

# DEVELOPMENT MANAGEMENT COMMITTEE 22<sup>ND</sup> JANUARY 2024

**Case No:** 23/00766/FUL

**Proposal:** CHANGE OF USE OF PART OF THE PREMISES FROM CLASS F1 (EDUCATIONAL USE) TO CLASS E G) (III) (LIGHT INDUSTRIAL) AND ASSOCIATED IMPROVEMENTS TO HARDSTANDING AREA AND WIDENING OF THE INTERNAL ACCESS ROAD.

**Location:** 10 OLD HOUGHTON ROAD HARTFORD HUNTINGDON PE29 1YB

**Applicant:** FARO CAPITAL

**Grid Ref:** 525973 272789

**Date of Registration:** 05.07.2023

**Parish:** HUNTINGDON

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## RECOMMENDATION - APPROVE

This application is referred to the Development Management Committee (DMC) because the Officer recommendation is contrary to the Town Council recommendation.

### 1. DESCRIPTION OF SITE AND APPLICATION

#### Site and Surroundings

- 1.1 The application site is located along the south eastern edge of Hartford, eastern side of Huntingdon. The site was historically occupied by the West Anglian Training Association (WATA), which operated in what is now Use Class F1 (formerly Class D1), however they departed some years ago and the site has been vacant. The site is 0.99 hectares and currently comprises of:
  - A double height warehouse building, with an associated yard;
  - A two storey ancillary office building;
  - A single storey atrium ancillary office building;
  - A single storey building, formerly used as a training centre;
  - A centrally placed car parking area, and
  - Two established accesses, both onto Old Houghton Road to the east of the site.
- 1.2 To the north and east of the site are fields and a small area of woodland. A large bungalow is located directly to the north and

further detached properties located to the west across from Old Houghton Road. This road forms the site's southern boundary, which provides bus, pedestrian and cycle access to the B1514 and the roundabout junction of the A141 and A1123.

- 1.3 According to the Environment Agency (EA) 'Flood Map for Planning' the site lies within Flood Zone 2, and as such, has a medium probability of flooding. However, the applicant has argued that in the application flood risk assessment, this is due to historic flooding and this allocation is no longer accurate.
- 1.4 The application site lies adjacent to the Hartford Conservation Area. The site is also within the Green Infrastructure Priority Area – Great Ouse Valley. There are a number of trees on the site. There are no other site constraints.

#### Proposal

- 1.5 The application seeks approval for the change the use of part of the site from Class F1 to Class E g) (iii) (light industrial), improvements to the hardstanding between the southern access and the warehouse building (involving new hardstanding) and widening of the access.
- 1.6 Parking will be provided using the existing car park, using the existing northern access to the site, and the existing accessway between them.
- 1.7 Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.
- 1.8 The application is supported by the following documents;
  - Design and Access Statement
  - Heritage Statement
  - Arboricultural Impact Assessment
  - Preliminary Ecological Appraisal
  - Proposed drawings

## 2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (December 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 Planning Practice Guidance and the National Design Guide 2021 are also relevant and material considerations.

For full details visit the government website [National Guidance](#)

### 3. PLANNING POLICIES

3.1 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)

- LP1: Amount of Development
- LP2: Strategy for Development
- LP3: Green Infrastructure
- LP4: Contributing to Infrastructure Delivery
- LP5: Flood Risk
- LP7: Spatial Planning Areas
- LP11: Design Context
- LP12: Design Implementation
- LP14: Amenity
- LP15: Surface Water
- LP16: Sustainable Travel
- LP17: Parking Provision and vehicle movement
- LP30: Biodiversity and Geodiversity
- LP31: Trees, Woodland Hedges and Hedgerows
- LP34: Heritage Assets and their Settings

3.2 Supplementary Planning Documents (SPD) and Guidance:

- Huntingdonshire Design Guide Supplementary Planning Document (2017):
- Developer Contributions SPD (2011)
- Huntingdonshire Landscape and Townscape Assessment (2007)
- Cambridgeshire Flood and Water SPD 2017
- Huntingdonshire Tree Guidance Note 3
- Annual Monitoring Report – Part 1 (Housing) 2019/2019 (October 2019)
- Annual Monitoring Report – Part 2 (Non- Housing) 2018/2019 (December 2019)
- RECAP CCC Waste Management Design Guide (CCC SPD) 2012

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

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

Huntingdon Neighbourhood Plan 2018-2026 (September 2019):

- Policy E1 (Opportunities for Employment)
- Policy E2 (Business Investment)

#### **4. PLANNING HISTORY**

- 4.1 22/01967/FUL - Change of use of part of the premises from Class F1 (Educational Use) to Class E g) (iii) (Light Industrial) and associated improvements to hardstanding. Withdrawn
- 4.2 1501511FUL Proposed external road training facility Approved
- 4.3 1300986FUL Proposed training facility Approved
- 4.4 0500275FUL Erection of training facility building following demolition of sports and social club Approved
- 4.5 0212975FUL Erection of a teaching block Approved
- 4.6 0001570FUL Extension to workshop building Approved
- 4.7 9301285FUL Extension to offices Huntingdon International Holding Plc Approved
- 4.8 8801526FUL Artificial soccer pitch with fencing and floodlighting Approved
- 4.9 8702031FUL Erect offices and associated parking Huntingdon Research Centre Approved
- 4.10 8700779FUL Change of use to recreation, Sports and Social Centre Approved
- 4.11 8200077FUL Sports and social club squash courts Approved

#### **5. CONSULTATIONS**

- 5.1 Huntingdon Town Council – Object. Members felt the site location was not suitable for light industrial use due to its proximity to the Hartford Conservation Area and impact on the historic environment. It was felt that Old Houghton Road was not suitable for industrial traffic.
- 5.2 Local Highway Authority – No objections subject to conditions. It is noted that the proposal is the same as the previous application

22/01967/FUL but that the access improvements requested previously have been included. Therefore, the effect of the proposed development upon the Public Highway should be mitigated via conditions including removal of permitted development rights for gates, gates to be set 17m back, access width, access specification, sufficient space for manoeuvring, temporary traffic facilities during construction, visibility splays, kerbs and access drainage.

- 5.3 Tree Officer – No objection. Same condition recommended as 22/01967/FUL, compliance with submitted tree protection measures.
- 5.4 Environmental Health Team – No objection. It is noted that E(g)(iii) land use is a use which can be carried out in a residential area without detriment to its amenity. However, taking into consideration the limited vehicle movements on the Old Houghton Road I would advise that deliveries and collections to/from the site via vehicles above 7 tonnes (large HGV's) are limited to daytime only (permitted between the hours of 07:00 – 23:00 each day).
- 5.5 Lead Local Flood Authority – No objection. Recommends a compliance condition regarding the submitted water drainage scheme.
- 5.6 Cadent Gas – No objection.

## **6. REPRESENTATIONS**

- 6.1 3 letters received, objecting on the following grounds:
- Insufficient information regarding number and size of traffic
  - Concerns regarding the volume of traffic accessing Main Street via the T Junction from Old Houghton Road. Intensification over existing use.
  - The proposed development is inappropriate for a quiet Conservation Area.
  - The associated noise and pollution will have a detrimental effect on wildlife and residents of Old Houghton Road and The Grove.
  - Additional traffic will pose a risk to personal safety and damage the road surface.
  - Do not want WATA site users leaving the new East gate driving down The Grove to bypass the T junction. This is a private unadopted road which residents are finding it increasingly more expensive to repair as traffic volumes have increased due to internet deliveries and increased occupants per household.

## 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 (2023). 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)
- 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 and heritage areas
  - Highway Safety and Parking Provision
  - Flood Risk and Drainage
  - Residential Amenity
  - Trees
  - Biodiversity

### **Principle of Development**

- 7.6 The site is located within Hartford and therefore falls within the Huntingdon Spatial Planning Area. The site is considered to be within the built up area of Hartford.
- 7.7 The site is with Huntingdon and therefore falls within the Huntingdon Spatial Planning Area. The site is previously-

developed or brownfield land given the previous use and buildings on the site. The application seeks approval for the change the use of part of the site from Class F1 to Class E g) (iii) (light industrial), improvements to the hardstanding between the southern access and the warehouse building (involving new hardstanding) and widening of the access.

- 7.8 Paragraph 123 of the NPPF states: *Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.*

- 7.9 Policy LP7 (Spatial Planning Areas) states:

*Development Proposals on Unallocated Sites*

*A proposal for development on a site which is additional to those allocated in this plan will be supported where it fulfils the following requirements and is in accordance with other policies:*

*Business Development*

*A proposal for business development (class 'B') will be supported where it is appropriately located within a built-up area of an identified Spatial Planning Area settlement.*

- 7.10 Huntingdon Neighbourhood Plan Policy E1 (Opportunities for Employment) states:

*Proposals for economic development throughout Huntingdon will be favourably considered subject to compliance with other relevant planning policies. The regeneration and intensification of previously developed land will be particularly supported.*

- 7.11 Huntingdon Neighbourhood Plan Policy E2 (Business Investment) states:

*Proposals for development schemes which involve business investment which will result in the provision or opportunity for high skilled employment will be strongly supported subject to compliance with other relevant planning policies.*

- 7.12 The proposal is for a change of use from Class F1 to Class E g) (iii) (light industrial). The site has previously been used for a non-residential use, the proposal would utilise existing buildings without the need for modification or extension and is in a sustainable location. It is considered that the proposal would therefore make effective re-use of land in accordance with

paragraph 123 of and the NPPF and is in an appropriate location in accordance with Local Plan Policy LP7. The proposed location is in a sustainable location. The proposal will result in the creation of further jobs and therefore will contribute to overall economic development in accordance with Huntingdon Neighbourhood Plan Policies E1 and E2.

- 7.13 The site is situated within the Green Infrastructure Priority Area - Great Ouse Valley Landscape Character Area – as defined by Huntingdonshire’s Local Plan to 2036 policy LP3 and the Local Plan Policies Map. Policy LP3 (Green Infrastructure) states:

*A proposal within the Ouse Valley Landscape Character Area, defined in the Huntingdonshire Landscape and Townscape Assessment Supplementary Planning Document will be supported where it contributes to the landscape, wildlife, cultural and historical value of the area.*

- 7.14 As discussed the above, the proposal include the conversion of existing buildings and re-use of an existing brownfield site. Therefore, there is limited scope for contribution to the landscape, wildlife, cultural and historical value of the area. The proposal will provide a number of biodiversity enhancements which is discussed in more detail below. The proposal would therefore meet the aims of Policy LP3 of the Local Plan.

- 7.15 The principle of development is therefore acceptable subject to the consideration of the below material considerations.

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

- 7.16 The site is located adjacent to the Hartford Conservation Area.
- 7.17 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.
- 7.18 Para. 205 of the NPPF set out 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance*’. Para. 206 states 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. 208 goes on to state 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 including securing its optimum viable use.

- 7.19 Local Plan Policy LP34 aligns with the statutory provisions and NPPF advice.
- 7.20 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. 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.
- 7.21 The application seeks approval for the change the use of part of the site from Class F1 to Class E g) (iii) (light industrial), improvements to the hardstanding between the southern access and the warehouse building (involving new hardstanding) and widening of the access.
- 7.22 Officers note the concerns raised by Town Council and local resident about how the site location is not suitable for light industrial use due to its proximity to the Hartford Conservation Area and potential impact on the historic environment.
- 7.23 In consideration of whether the proposed light industrial is an acceptable or appropriate use to be adjacent to the Hartford Conservation Area, officers have had regard to the relevant policies outlined in the principle of development section. As outlined above, the site has previously been used for a non-residential use, the proposal would utilise existing buildings without the need for modification or extension and is in a sustainable location. Officers have also had regard to the level of works proposed as part of the application. The proposed external works required to facilitate the change of use is minor as it only involves a small amount of hardstanding and the widening of an access.
- 7.24 Given the planning history of the site being non-residential, the nature of the proposal being to convert existing buildings without the need to modify or extend and taking into account the fact that only some minor external changes are required to facilitate the proposed change of use, officers are of the view that the proposed light industrial use of the site will not have an adverse visual impact and therefore will preserve or enhance the character and appearance of the Hartford Conservation Area. The proposed development is in accordance with Policies LP11, LP12 and LP34 of the adopted Huntingdonshire Local Plan to 2036, Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Huntingdonshire Design Guide SPD and Sections 12 and 16 of the National Planning Policy Framework.

## Highway Safety and Parking Provision

- 7.25 Policy LP16 (Sustainable Travel) aims to promote sustainable travel modes and supports development where it provides safe physical access from the public highway. Policy LP17 (Parking Provision and Vehicle Movement) states a proposal will be supported where it incorporates appropriate space for vehicle movements, facilitates accessibility for service and emergency vehicles and incorporates adequate parking for vehicles and cycles.

### Highway Safety

- 7.26 The proposal would utilise the existing access arrangements and widen it as part of the proposal.
- 7.27 Officers note the concerns raised by the Town Council and local residents regarding whether Old Houghton Road was suitable for industrial traffic, the insufficient information regarding the number and size of traffic, the volume of traffic accessing Main Street via the T Junction from Old Houghton Road and the intensification over existing use. Concerns have also been raised about the users of the site using Grove Lane to bypass the Old Houghton Road T-junction.
- 7.28 A Transport Statement has been submitted in support of the application. The Highway Authority have been consulted as part of the application and has reviewed the submitted information. Whilst the proposed use of the site would result in an increased amount of movements, the Highway Authority has advised that subject to a number of number of conditions regarding construction and the proposed access arrangements, the proposed development would not have an adverse impact upon highway safety. Officers accept the advice from the technical consultee regarding highway safety and recommend the conditions accordingly.
- 7.29 In regard to users of the site potentially using private road Grove Lane to bypass the Old Houghton Road T-junction, the Highway Authority has not raised any concern with this. Officers do not consider a condition restricting use of the Grove Lane this would mean 5 tests outlined para. 56 of the NPPF which state conditions must necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Officers consider such a condition could not be recommended as it would not be enforceable.
- 7.30 Subject to the inclusion of the recommended conditions, Officers therefore consider the proposal would not have an adverse impact upon highway safety in accordance with Policies LP16 and LP17 of the Huntingdonshire Local Plan to 2036.

### Car Parking

- 7.31 The proposal includes no changes to the existing 46 car parking spaces. The proposed car parking would be sufficient and therefore comply with the aims of Policies LP16 and LP17 in regards to car parking.

### Cycle Parking

- 7.32 It is unclear what the cycle parking arrangements are. However, there is adequate space on the site secure cycle parking which could be secured by condition if the proposal were to be recommended for approval. Subject to the above-mentioned condition, Officers consider the proposal complies with aims of Policies LP16 and LP17 in regards to cycle parking.

## **Flood Risk and Drainage**

- 7.33 National guidance and Policy LP5 of the Local Plan seek to steer new development 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 165-175 of the NPPF (2023)).
- 7.34 According to the Environment Agency (EA) 'Flood Map for Planning' the site lies within Flood Zone 2, and as such, has a medium probability of flooding. However, the applicant has argued that in the application flood risk assessment, this is due to historic flooding and this allocation is no longer accurate.
- 7.35 The Lead Local Flood Authority has been consulted as part of the application and has raised no objection to the proposal as the information submitted with the application has demonstrated that the surface water from the proposed development can be managed within the existing surface water system within the site. Water will continue to discharge through the infiltration basin and filter drains, discharging water into the ground. The Lead Local Flood Authority recommend a compliance condition regarding the submitted water drainage scheme.
- 7.36 The proposal is for a change of use to light industrial and would utilise existing buildings. The proposal is considered to be acceptable with regard to its impact on both flood risk and surface water and therefore accords with Policies LP5 of Huntingdonshire's Local Plan to 2036 and Section 14 of the National Planning Policy Framework in this regard.

## **Residential Amenity**

### Amenity of neighbouring properties

- 7.37 Policy LP14 states that a proposal will be supported where a high standard of amenity is maintained for all occupiers of neighbouring land and buildings.
- 7.38 A large bungalow is located directly to the north and further detached properties located to the west across from Old Houghton Road.
- 7.39 The Environmental Health Team have been consulted as part of the application and has advised that E(g)(iii) land use is a use which can be carried out in a residential area without detriment to its amenity. However, taking into consideration the limited vehicle movements on Old Houghton Road, the Environment Health Team has recommended that deliveries and collections to/from the site via vehicles above 7 tonnes (large HGV's) are limited to daytime only (permitted between the hours of 07:00 – 23:00 each day). Officers accept this advice and recommend the above condition accordingly.
- 7.40 The proposal would not have any adverse neighbour amenity impacts in terms of noise. The proposal is therefore considered to accord with Policy LP14 of the Local Plan in respect of its impact upon neighbouring properties.

## **Trees**

- 7.41 Policy LP31 of the Local Plan states a proposal will be required to demonstrate that the potential for adverse impacts on trees, woodland, hedges and hedgerows has been investigated. 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.
- 7.42 There a number of trees on the site. Arboricultural Information has been submitted in support of the application. 1no. tree is proposed to be removed to facilitate the widening of the access. The Tree Officer has been consulted as part of the application and has advised that they raise no objection the proposal subject to a compliance condition regarding the submitted tree protection measures. The proposal would therefore be in accordance with Policy LP31 of the Local Plan.

## **Biodiversity**

- 7.43 Paragraph 180 within Section 15 of the NPPF (2023) states that planning policies and decisions should contribute to and enhance the natural and local environment. 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.

- 7.44 The application is supported by a Preliminary Ecological Appraisal (PEA) which confirms that overall the site is considered to be of low ecological value. The proposal would therefore not have an adverse impact upon local wildlife. The PEA also outlines biodiversity enhancements through the installation of up to 10 bird nest boxes within the site. A condition is recommended to secure this. The proposal is considered to accord with the objectives of Policy LP30 of Huntingdonshire's Local Plan to 2036 and Section 15 of the NPPF in this regard.

### **Other Matters**

- 7.45 A condition is recommended to restrict the use of the site Class E g) (iii) (light industrial) to ensure any future change of use is assessed on its own merits and consulted on.

### **Conclusion**

- 7.46 The proposal is for a change of use from Class F1 to Class E g) (iii) (light industrial).
- 7.47 The proposed development would utilise existing non-residential buildings without the need for modification or extension, and would therefore make effective re-use of land in a sustainable location on the edge of Hartford. The proposal will also result in the creation of further jobs and will contribute to overall economic development.
- 7.48 It is considered the proposed light industrial use of the site will not have an adverse visual impact and therefore will preserve or enhance the character and appearance of the Hartford Conservation Area.
- 7.49 The proposal would also be acceptable in regards to highway safety, flood risk, residential amenity, trees and biodiversity.
- 7.50 Having regard to all relevant material considerations, it is concluded that the proposal would accord with local and national planning policy. Therefore, it is recommended that planning permission be approved.

**8. RECOMMENDATION – APPROVAL subject to the following conditions regarding:**

1. Time
2. Drawings
3. Restriction of use
4. Cycle details to be submitted
5. Removal of permitted development rights for gates
6. Gates to be set 17m back
7. Access width, access specification
8. Sufficient space for manoeuvring
9. Temporary traffic facilities during construction
10. Visibility splays
11. Kerbs
12. Access drainage
13. Water drainage scheme compliance
14. Deliveries and collections to/from the site via vehicles above 7 tonnes (large HGV's) are limited to daytime only (permitted between the hours of 07:00 – 23:00 each day).
15. Tree protection measures compliance
16. Biodiversity enhancements

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 **Lewis Tomlinson Senior Development Management Officer** – [lewis.tomlinson@huntingdonshire.gov.uk](mailto:lewis.tomlinson@huntingdonshire.gov.uk)

HUNTINGDON TOWN COUNCILPLANNING COMMENTS : 27<sup>th</sup> July 2023

23/00760/FUL

External alterations and installation of plant within service yard including storage of gases

1A Tower Close Huntingdon PE29 7DH

**Recommend Approve. It was noted that the application was in an existing industrial area.**

23/00766/FUL

Change of use of part of the premises from Class F1 (Educational Use) to Class E g) (iii) (Light Industrial) and associated improvements to hardstanding area and widening of the internal access road.

10 Old Houghton Road Hartford Huntingdon PE29 1YB

**Recommend Refuse. Members felt the site location was not suitable for light industrial use due to its proximity to the Hartford Conservation Area and impact on the historic environment. It was felt that Old Houghton Road was not suitable for industrial traffic.**

23/01038/HHFUL

Proposed Porch to Front Elevation

42 Wertheim Way Huntingdon PE29 6UX

**Recommend Approve. Members had no objections and noted that there were other similar porches in the area.**

23/01094/FUL

Change of use for part of 9 Glebe Road to a Place of Worship

9 Glebe Road Huntingdon PE29 7DX

**Recommend Approve. Members noted that the industrial location meant the use as a place of worship would not negatively impact nearby residents. It was also noted that the location had sufficient parking.**

23/00585/LBC

Alterations to front room to turn it into a visitor centre, enlarge the door width to make it wheelchair accessible and create a larger hatch.

Commemoration Hall 39 High Street Huntingdon

**Deemed Approve. The Town Council is Custodian Trustee of the Commemoration Hall and has two nominated Councillors as Trustees of the hall charity.**

# Development Management Committee



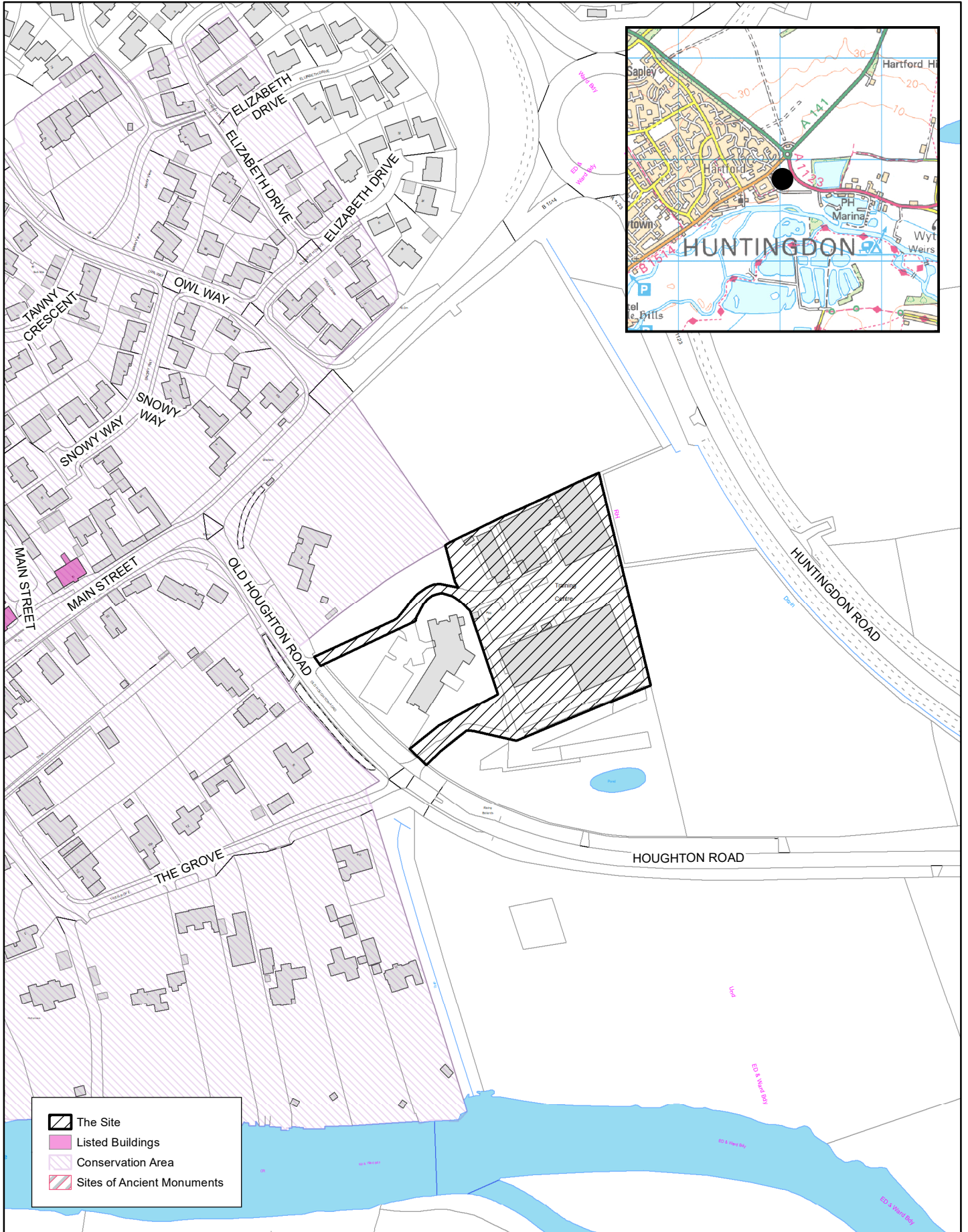
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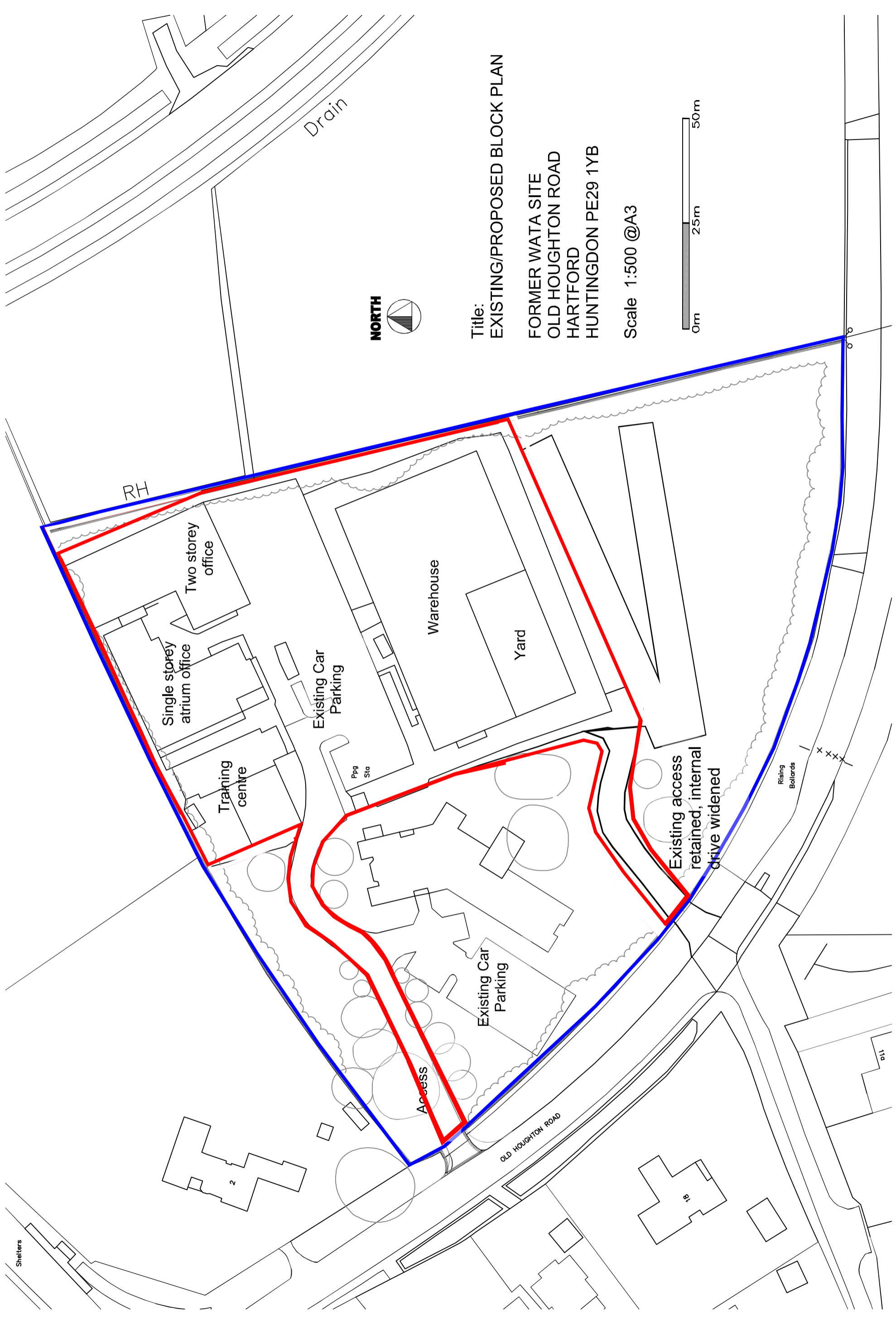
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Parish: Huntingdon

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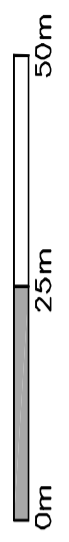


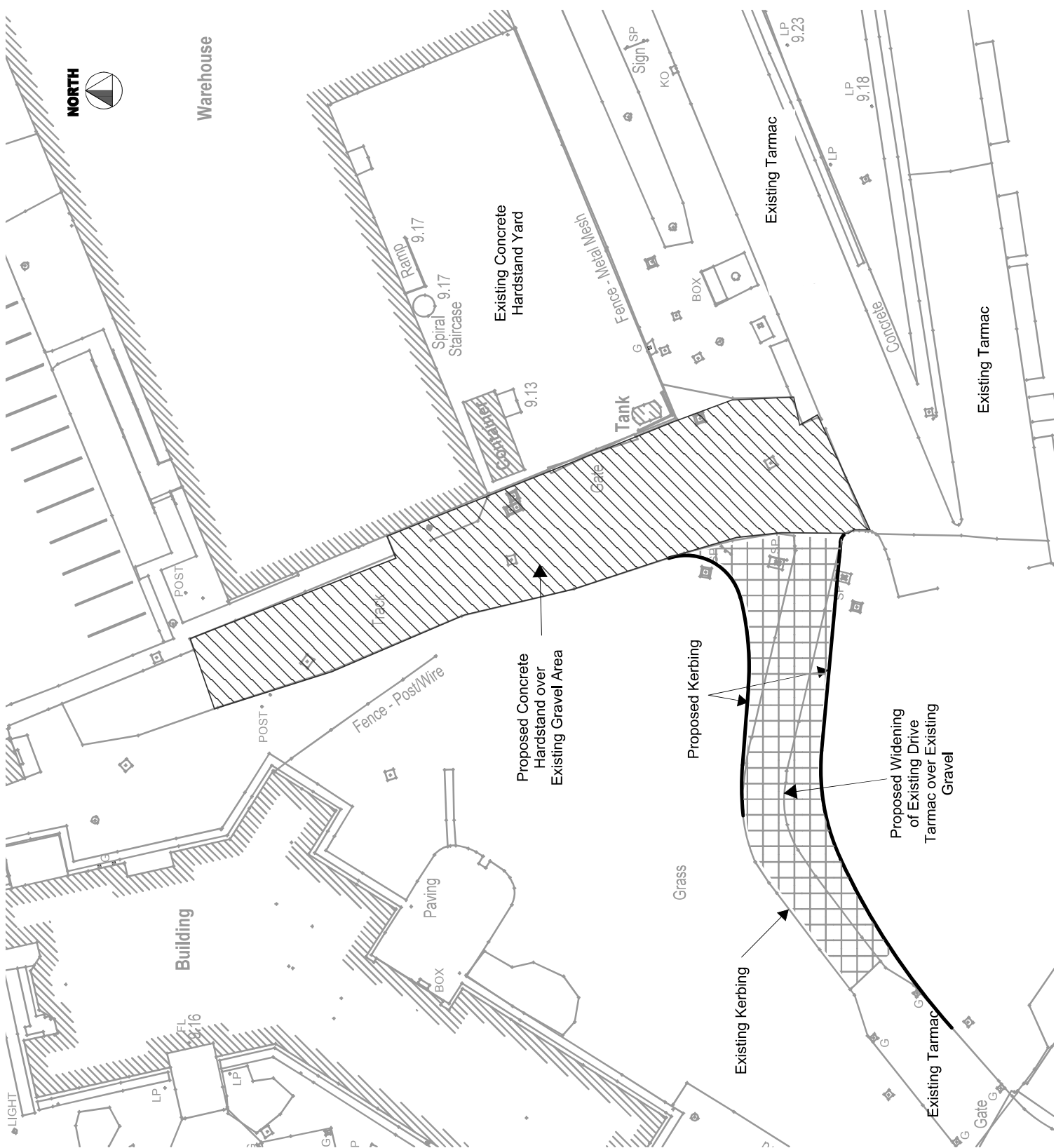




Title: EXISTING/PROPOSED BLOCK PLAN  
FORMER WATA SITE  
OLD HOUGHTON ROAD  
HARTFORD  
HUNTINGDON PE29 1YB

Scale 1:500 @A3





NORTH

Warehouse

Building

Existing Concrete Hardstand Yard

Proposed Concrete Hardstand over Existing Gravel Area

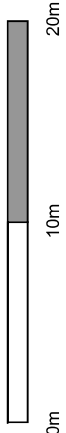
Proposed Kerbing

Existing Kerbing

Proposed Widening of Existing Drive Tarmac over Existing Gravel

Existing Tarmac

Existing Tarmac



**Title:**  
 Existing and Proposed Internal Drive and Hardstand Plan  
 10 Old Houghton Road  
 Hartford  
 Huntingdon PE29 1YB  
 Scale 1:250 @A3  
 Drawing number: FPH/0922/08