and local policy as it is acceptable in principle and:

- It is of an appropriate scale and design.
- Would not have a significantly detrimental impact upon the amenity of neighbours.
- Would not be detrimental to highway safety in the locality.
- Would not result in an increased risk of flooding in the locality.
- Is acceptable with regards to the impact on biodiversity.
- Is acceptable with regard to its impact on trees.

- Is acceptable in regard to Conditions 8 and 17 of 20/01909/OUT which are considered discharged.
- There are no other material planning considerations which lead to the conclusion that the proposal is unacceptable.

8. RECOMMENDATION - APPROVAL subject to conditions to include the following:

- Approved plans
- Materials details approved
- Hard and soft landscaping details approved
- Details of bin and cycle storage to be submitted and approved
- Construction hours

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate your needs.

CONTACT OFFICER: Carry Murphy (acting on behalf of Jennifer Wallis) carry.murphy@huntingdonshire.gov.uk



HAIL WESTON PARISH COUNCIL

10 August 2023

PROPOSAL: Application for Reserved Matters, Appearance, Landscaping, and Scale

REFERENCE: 23/01243/REM

SITE ADDRESS: Land south of 11 Bird Lane, Hail Weston

OBSERVATIONS OF HAIL WESTON COUNCIL (HWPC)

The PC commented on

Landscaping: Improvements to this application could include additional planting, of trees to improve the sight lines and further screening of the front two properties.

Scale: Improvements could be achieved to provide greater car parking provision for the 3 properties, all large, detached homes, which could cause less requirement for vehicles and delivery vehicles to be required to use opposite verge/Bird Lane. The impact on proposed roof heights on the front two properties could be reduced to match the third and back house to improve privacy for neighbouring properties and improve the street scene.

Appearance Improvements that would enhance the proposal include street lighting and roof reduction of the heights of the front two properties. Hail Weston Parish Council Recommend **Refusal**.

8 resident objections were received by Hail Weston Parish Council at the Parish Meeting held on 10 August 2023 with 18 residents in attendance. Comments from residents were largely concerning Highways, safety, B645/Bird Lane entrance/exits, and comments on scale and landscaping which have been captured in the PC observations.

Prior to the meeting the PC had received four objections' emails. It was noted that 17 resident objections had been logged on the HDC portal.

Jennifer Abell, Clerk to Hail Weston Parish Council

Development Management Committee



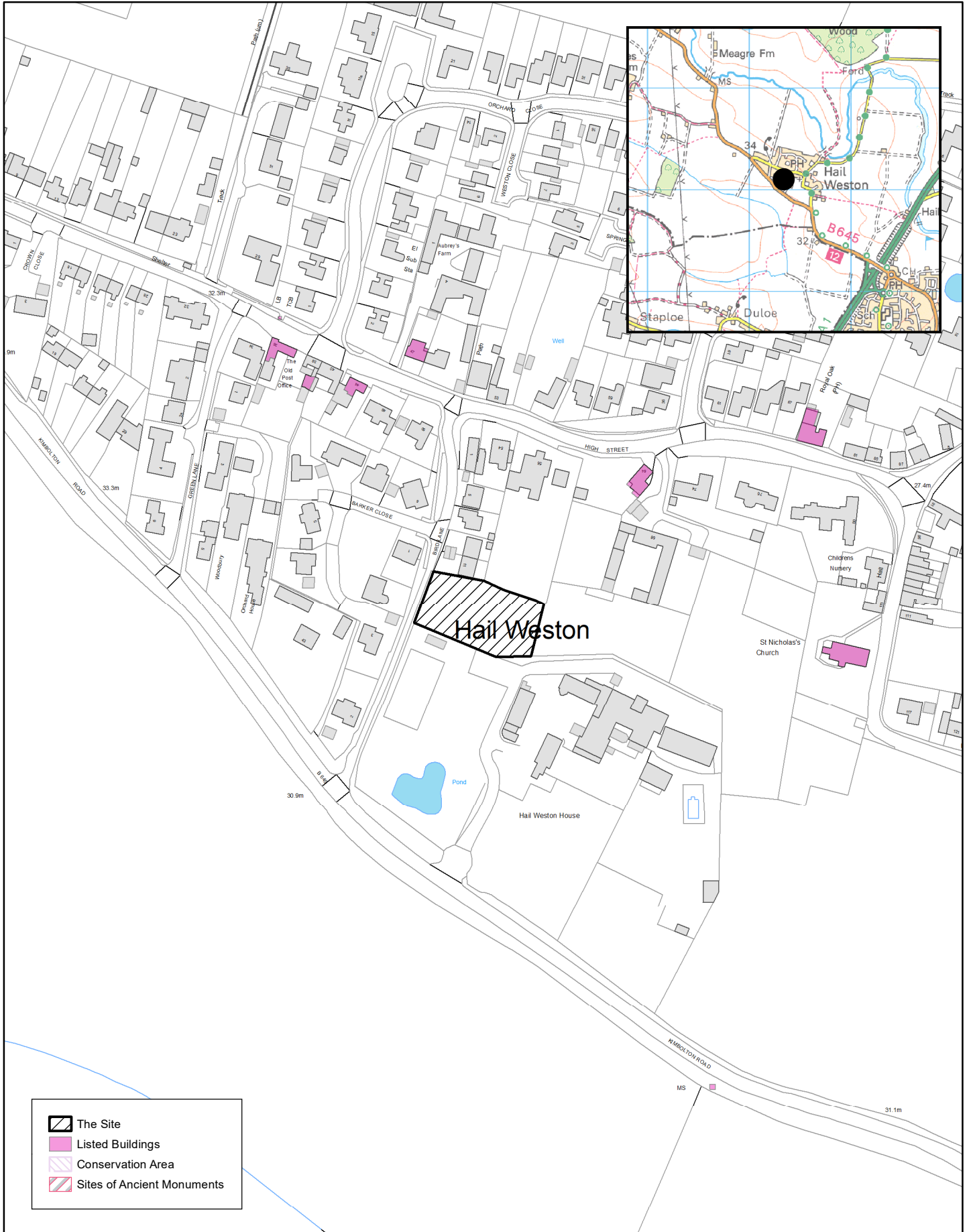
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Application Ref:23/01243/REM

Date Created: 03/10/2023

Location:Hail Weston

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Ordnance Survey HDC 100022322

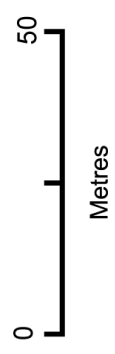


Location Plan

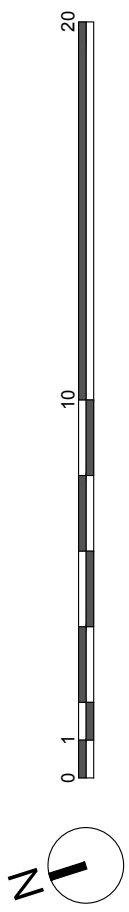
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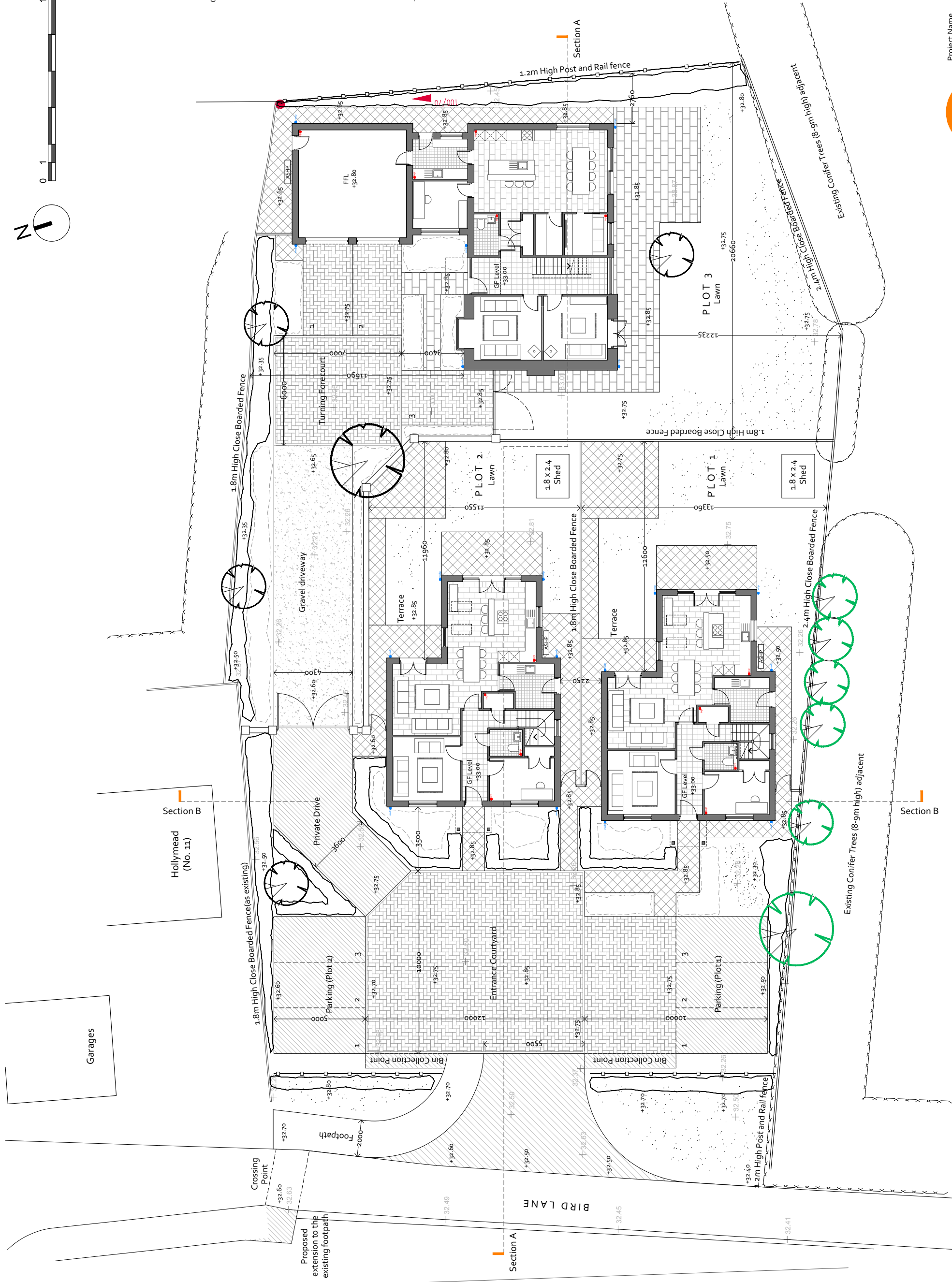


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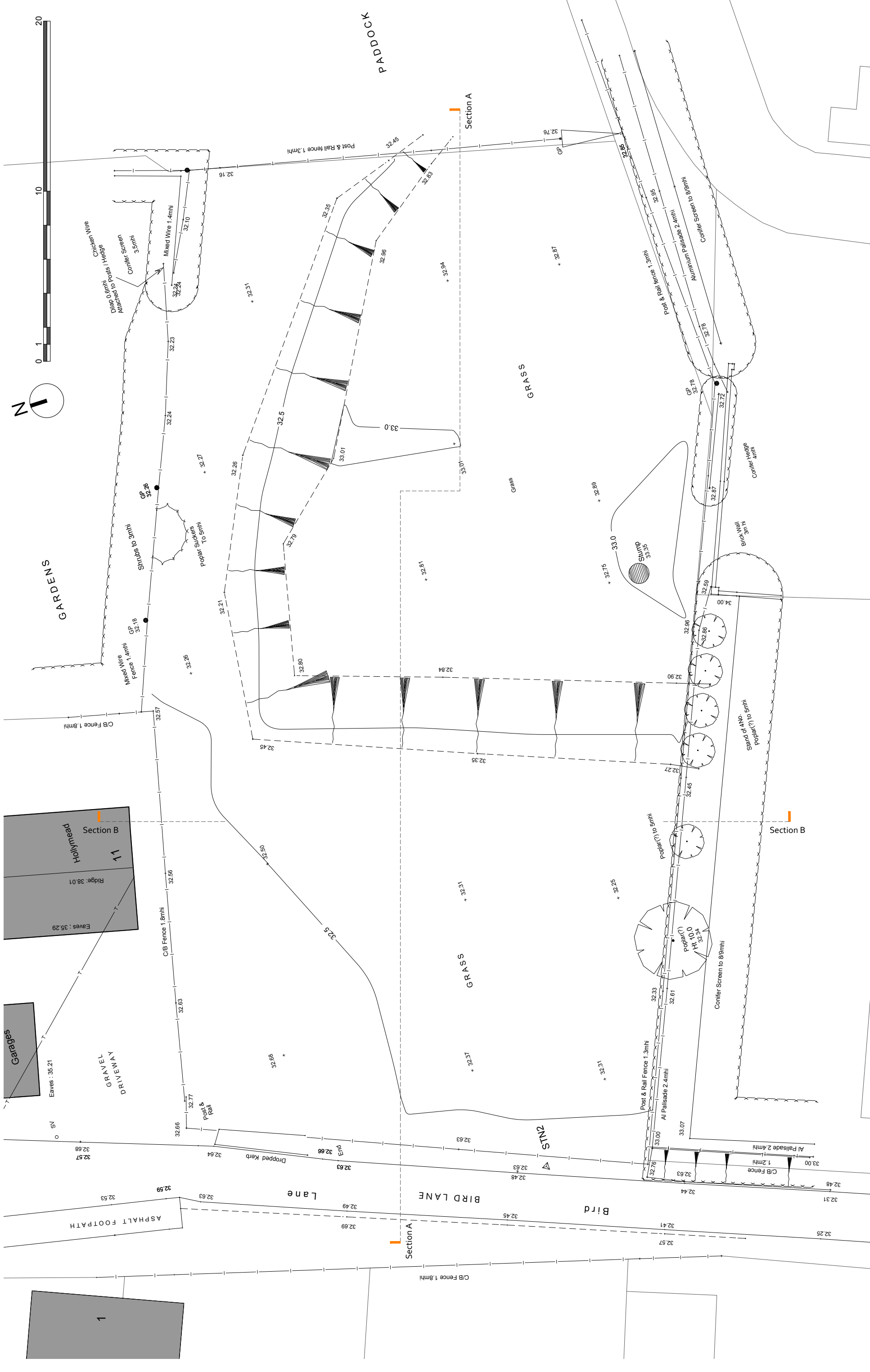
MATERIALS KEY:

- Existing Ground Levels
+35.15
- Proposed Ground Levels
+35.00
- Proposed Slab Level
GF Level - +35.15
- Proposed Fruit Tree (circle with diagonal lines)
- Existing Trees (circle with green outline)
- Proposed gate post / pier 1.8m high (square)
- 1.8m high brick wall (double line)
- 1.2m high post and rail fence (line with cross-ticks)
- 1.8m / 2.4m high close boarded fence (line with vertical dashes)
- Proposed Lawn (stippled pattern)
- Permeable Paving (Herringbone) (herringbone pattern)
- Tarmac Driveway (diagonal line pattern)
- Paving Slabs - Brick Bond (brick pattern)
- Paving Slabs - Large format 600 x 600 Q (large square pattern)
- Bound Gravel Driveway (stippled pattern)



Project Name Land off Bird Lane, Hail Weston
 Project Ref OAD_5038
 Drawing Ref 1102
 Drawing Name Proposed Site Plan
 Drawn By OA
 Date 06.06.2023
 Scale 1:200
 Paper Size A3
 Rev -

REVISION NOTES:
 Date : 06.06.2023
 Notes: PLANNING ISSUE
 e: team@oadstudio.co.uk t: 07811177618 / 07817095518

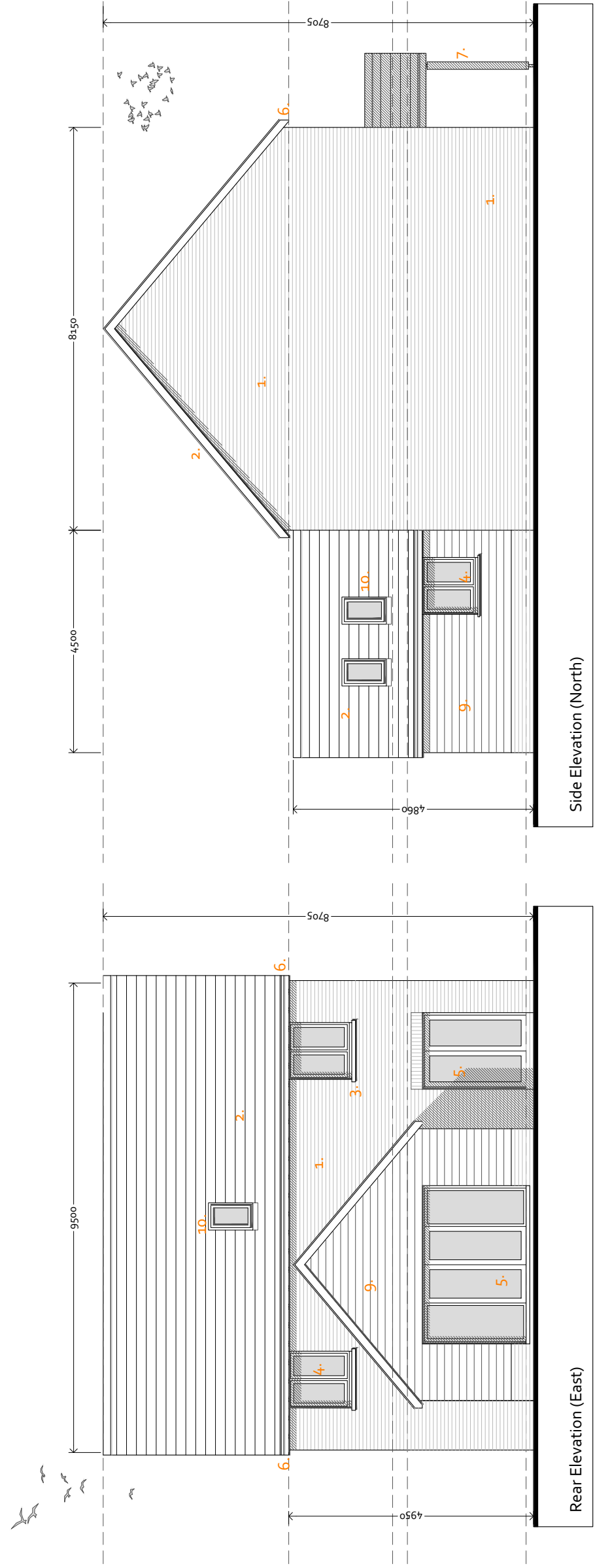
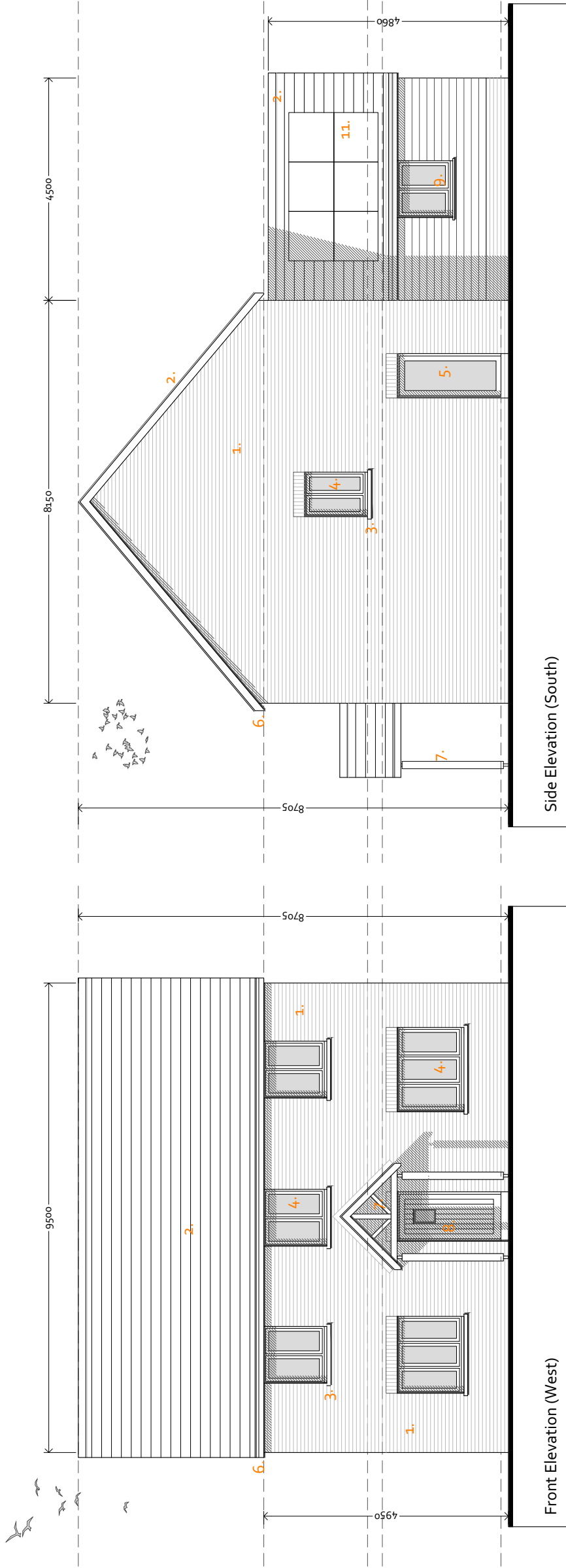


Project Name Land off Bird Lane, Hail Weston
 Project Ref OAD_5038
 Drawing Ref 1103
 Drawing Name Existing Site Plan
 Drawn By OA
 Date 06.06.2023
 Scale 1:200
 Paper Size A3
 Rev -

REVISION NOTES:
 Date: 06.06.2023
 Notes: PLANNING ISSUE
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Materials Schedule Plots 1 & 2:

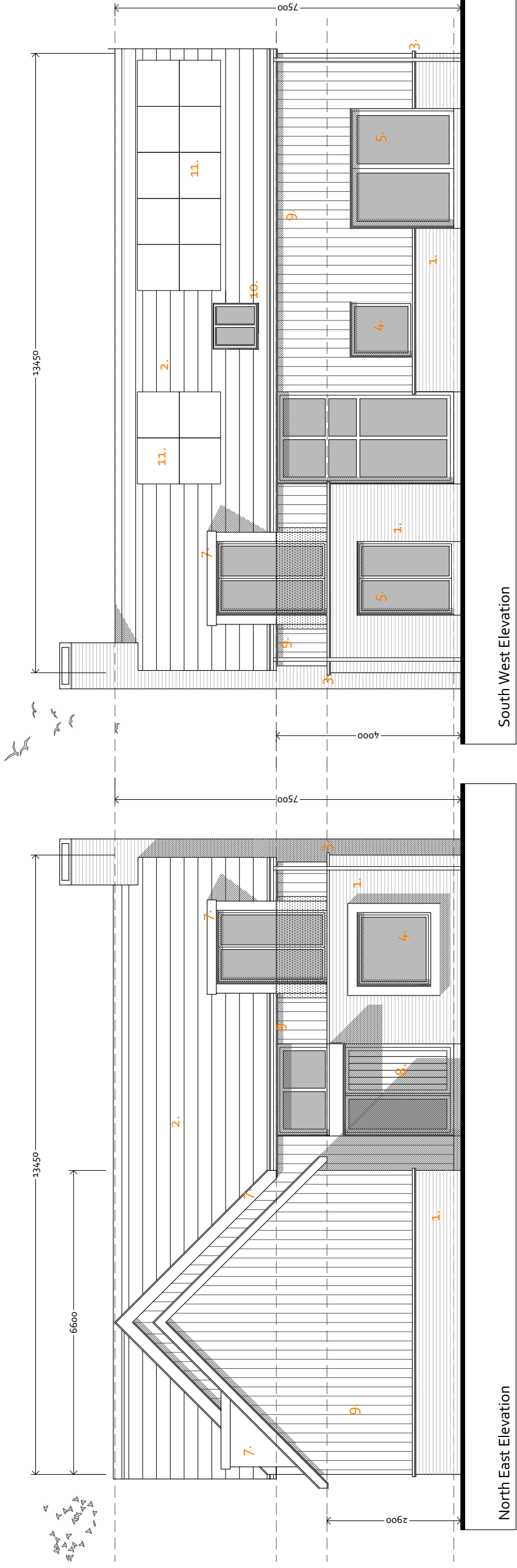
- 1. Red facing bricks
- 2. Plain Clay Weathered tiles
- 3. Reconstituted stone window cills
- 4. Casement windows - Dark Grey
- 5. Dark Grey, double glazed, external doors
- 6. Grey fascia and bargeboards
- 7. Timber porch - oak frame
- 8. GRP Timber effect front door
- 9. Hardie Plank, or similar, horizontal cladding
- 10. Velux type roof lights



Project Name Land off Bird Lane, Hail Weston
 Project Ref OAD_5038
 Drawing Ref 1301
 Drawing Name Proposed Elevations_PLOTS 1 & 2
 Drawn By OA Date 06.06.2023
 Scale 1:100 Paper Size A3 Rev -

Materials Schedule Plot 3:

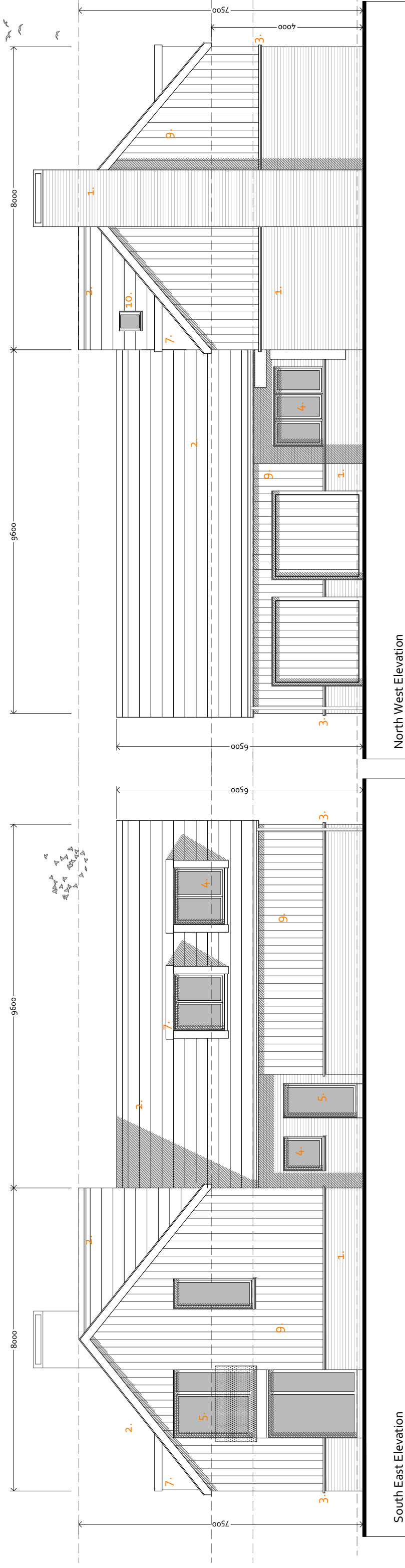
- 1. Red facing bricks
- 2. Plain Concrete tile - Slate Grey
- 3. Reconstituted stone window cills
- 4. Casement windows - Dark Grey
- 5. Dark Grey, double glazed, external doors
- 6. Grey fascia and bargeboards
- 7. Aluminium clad dormer / feature window - dark grey
- 8. Timber front door
- 9. Painted / charred timber cladding - black
- 10. Velux type roof lights
- 11. PV integrated roof panels



South West Elevation

North East Elevation

North West Elevation



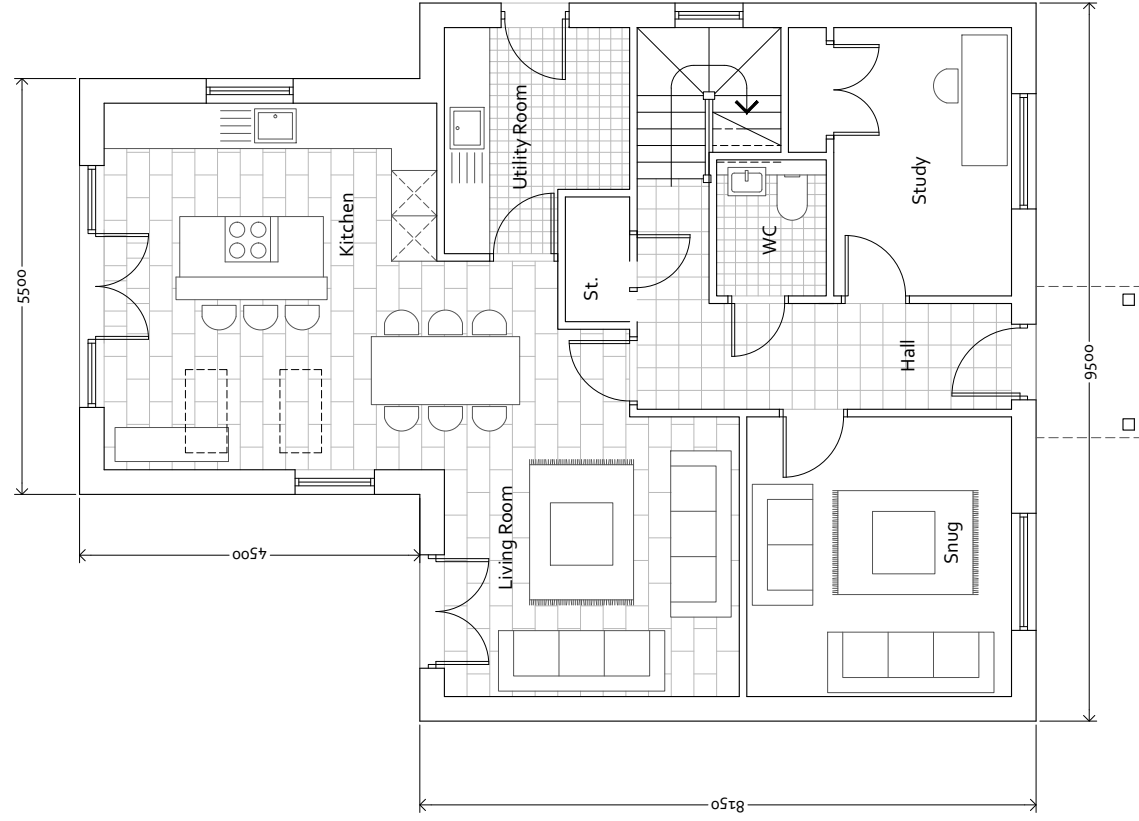
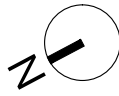
South East Elevation

South West Elevation

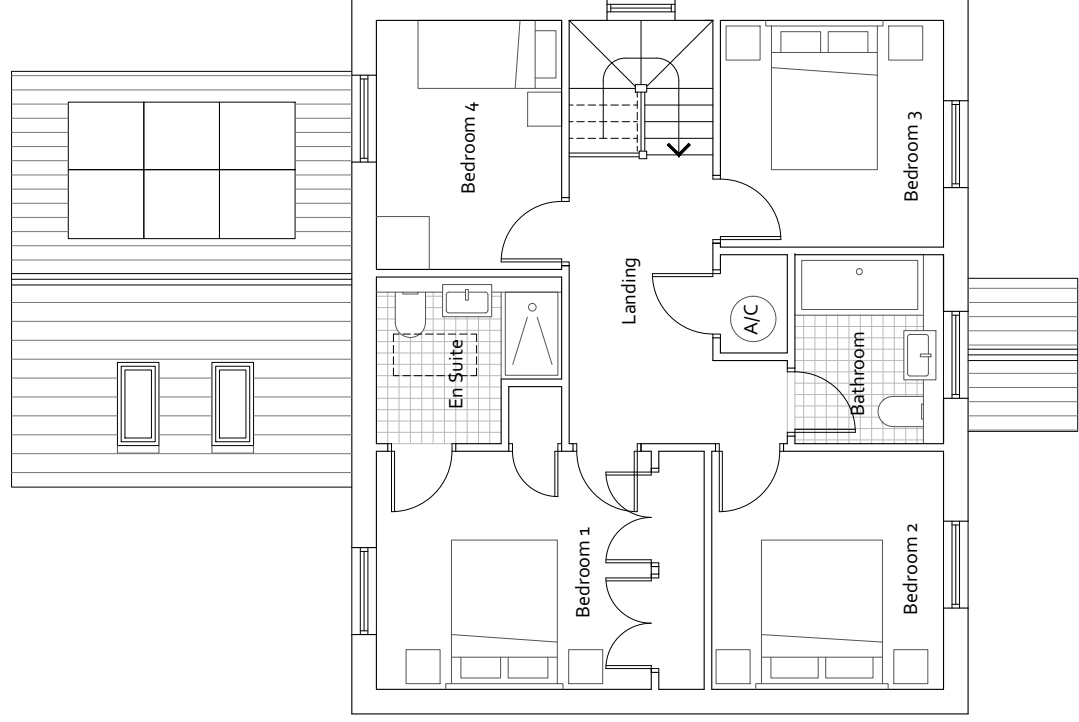


Project Name Land off Bird Lane, Hail Weston
 Project Ref OAD_5038
 Drawing Ref 1302
 Drawing Name Proposed Elevations_PLOT 3
 Drawn By OA Date 06.06.2023
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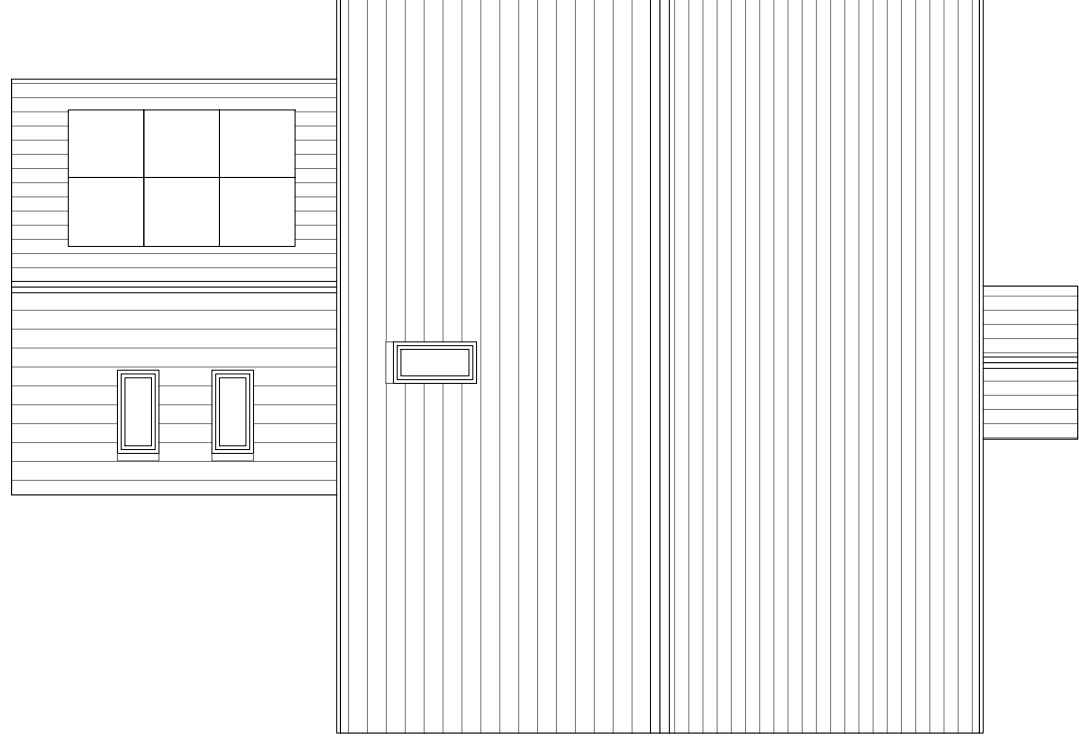
REVISION NOTES:
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Ground Floor Plan



First Floor Plan



Roof Plan

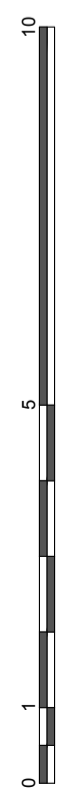
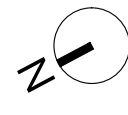


Project Name Land off Bird Lane, Hail Weston
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 Drawing Ref 1201
 Drawing Name Proposed Floor Plans_PLOTS 1 & 2
 Drawn By OA Date 06.06.2023
 Scale 1:100 Paper Size A3 Rev -

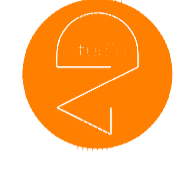
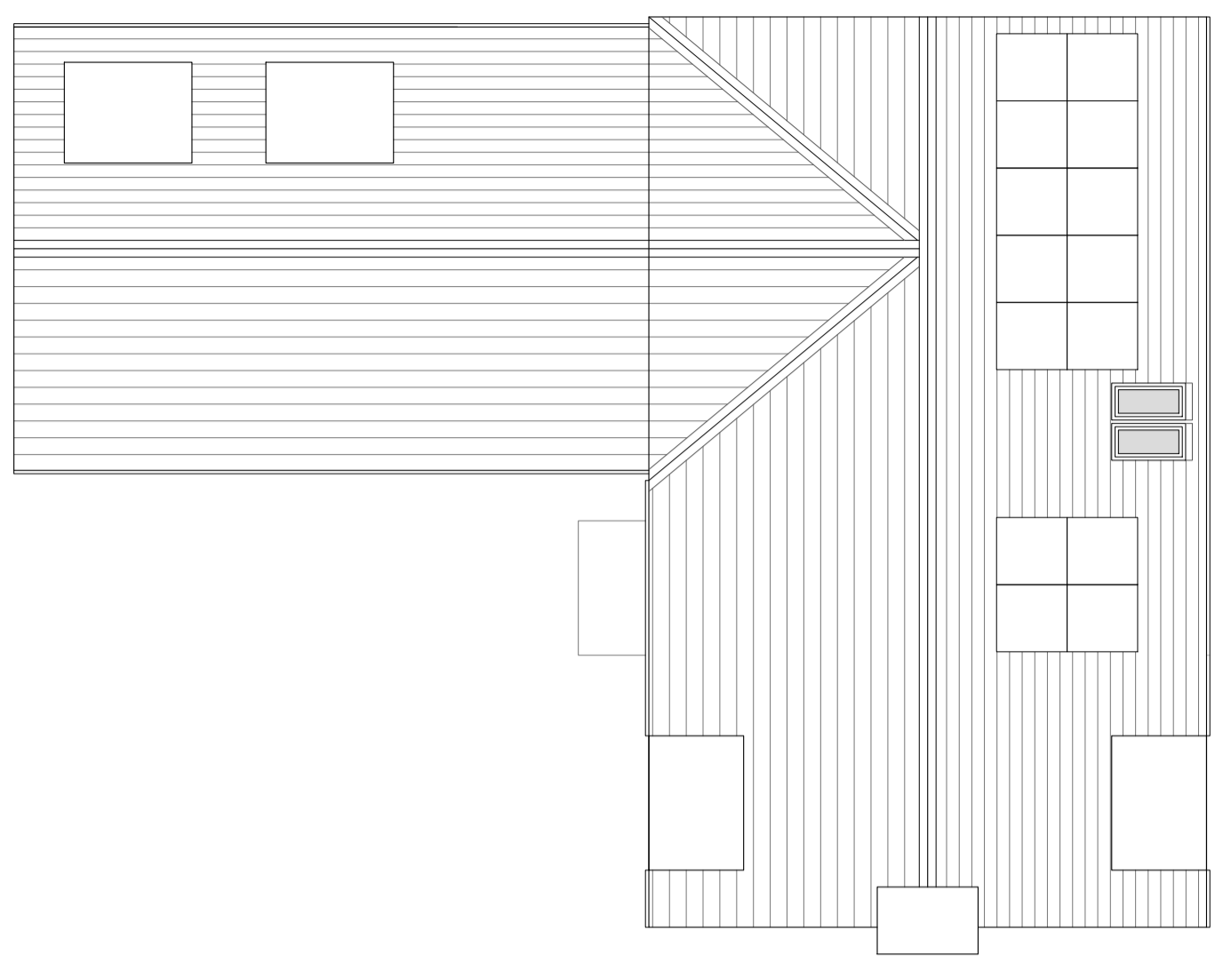
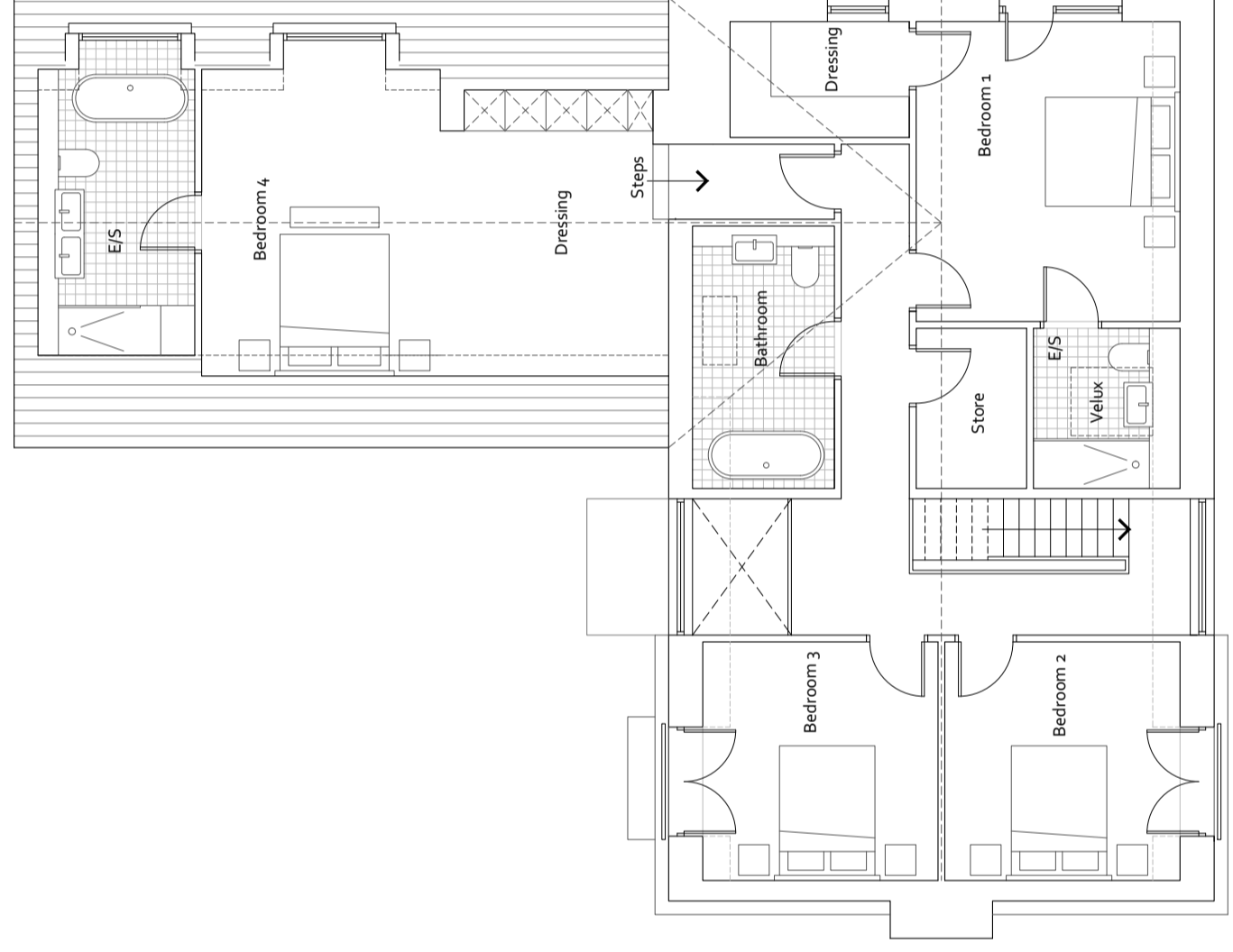
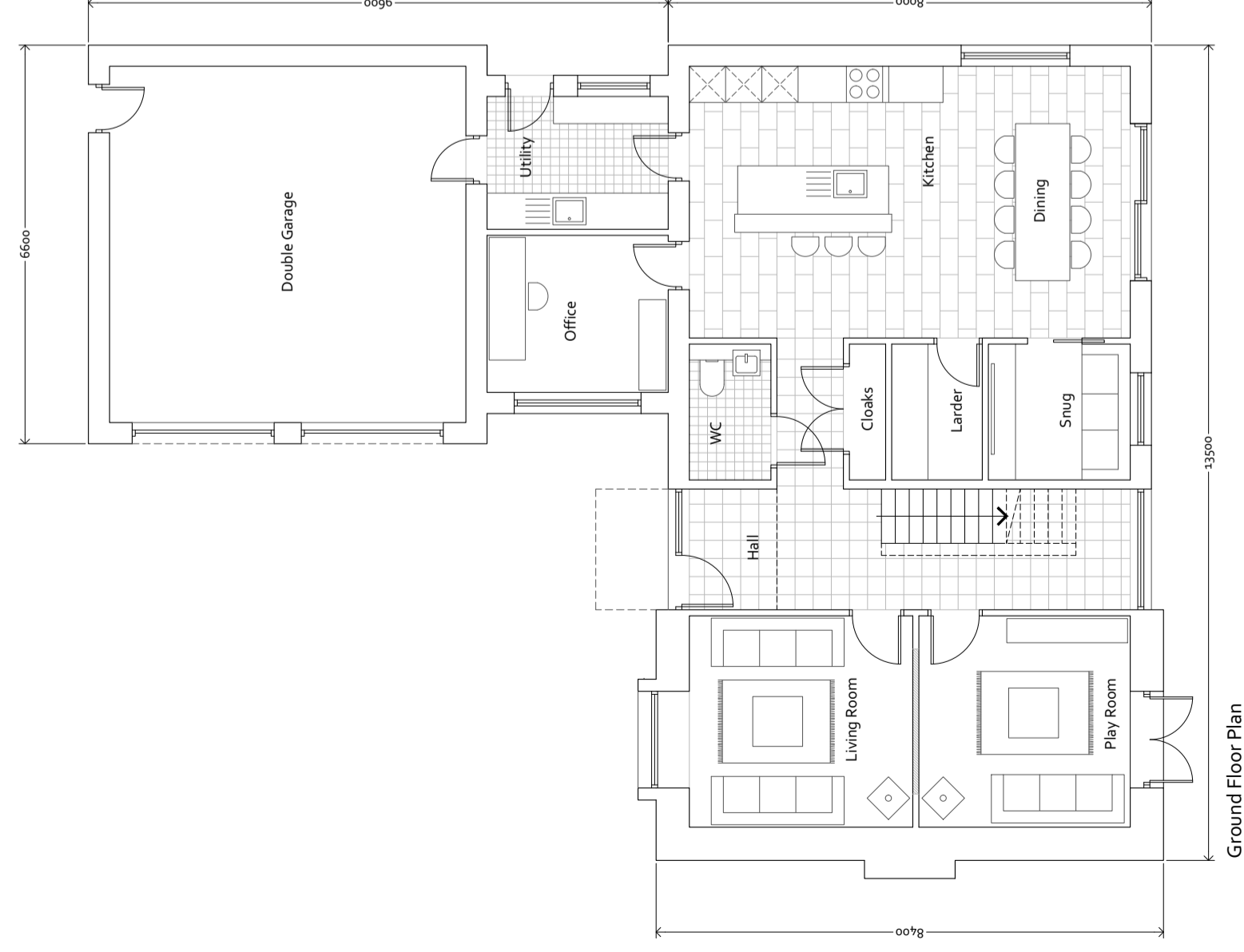
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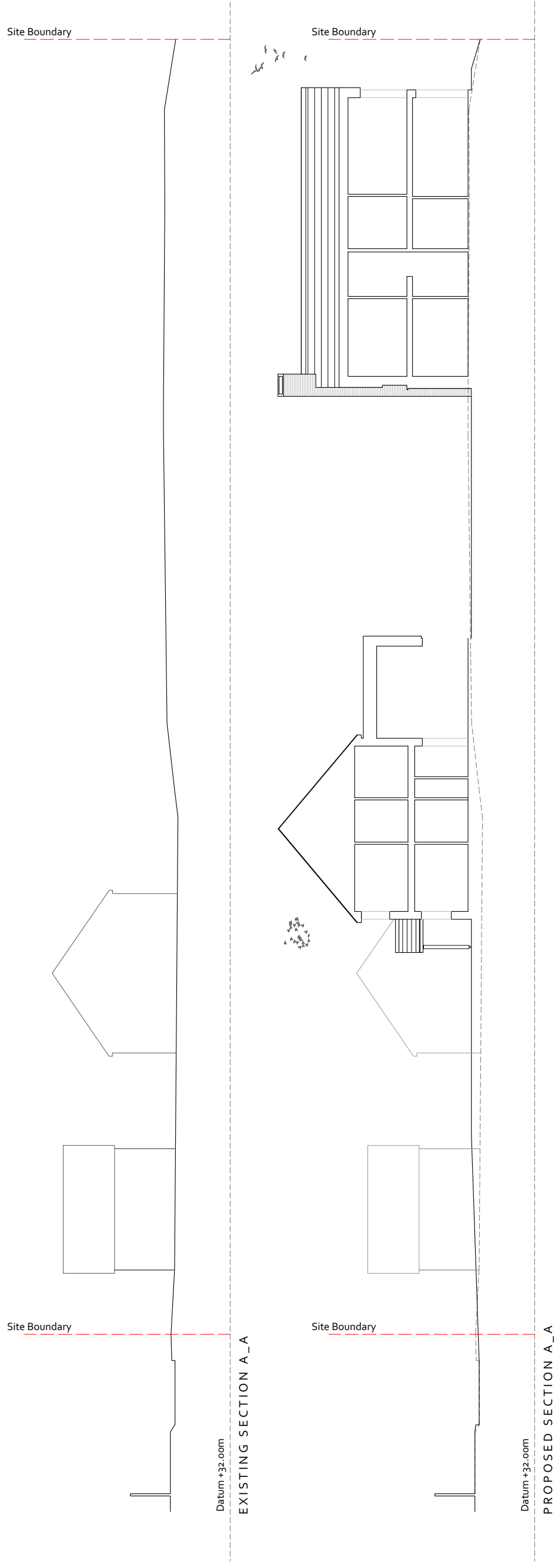
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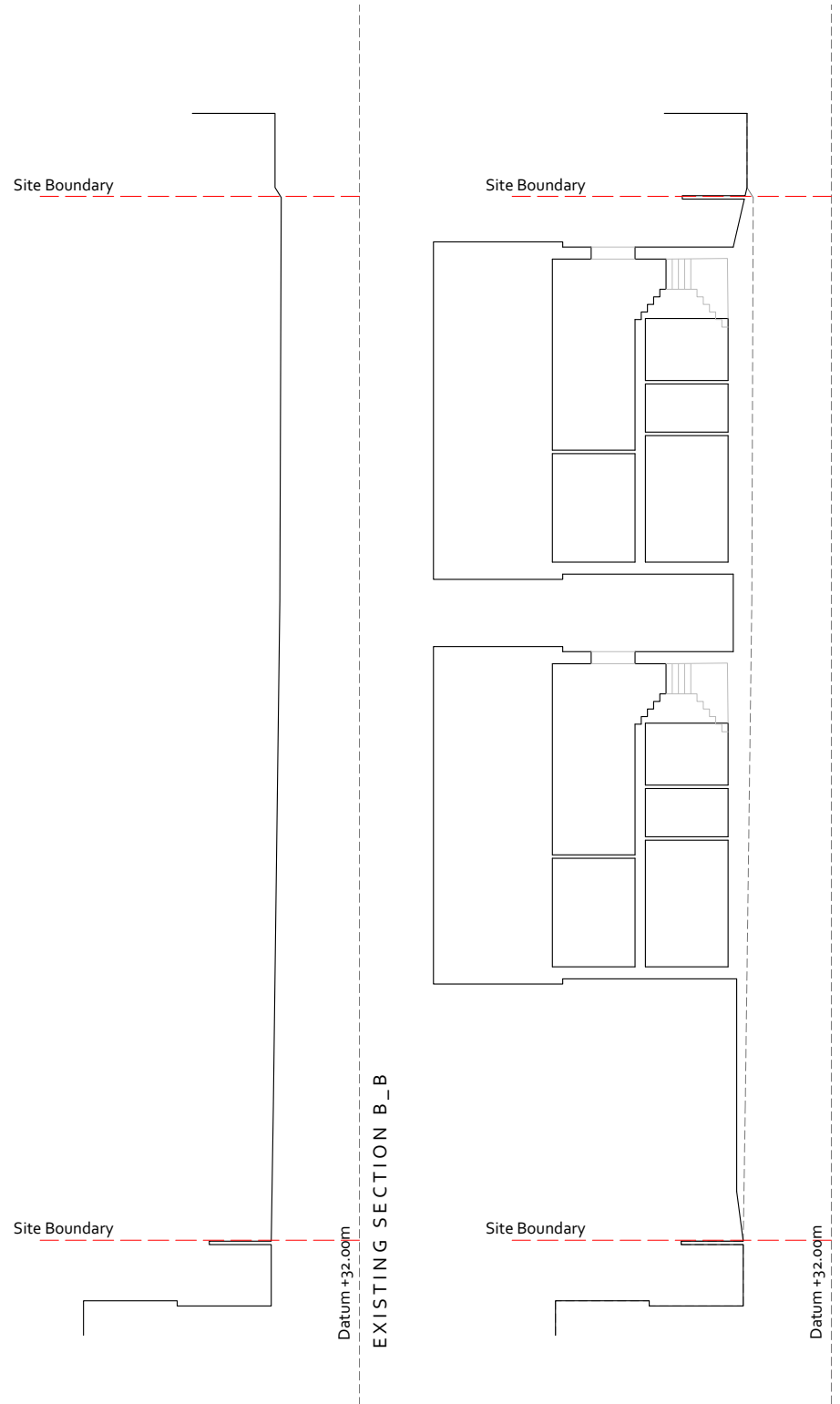
xf panels





EXISTING SECTION A_A
Datum +32.00m

PROPOSED SECTION A_A
Datum +32.00m



EXISTING SECTION B_B
Datum +32.00m

PROPOSED SECTION B_B
Datum +32.00m



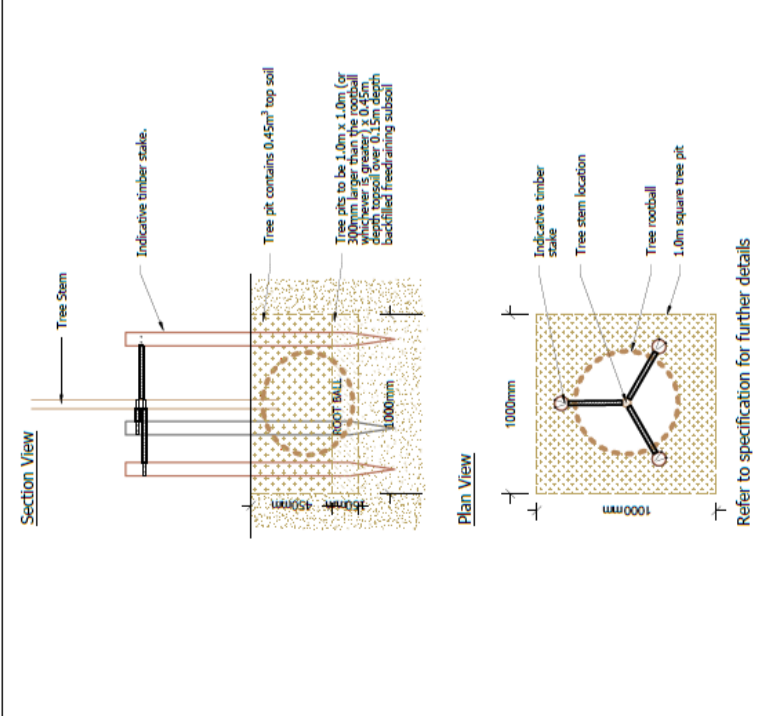
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 Date 06.06.2023
 Rev -

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LANDSCAPING PLAN
LAND TO THE SOUTH OF NO 11 BIRD LANE



Typical tree pit detail dimensions.



Amelanchier Lamarckii



Prunus x Hillieri

Plant Schedule

Plant Name	QTY	Plant Name	QTY
Lavandula angustifolia 'Hidcote'	3	smyrnium perfoliatum	5
Salvia nemorosa 'Cardonna'	2	Angelica archangelica	3
Salvia nemorosa 'Amethyst'	2	Digitalis purpurea	7
Salvia x sylvestris 'Snow Hill'	2	Hydrangea (annabelle)	3
Allium senescens	7		
Artemisia 'Powis Castle'	3		

Code	size	cnt	size cnt
L	3 ltr/m	0.3	3L
E (JH)	3 ltr/m	0.3	2L
E (PB)	3 ltr/m	0.3	2L
EH	2/lin m (2 rows staggered)	0.3	5L
VH	2/lin m (2 rows where width allows)	0.7	3L
NH	5 ltr/m (2 rows)		Height

Code	Form	Qty	Girth
AA	Amelanchier lamarkii	1	200-250
P	Prunus x hillieri Spire	4	10-12cm