

DEVELOPMENT MANAGEMENT COMMITTEE 19th FEBRUARY 2024

Case No: 23/01828/FUL

Proposal: DEMOLITION OF EXISTING FARMHOUSE AND
OUTBUILDING AND ERECTION OF TWO NEW
DWELLINGS WITH ASSOCIATED PARKING, ACCESS
AND AMENITY SPACE

Location: CHESTERTON LODGE FARM, GREAT NORTH ROAD,
CHESTERTON

Applicant: ROBIN, JENNIFER AND ALISON WATERWORTH

Grid Ref: 511710 295846

Date of Registration: 28TH SEPTEMBER 2023

Parish: CHESTERTON

RECOMMENDATION - REFUSE

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

1. DESCRIPTION OF SITE AND APPLICATION

Site and Surroundings

- 1.1 The site is located approximately 1km north-west of the settlement of Chesterton. It is accessed via a private access track off Oundle Road and currently operates as a dairy farm. The existing farmhouse subject to this application is located at the south-east edge of the site and benefits from a large garden which runs to the east away from the frontage. To the rear (north) is a brick outbuilding and the main working farm buildings are then set to the west and north-west.
- 1.2 The farmhouse is currently vacant and is constructed of orange/red brick with a tiled pitched roof and external chimney stacks. A two-storey side extension exists to the west side and there is also an extended wing to the rear/north side. There is a gap of approximately 6 metres between the rear of the house and the adjacent outbuilding, however, a link (now demolished) used to join the two buildings together.

Proposal

- 1.3 This application seeks planning approval for the demolition of the existing farmhouse and outbuilding and the erection of two dwellings with associated parking, access and amenity space at Chesterton Lodge Farm, Great North Road, Chesterton.
- 1.4 The proposed semi-detached dwellings would comprise of one four-bedroom property and one three-bedroom property. The proposed building would be U-shaped, two-storeys in height and would be of a gable-end design with a small lean-to element on both properties.
- 1.5 This application is an amended scheme following the withdrawal of a previous application (reference 22/02116/FUL) which sought planning permission for the proposed refurbishment and extension of the existing farmhouse and then subdivision to create three separate dwellinghouses.
- 1.6 Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.
- 1.7 This application has been accompanied by the following documents:
 - Planning, Design and Access Statement
 - Ecological Impact Assessment
 - Arboricultural Impact Assessment
 - Tree Survey Schedule

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (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.

2.4 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
- LP10: The Countryside
- LP11: Design Context
- LP12: Design Implementation
- LP14: Amenity
- LP15: Surface Water
- LP16: Sustainable Travel
- LP17: Parking Provision and Vehicle Movement
- LP20: Homes for Rural Workers
- LP25: Housing Mix
- LP30: Biodiversity and Geodiversity
- LP31: Trees, Woodland, Hedges and Hedgerows
- LP33: Rural Buildings

3.2 Supplementary Planning Documents (SPD) and Guidance:

- Huntingdonshire Design Guide Supplementary Planning Document (2017)
- Developer Contributions SPD (2011)
- Huntingdonshire Landscape and Townscape SPD (2022)
- Huntingdonshire Strategic Flood Risk Assessment (2017)
- Cambridgeshire Flood and Water SPD (2017)
- LDF Developer Contributions SPD (2011)
- Annual Monitoring Review regarding housing land supply (2020)
- 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
- N3 – Support rich and varied biodiversity

- 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.

For full details visit the government website

4. PLANNING HISTORY

- 4.1 22/02116/FUL – Proposed refurbishment and extension of the existing farmhouse and subdivision to create three separate dwellinghouses – Withdrawn.
- 4.2 1302017FUL – Creation of an agricultural access and track – Approved.

5. CONSULTATIONS

- 5.1 Chesterton Parish Council – Recommends Approval.

This new Application (replacing 22/02116/FUL) concerns the demolition of the farmhouse (rather than its restoration and conversion) and its replacement with two new dwellings, plus associated ground works.

Chesterton Lodge (then known as “Lower Lodge”) was probably built contemporaneously with its ‘twin’ (“Upper Lodge”, currently Hill Farm), sometime in the early 19thC. These two new farmsteads each comprised a farmhouse with an adjoining crewyard surrounded by outbuildings, and are clearly shown on the 1837 Tithe Map. Less clear, however, is the 1805 Estate Map, but these two farms are distinctly named on it.

When the forebears of the present owners came to Chesterton in 1902, Lower Lodge seems to have been principally a dairy farm. The family have continued with that policy and currently have an accredited dairy herd which is accommodated in very modern dairy buildings; nevertheless, the buildings and equipment need almost constant supervision and rigorous maintenance of the plant. This supervision has previously been done by staff living off-site, but this has found to be far from ideal, as reliable, qualified staff are difficult to find, and demand better quality accommodation than has previously been on offer.

Although standing on a distinct ridge, Chesterton Lodge is relatively isolated and it is probably invisible to the residents living in the village and from any public footpaths, except possibly from the A1, but only if someone is briefly distracted when the sun picks out the house. Even so, the only close neighbours are other employees or tenants on the same land-holding. Consequentially, those “Material Planning Considerations” such as loss of light, outlook and privacy are rendered virtually irrelevant. As to

'Highway Issues' it should be noted that access to the site is via a modern farm road (with a standard highway-engineered junction with Oundle Road) at the western end of the village.

Of the remaining MPC's that leaves us with design, appearance and materials. Due to the continuing malfunction of the new software we have been unable to view any of the drawings associated with this application. Consequently our 'observations' are limited to viewing what we can, principally the "Planning, Design and Access Statement". From this it appears that the proposed two dwellings are semidetached, covering most of the existing building's 'footprint'. The new buildings will be more compact, and (unsurprisingly) less high. The only real extra building will be the generous provision to house motor cars. None of this calls for adverse comment.

That the new buildings will be of similarly coloured brick, with sympathetic roofs of clay tile and slate tile, will deftly reflect the buildings which are to be demolished. One or more elevations will be 'broken-up' by the addition of timber cladding. All this seems to reflect the vernacular tradition and calls for no criticism.

- 5.2 Cambridgeshire County Council Highway Authority – No objection.

The existing access was approved via application 13/02017/FUL and is of a standard suitable for shared agricultural/residential use with the appropriate visibility splays. No significant adverse effect upon the Public Highway should result from this proposal, should it gain benefit of Planning Permission.

- 5.3 Cambridgeshire County Council Archaeology Team – No objections but consider that the site should be subject to a programme of archaeological investigation secured through condition.

- 5.4 Huntingdonshire District Council's Environmental Protection Officer – Further information needed.

This is an application for two residential dwellings next to what appears to be a cattle farm. We are unable to make a valid comment on this proposal unless a noise and odour assessment has been undertaken and submitted.

6. REPRESENTATIONS

- 6.1 No third party representations were received during the course of the application.

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 (relevant to this applications) 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 in the determination of this application are:
- The Principle of Development
 - Design and Visual Amenity
 - Residential Amenity
 - Highway Safety
 - Flood Risk and Drainage
 - Biodiversity
 - Impact on Trees
 - Accessible and Adaptable Homes
 - Water Efficiency
 - Developer Contributions
 - Archaeology

The Principle of Development

- 7.6 The site is located outside of any built-up area of a settlement and is therefore considered to be countryside land. The starting point for assessing the principle of any development in the countryside is Policy LP10 of Huntingdonshire's Local Plan to 2036.
- 7.7 Policy LP10 of the Local Plan states that development in the countryside will be restricted to the limited and specific opportunities as provided for in other policies of this plan and that all development in the countryside must:
- a. seek to use land of lower agricultural value in preference to land of higher agricultural value:
 - i. avoiding the irreversible loss of the best and most versatile agricultural land (Grade 1 to 3a) where possible, and
 - ii. avoiding Grade 1 agricultural land unless there are exceptional circumstances where the benefits of the proposal significantly outweigh the loss of land;
 - b. recognise the intrinsic character and beauty of the countryside; and
 - c. not give rise to noise, odour, obtrusive light or other impacts that would adversely affect the use and enjoyment of the countryside by others.
- 7.8 The application site comprises an existing dwelling and associated curtilage and the application seeks approval for the demolition of the existing buildings and the erection of two dwellings in its place. The proposal would not result in loss of agricultural land. Criteria (b) and (c) will be addressed in the design section of this report.
- 7.9 In addition to complying with Policy LP10, development in the countryside is restricted to the limited and specific opportunities as provided for in other policies of the Local Plan, including Policy LP33 'Rural Buildings' which is most relevant in this instance.
- 7.10 Policy LP33 states that a proposal for the replacement of a building in the countryside will be supported where it meets criteria (a), i to iii and the proposal would lead to a clear and substantial enhancement of the immediate setting. Furthermore, a modest increase in floorspace will be supported.
- 7.11 Criteria (a) i to iii states that it must be demonstrated that the building is (i) redundant or disused; (ii) of permanent and substantial construction; and (iii) not in such a state of dereliction or disrepair that significant reconstruction would be required.
- 7.12 Based on the information submitted and the site visit undertaken by the case officer, the Local Planning Authority are satisfied that the building in question is disused, of permanent and substantial

construction and is not in such a state of dereliction or disrepair that significant reconstruction would be required. As such, the building is considered to meet criteria (a), (i), (ii) and (iii) of Policy LP33 and therefore, the principle of the erection of a replacement building in this instance is acceptable.

- 7.13 With regard to the existing and proposed floorspace, the Gross Internal Area (GIA) of plot 1 would be 173sqm and Plot 2 140sqm, giving a total of 313sqm. This compares to the existing house which, over three floors has a GIA of 331sqm. The proposed floor space of the dwellings is therefore lower than the existing farmhouse. The proposals have also been designed with a much lower ridge height. As such, the proposal is considered to be in accordance with Policy LP33 in this regard. Furthermore, the need for the proposal to lead to a clear and substantial enhancement of the immediate setting is discussed in the following section of this report.
- 7.14 With regards to the creation of an additional dwelling as part of the proposed demolition and rebuild, the submitted Planning Statement seeks to demonstrate that the site benefits from a fall-back to support the principle of the development of two dwellings in this instance. It is recognised that paragraph 84 d) of the National Planning Policy Framework allows for the subdivision of an existing residential building in an isolated location. Officers note this argument, however as assessed above, it is considered that the proposal complies with the requirements of Policy LP33 and therefore the principle of the replacement of an existing dwelling with two dwellings is supported.
- 7.15 The submitted Planning Statement also states that “Good quality farm managers in this field expect that accommodation will be provided for them and their family as part of their employment package...the proposal would provide the farm with an excellent opportunity to offer accommodation to potential staff associated with the dairy business and thereby support the overall viability of the enterprise.” However, as the application does not specifically seek approval for the erection of two rural workers dwellings, with limited information supplied in this regard, the proposal would not satisfy Policy LP20 (Homes for Rural Workers) of the adopted Huntingdonshire Local Plan to 2036. This is discussed further in the ‘Residential Amenity’ section below.
- 7.16 The site is located approximately 1km north-west of the settlement of Chesterton and it is accessed via a private access track off Oundle Road. It is considered that future occupants would be heavily reliant on the use of private cars due to the lack of services and facilities in Chesterton and the absence of alternative sustainable transport options such as public transport, safe footpaths and/or cycle paths. However, having regard to the existing residential use and that the proposal would comply with

Policy LP33 outlined above, it is not considered that the unsustainable location of the proposed dwellings would warrant a refusal of the application.

- 7.17 Overall, it is considered that the proposal accords with the aims of Policies LP10 and LP33 of the Local Plan. The principle of development is therefore acceptable, subject to compliance with other material planning considerations discussed below.

Design and Visual Amenity

- 7.18 Policy LP11 of the Local Plan states that a proposal will be supported where it is demonstrated that it responds positively to its context. Policy LP12 states that new development will be expected to be well designed and that a proposal will be supported where it can be demonstrated that it contributes positively to the area's character and identity and successfully integrates with adjoining buildings and landscape.
- 7.19 Section 12 of the NPPF (2023) seeks to achieve well designed places, noting that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development.
- 7.20 The HDS Design Guide (2017) is relevant to the application proposals, in particular chapter 4 and sections 3.7 and 3.8. The guide states that the size, shape and orientation (the form) of a building can have a significant impact upon its surroundings. The form of new buildings should generally reflect traditional built forms found in Huntingdonshire. The scale, massing and height of proposed development should be considered in relation to that of adjoining buildings, the topography, pattern of heights in the area and views, vistas and landmarks.
- 7.21 It should also be noted that the application site is located within the Northern Wolds Landscape Character Area as set out in the Landscape and Townscape Supplementary Planning Document (2022). The landscape character of the Northern Wolds is achieved through the distinctive and repeated pattern of ridges, valleys and regularly spaced settlements.
- 7.22 This application seeks approval for the demolition of the existing farmhouse and outbuilding and the erection of a replacement building comprising one four-bedroom dwelling and one three-bedroom dwelling. The proposed building would be U-shaped, two-storeys in height and of a gable-end design with a small lean-to element on both properties.
- 7.23 The overall scale and design of the proposed replacement building is considered to be acceptable with the overall height decreasing

and the proposal being sited in a similar location as the existing buildings. The proposed design demonstrates a clear hierarchy of height, with the highest part of the building comprising living accommodation in the main body of built form with lower subservient elements comprising car ports, cycle and refuse storage. The proposal would be constructed with a red/orange facing brick finish with elements of dark stained horizontal cladding and oak posts to reflect the countryside location. This traditional design approach would not detract from the rural setting of the site and surrounding area.

- 7.24 It is worth noting that due to the distance between the site and the public highway of Oundle Road to the south and the A1 to the east, the proposal would not be readily visible from public vantage points and would not result in visual harm to the wider countryside.
- 7.25 The proposed redevelopment would provide opportunities to tidy up the site and secure a comprehensive landscaping scheme. It is therefore recommended that a condition be imposed on any planning permission granted to secure a detailed boundary treatment and soft and hard landscaping scheme and ensure its implementation.
- 7.26 For the reasons above, Officers are of the view that the proposed development would lead to a clear and substantial enhancement of the immediate setting. As such, subject to the imposition of conditions on any planning permission granted, the Local Planning Authority are satisfied that the proposal would be in accordance with Policies LP10, LP11, LP12 and LP33 of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework in this regard.

Residential Amenity

- 7.27 Policy LP14 of the Local Plan to 2036 states a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings.

Amenity of neighbouring properties

- 7.28 Given the isolated nature of the site in terms of neighbouring residential dwellings with the closest neighbouring properties approximately 950m south-east, the proposal is not considered to result in any detrimental impacts in this regard.

Amenity for future occupiers

- 7.29 The orientation and layout of the proposed dwellings ensures that there would be very little overlooking between the dwellings and each property would have its own private amenity space.
- 7.30 However, the site forms part of the wider dairy/cattle farm of Manor Farm with the proposed private, residential dwellings to be located directly south-east of the existing agricultural buildings. As such, the Council's Environmental Protection team have raised concerns over potential noise and odour impacts from the operational farm on the amenities of the future occupiers of the dwellings and have therefore requested further assessments be undertaken. The application is not supported by a noise or odour Assessment, and accordingly the Local Planning Authority are not able to satisfy themselves that the proposal would provide an acceptable level of residential amenity for future owners/occupiers of the proposed dwellings.
- 7.31 The planning statement suggests that the proposed dwellings would be lived in by dairy workers, but there is no mention in the application that the proposal is to be considered as homes for rural workers under Policy LP20 and no justification has been provided in this regard. The application has not been assessed on this basis, therefore a condition to restrict the occupancy of the dwellings to rural workers would not be appropriate to overcome the concerns raised by Environmental Health in relation to noise and odour.
- 7.32 As set out above, the proposed development is located adjacent to a dairy farm and it has not been accompanied by an odour and noise assessment as requested by Environmental Health. It is therefore considered that there is insufficient evidence submitted to demonstrate that the development would not adversely affect the future occupiers of the dwellings in terms of unacceptable noise and odour impacts. The proposal therefore fails to accord with Policy LP14 of the Local Plan to 2036.

Highway Safety

- 7.33 The existing property of Chesterton Lodge is accessed via an existing private access drive off Oundle Road approved under planning permission 1302017FUL. Given the proposal seeks approval for the erection of a replacement dwelling, including the creation of a second dwelling, the previously approved access is considered to be of a standard suitable for shared agricultural and residential uses with the appropriate visibility splays. The Highway Authority have raised no objection to the proposal.

- 7.34 Furthermore, based on the submitted block plan, the Local Planning Authority are satisfied there is adequate provision for off-street car parking and turning facilities to ensure that vehicles enter the highway in a forward gear.
- 7.35 Subject to appropriate conditions, the proposal is considered acceptable in terms of its impact on highway safety and therefore accords with Policy LP17 of Huntingdonshire's Local Plan to 2036 and Section 9 of the National Planning Policy Framework in this regard.

Flood Risk and Drainage

- 7.36 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 165-175 of the NPPF (2023)).
- 7.37 In this case, 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 not in an area noted as susceptible to ground water flooding. Accordingly, the sequential and exceptions tests for flooding nor the submission of a flood risk assessment are considered necessary in this instance in accordance with the NPPF and national guidance.
- 7.38 Given the low flood risk and minor scale of development, Officers are satisfied that full details of the surface and foul water drainage can be secured as part of building regulations and other relevant legislative requirements in this instance.
- 7.39 Overall, the proposal is considered to be acceptable with regard to its impact on both flood risk and therefore accords with Policies LP5, LP6 and LP15 of Huntingdonshire's Local Plan to 2036 and Section 14 of the National Planning Policy Framework.

Biodiversity

- 7.40 Paragraph 180 of the NPPF (2023) states planning policies and decisions should contribute to and enhance the natural and local environment. Policy LP30 of the Local Plan to 2036 requires proposals to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated and ensure no net loss in biodiversity and provide a net gain where possible, through the planned retention, enhancement and creation of habitats and wildlife features, appropriate to the scale, type, and location of development.

- 7.41 This application has been accompanied by an Ecological Impact Assessment and Bat Survey. This acknowledges that there are seven designated sites within 2km of the site and one SSSI – Castor Flood Meadows which lies 1.2km northeast of the site. The site therefore falls within the impact risk zone (IRZ) for this SSSI. However, the addition of one dwelling is unlikely to generate a significant number of new visits to the protected site and therefore it is unlikely that there would be any material increase in recreational pressure on Castor Meadows SSSI.
- 7.42 The Local Planning Authority are satisfied the submitted report appropriately appraises the site, the potential impacts of the proposal on protected species, hedgerows and trees and provides suitable mitigation measures to ensure the protection of habitats. While biodiversity enhancement measures have not been detailed, given the scale and nature of the proposal, the Local Planning Authority are satisfied this can be agreed via a suitably worded condition.
- 7.43 Overall, subject to the imposition of conditions, the proposal is considered to be in accordance with Policy LP30 of Huntingdonshire's Local Plan to 2036 and Section 15 of the National Planning Policy Framework in this regard.

Impact on Trees

- 7.44 Policy LP31 of the Huntingdonshire Local Plan to 2036 requires proposals to demonstrate that the potential for adverse impacts on trees, woodland, hedges and hedgerows has been investigated and that 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.
- 7.45 The proposal would involve the removal of a small number of trees within the site. The application has been accompanied by an Arboricultural Impact Assessment which concludes that the trees on site are mostly in poor condition. The removal of the trees would allow the garden to be re-instated and a new landscaping scheme will ensure that replacement trees are incorporated within the development.
- 7.46 Accordingly, subject to the imposition of a condition regarding landscaping details, the proposal is considered acceptable in accordance with Policy LP31 of the Local Plan to 2036.

Accessible and Adaptable Homes

- 7.47 Policy LP25 of the Huntingdonshire's Local Plan to 2036 states that proposal for new housing will be supported where they meet

the optional Building regulation requirement M4(2) 'accessible and adaptable dwellings' unless it can be demonstrated that site specific factors make this impractical or unviable.

- 7.48 To ensure that the development can meet these standards a condition would be imposed on any outline permission that may be granted in this regard in accordance with Policy LP25 of Huntingdonshire's Local Plan to 2036.

Water Efficiency

- 7.49 Policy LP12 (j) of the Local Plan to 2036 states that new dwellings must comply with the optional Building Regulation requirement for water efficiency set out in Approved Document G of the Building Regulations. A condition can be attached to any consent to ensure compliance with the above, in accordance with Policy LP12 (j) of Huntingdonshire's Local Plan to 2036.

Developer Contributions

Bins

- 7.50 Part H of the Developer Contributions SPD (2011) requires a payment towards refuse bins for new residential development. An incomplete Unilateral Undertaking to secure the provision of wheeled bins has been submitted as part of the application. On this basis the proposal would not provide a satisfactory contribution to meet the tests within the CIL Regulations. The proposal would therefore fail to accord with Policy LP4 of the Huntingdonshire Local Plan to 2036 and the Developer Contributions Supplementary Planning Document (2011).

Community Infrastructure Levy (CIL)

- 7.51 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.

Archaeology

- 7.52 Cambridgeshire County Councils Archaeology Team were formally consulted on the application. The Archaeology Officer notes that records indicate that this site lies in an area of high archaeological potential, situated in close proximity to the south-west of the nationally important Roman settlement of Durobrivae (National Heritage List for England reference 1021429), of which the scheduled area includes the buried and surviving earthwork remains of the fort and walled Roman town, its west, south and

east suburbs and extramural cemeteries, as well as the buried remains of earlier prehistoric structures. Further prehistoric ring-ditches and enclosures as well as a Roman Road on a NW-SE alignment which is likely associated with the Roman settlement are visible as cropmarks present within the field to the immediate east of the site (Cambridgeshire Historic Environment Record references 09096, 09175).

- 7.53 Chesterton Lodge Farmhouse is present on early edition Ordnance Survey mapping dated to 1885 where it is represented as part of a farmstead identified as 'Lower Lodge' (CHER ref MCB25029). Only the (substantial) farmhouse itself and perhaps one of the smaller barns to the rear appears to remain from the 19th century layout, the rest of the buildings having been superseded by modern farm buildings during the 20th century. A limited selection of photos contained in the Planning, Design and Access Statement as well as close-up images within the Ecological appraisal document show that the main range and rear service wing to be constructed of soft pre-industrial brick with coped gables and likely to be of 18th or very early 19th century date. Despite later unsympathetic alterations Chesterton Lodge Farmhouse is considered to be a non-designated heritage asset for its historical and archaeological interest, representing at minimum two centuries of continuous usage of the site, and should be considered as such under the terms of the NPPF in the determination of the present application.
- 7.54 Accordingly whilst they have no objection to the proposal, they consider that the site should be subject to a programme of archaeological investigation secured through condition. This is considered to be in accordance with the NPPF (2023) and Local Plan Policy LP34 (Heritage Assets and their settings).

Conclusion

- 7.55 As outlined above, all planning applications should be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 7.56 Whilst the principle of the erection of two dwellings in the countryside is considered to be acceptable under Policy LP33 of the Local Plan, given the close proximity to the operational dairy/cattle farm, the Local Planning Authority are not able to satisfy themselves that the proposal would be acceptable in terms of noise and odour impacts on any future owner/occupier of the proposed dwellings.
- 7.57 Finally, a complete Unilateral Undertaking to secure the provision of wheeled bins has not been provided during the course of the application.

7.58 Having regard for all relevant material considerations, it is concluded that the proposal would not accord with local and national planning policy. Therefore, it is recommended that planning permission be refused.

8. RECOMMENDATION - REFUSAL for the following reasons:

1. The proposed development is located adjacent to a dairy farm and it has not been accompanied by an odour and noise assessment as requested by Environmental Health. It is therefore considered that there is insufficient evidence submitted to demonstrate that the development would not adversely affect the future occupiers of the dwellings in terms of unacceptable noise and odour impacts. The proposal therefore fails to accord with Policy LP14 of the Local Plan to 2036.
2. The application is not accompanied by a completed Unilateral Undertaking for the provision of wheeled bins and therefore fails to comply with part H of the Developer Contributions Supplementary Planning Document (2011) and Policy LP4 of the Huntingdonshire Local Plan to 2036.

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

**CONTACT OFFICER: Lucy Pateman Senior Development
Management Officer lucy.pateman@huntingdonshire.gov.uk**

<CPM Plan App C'ton Lodge>

Dear Sirs:

As requested, I am pleased to submit the observations of Chesterton Parish Meeting ('CPM') on Planning Application 23/01828/FUL, relating to Chesterton Lodge, Chesterton.

As we understand it, this new Application (replacing 22/02116/FUL) concerns the demolition of the farmhouse (rather than its restoration and conversion) and its replacement with two new dwellings, plus associated ground works.

Chesterton Lodge (then known as "Lower Lodge") was probably built contemporaneously with its 'twin' ("Upper Lodge", currently Hill Farm), sometime in the early 19thC., when the parish was divided into three farming units. These two new farmsteads each comprised a farmhouse with an adjoining crewyard surrounded by outbuildings, and are clearly shown on the 1837 Tithe Map. Less clear, however, is the 1805 Estate Map, but these two farms are distinctly named on it.

When the forebears of the present owners came to Chesterton in 1902, Lower Lodge seems to have been principally a dairy farm. The family have continued with that policy and currently have an accredited dairy herd which is accommodated in very modern dairy buildings; nevertheless, the buildings and equipment need almost constant supervision and rigorous maintenance of the plant. This supervision has previously been done by staff living off-site, but this has found to be far from ideal, as reliable, qualified staff are difficult to find, and demand better quality accommodation than has previously been on offer.

Although standing on a distinct ridge, Chesterton Lodge is relatively isolated and it is probably invisible to the residents living in the village and from any public footpaths, except possibly from the A1, but only if someone is briefly distracted when the sun picks out the house. Even so, the only close neighbours are other employees or tenants on the same land-holding. Consequentially, those "Material Planning Considerations" such as loss of light, outlook and privacy are rendered virtually irrelevant. As to 'Highway Issues' it should be noted that access to the site is via a modern farm road (with a standard highway-engineered junction with Oundle Road) at the western end of the village.

Of the remaining MPC's that leaves us with design, appearance and materials. Due to the continuing malfunction of the new software we have been unable to view any of the drawings associated with this application. Consequently our 'observations' are limited to viewing what we can, principally the "*Planning, Design and Access Statement*". From this it appears that the proposed two dwellings are semi-detached, covering most of the existing building's 'footprint'. The new buildings will be more compact, and (unsurprisingly) less high. The only real extra building


will be the generous provision to house motor cars. None of this calls for adverse comment.

That the new buildings will be of similarly coloured brick, with sympathetic roofs of clay tile and slate tile, will deftly reflect the buildings which are to be demolished. One or more elevations will be 'broken-up' by the addition of timber cladding. All this seems to reflect the vernacular tradition, and calls for no criticism..

Finally, as far as I am aware, no 'representations' have been made to any member of CPM by any residents canvassing support for objections.

This Application has been submitted to members of our Standing Committee and none has offered any adverse comment. Instead CPM submits the foregoing observations, and is pleased to recommend 'Approval'.

Yours faithfully


Clerk, Chesterton Parish Meeting

Development Management Committee



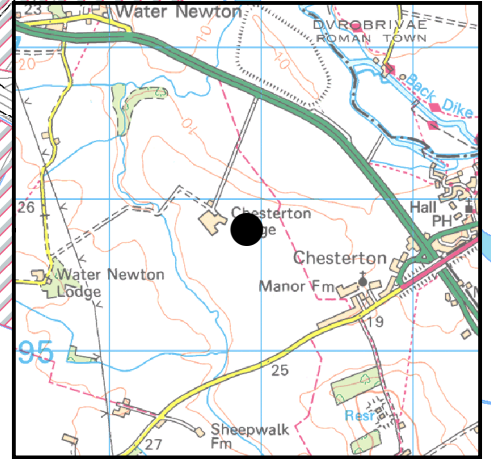
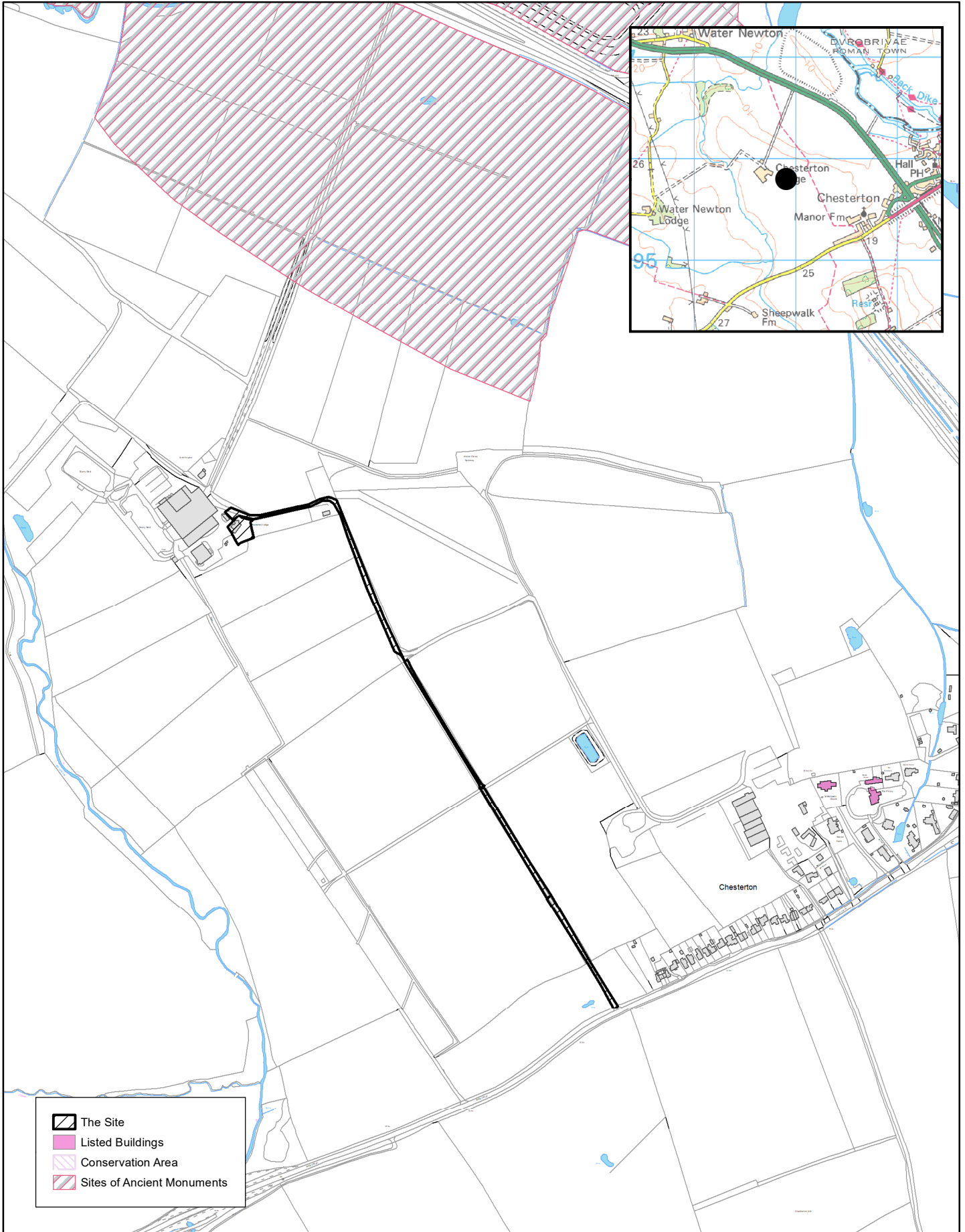
Scale = 1:8,000

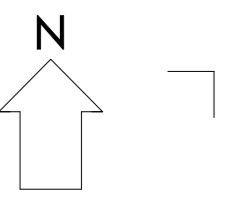
Application Ref:23/01828/FUL

Date Created: 06/02/2024

Parish: Chesterton

© Crown copyright and database rights 2024
Ordnance Survey HDC 10002322





Ordnance Survey (c) Crown Copyright 2021. All rights reserved. Licence number 100022432

CAMPBELL McCRAE Limited
architectural services

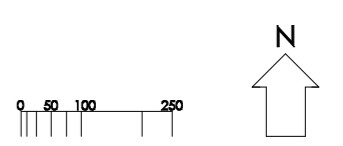
Chapel House, 5 The Sillies, Godmanchester, Huntingdon, Cambridgeshire, PE29 2JF
Tel: 01480 433073 Web: www.campbell-mccrae.co.uk
Registered number: 7830594. Registered in England and Wales. Registered address: 88 High St, Ramsey, Cambs, PE26 1BS

Project:
**Manor Farm, Chesterton
Peterborough**

Drawing title:
Location/Access plan

Scale Date Drwg No. Revision
1:2500@A1 May 23 22050_04

Use figured dimensions only, do not scale.
Campbell McCrae Ltd can accept no responsibility for the interpretation of this drawing when the practice is not named as contract administrator in the building contract.





NORTH WEST ELEVATION



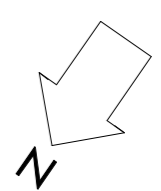
NORTH EAST ELEVATION

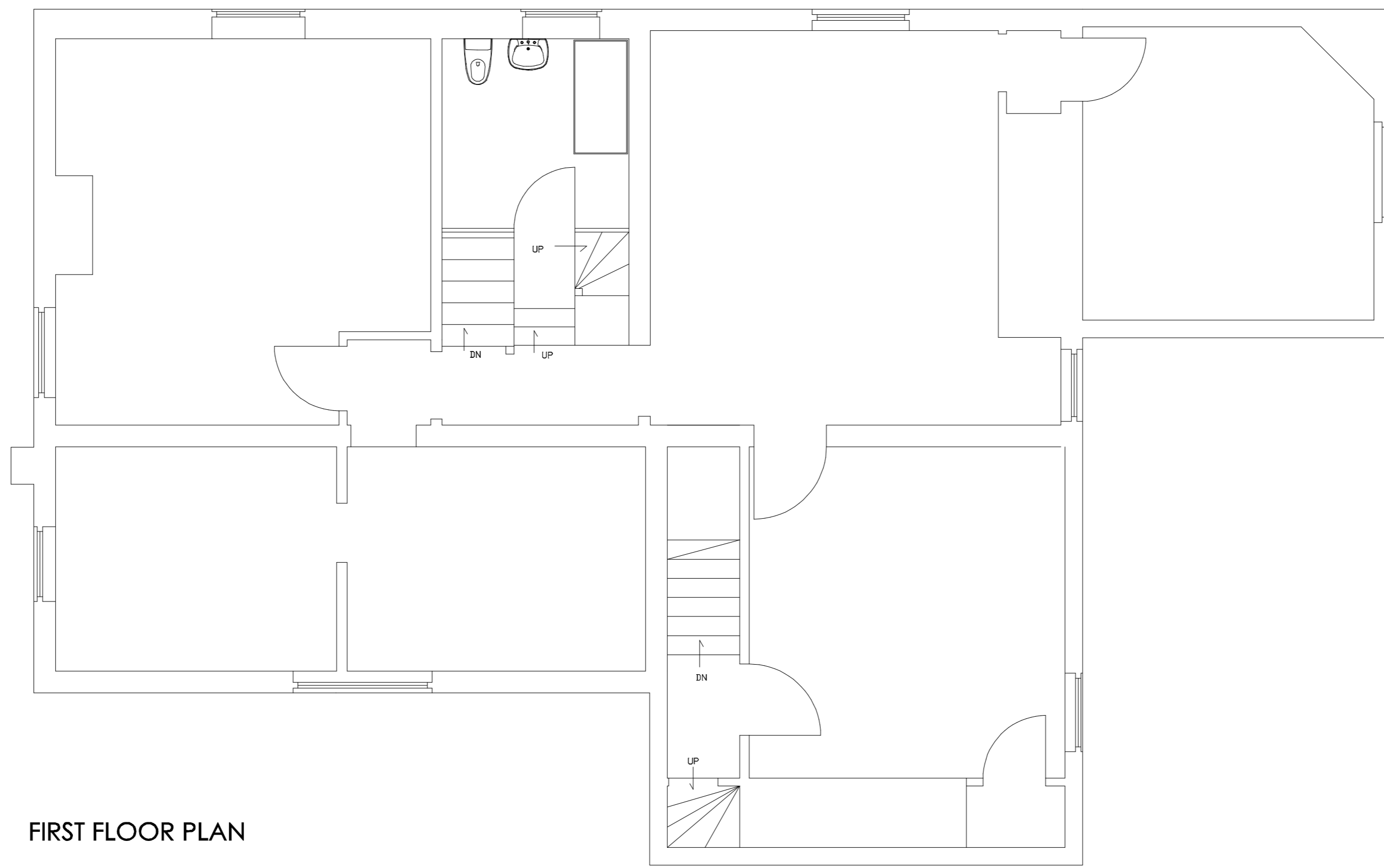


SOUTH WEST ELEVATION

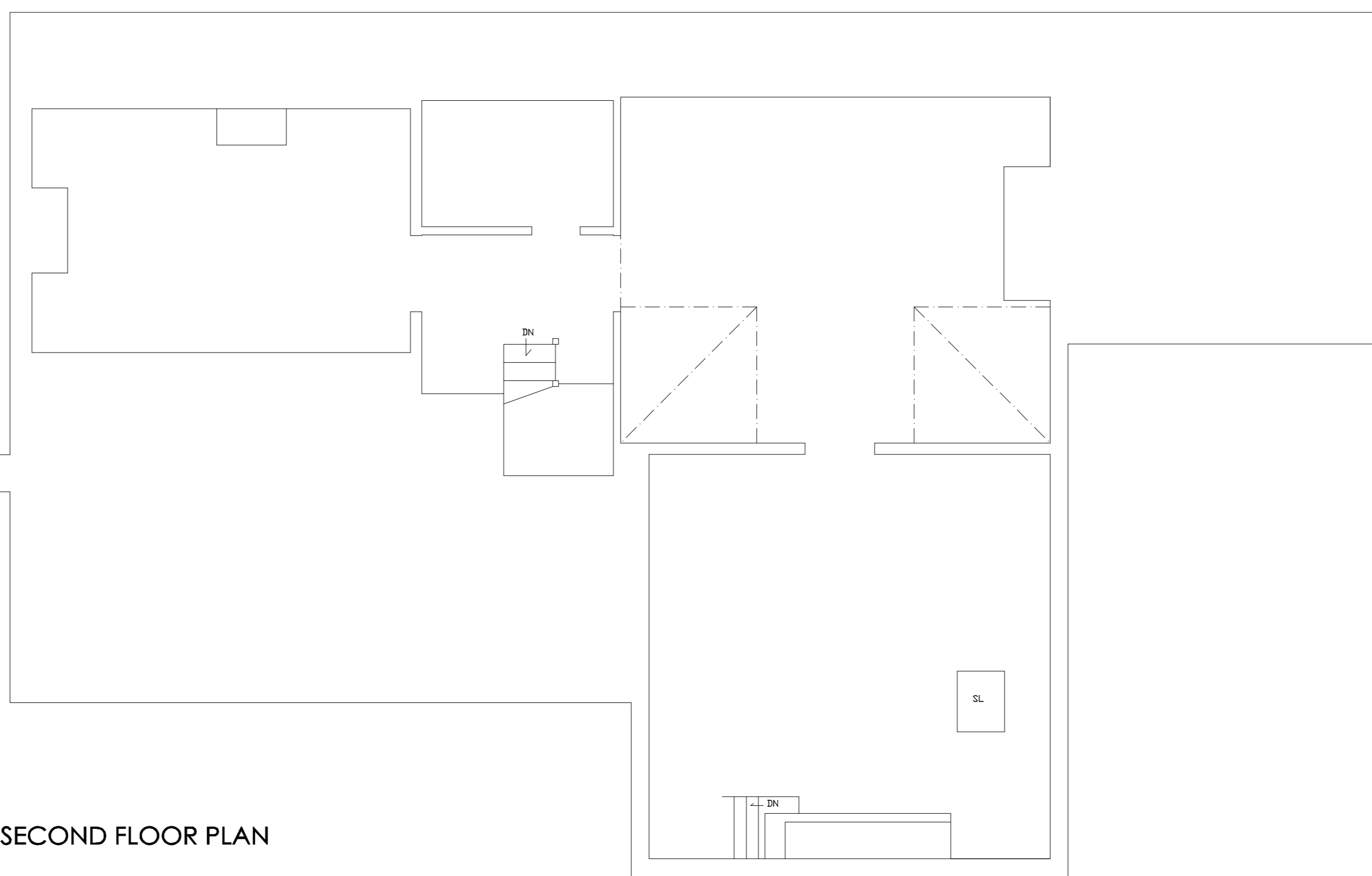


SOUTH EAST ELEVATION

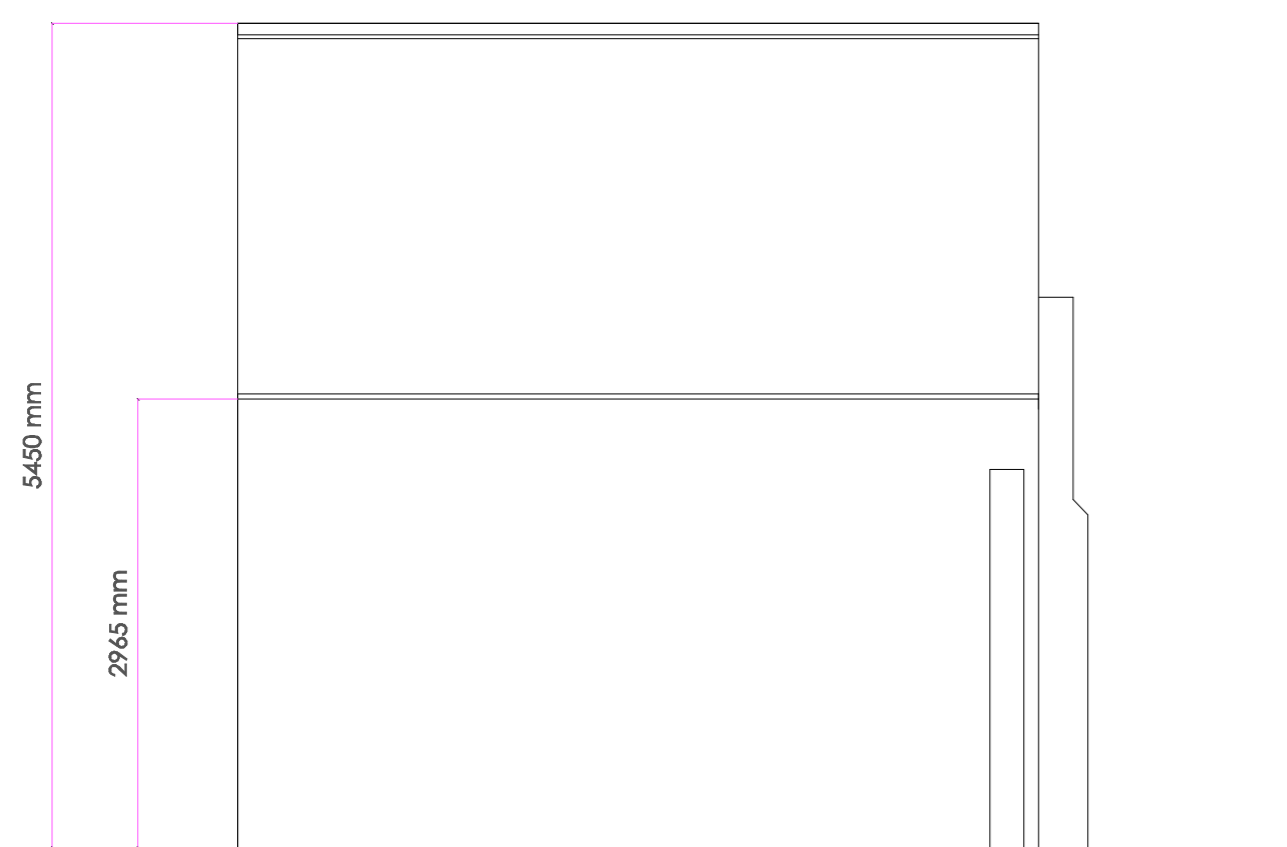




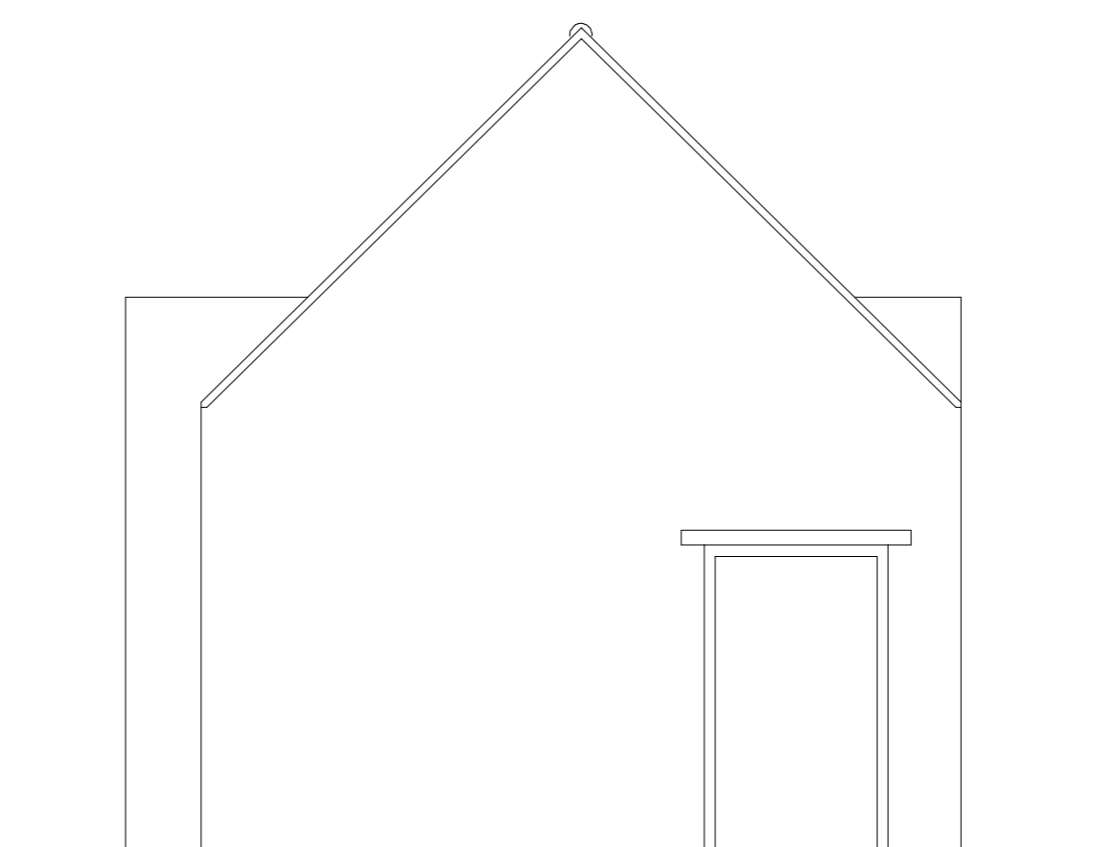
FIRST FLOOR PLAN



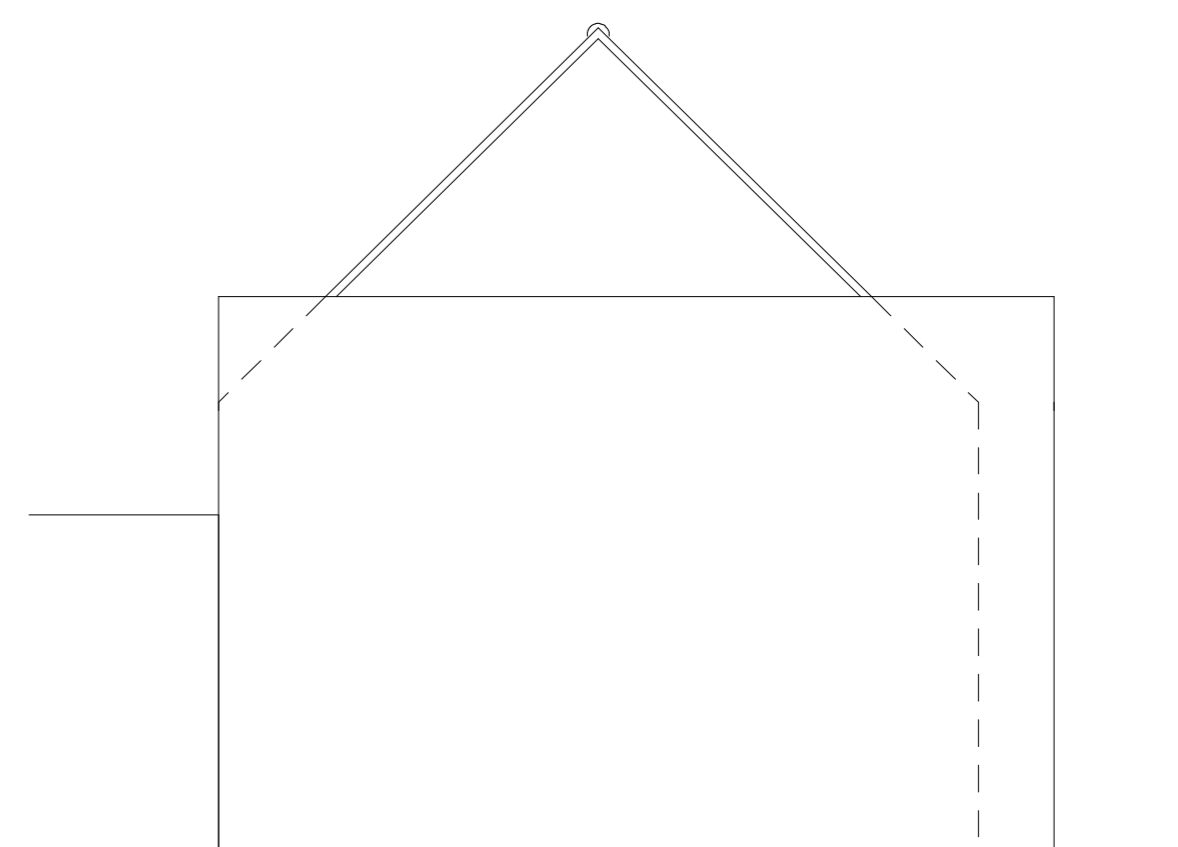
SECOND FLOOR PLAN



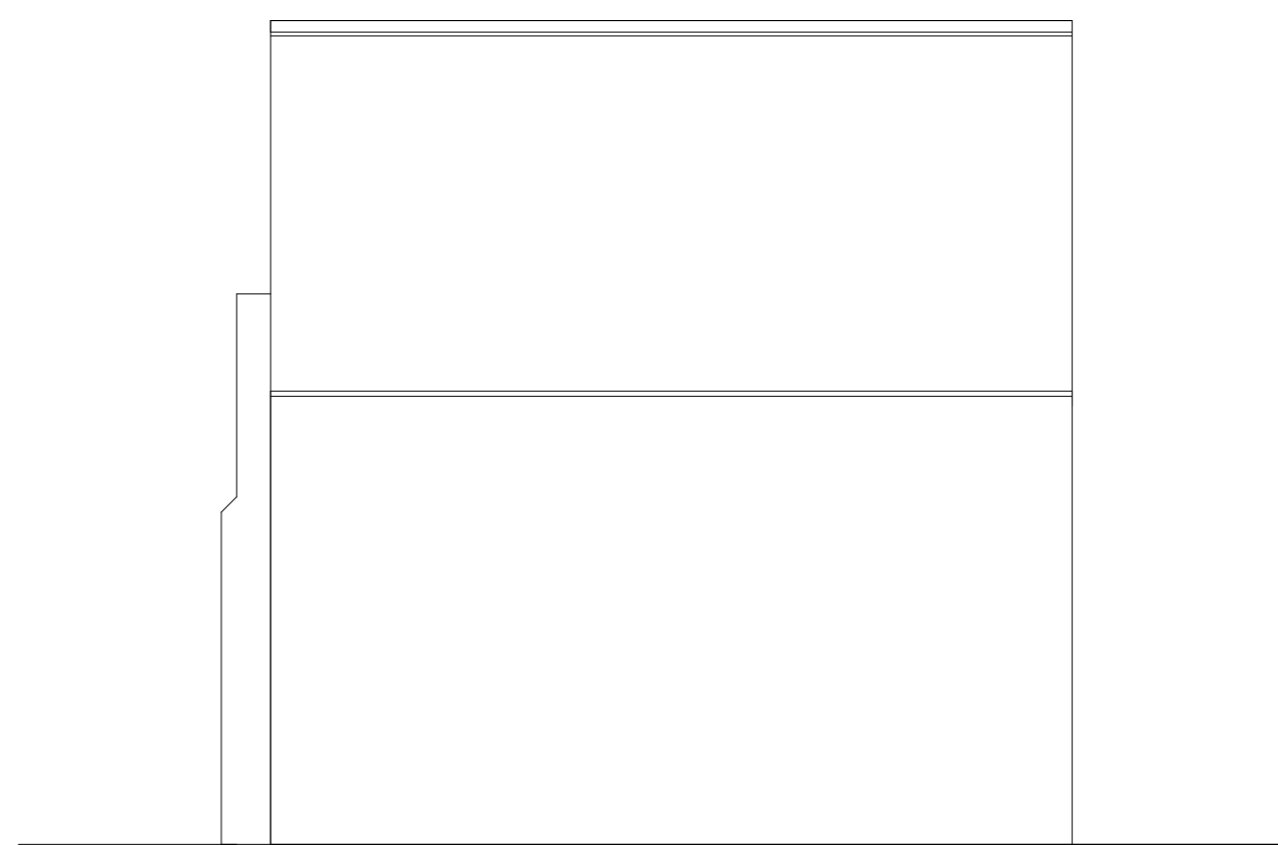
NORTH ELEVATION



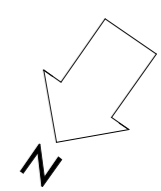
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



CAMPBELL McCRAE Limited
architectural services

Chapel House, 5 The Sillies, Godmanchester, Huntingdon, Cambridgeshire, PE29 2JF
Tel: 01480 433073 Web: www.campbell-mccrae.co.uk
Registered number: 7830594. Registered in England and Wales. Registered address: 88 High St, Ramsey, Cambs. PE26 1BS

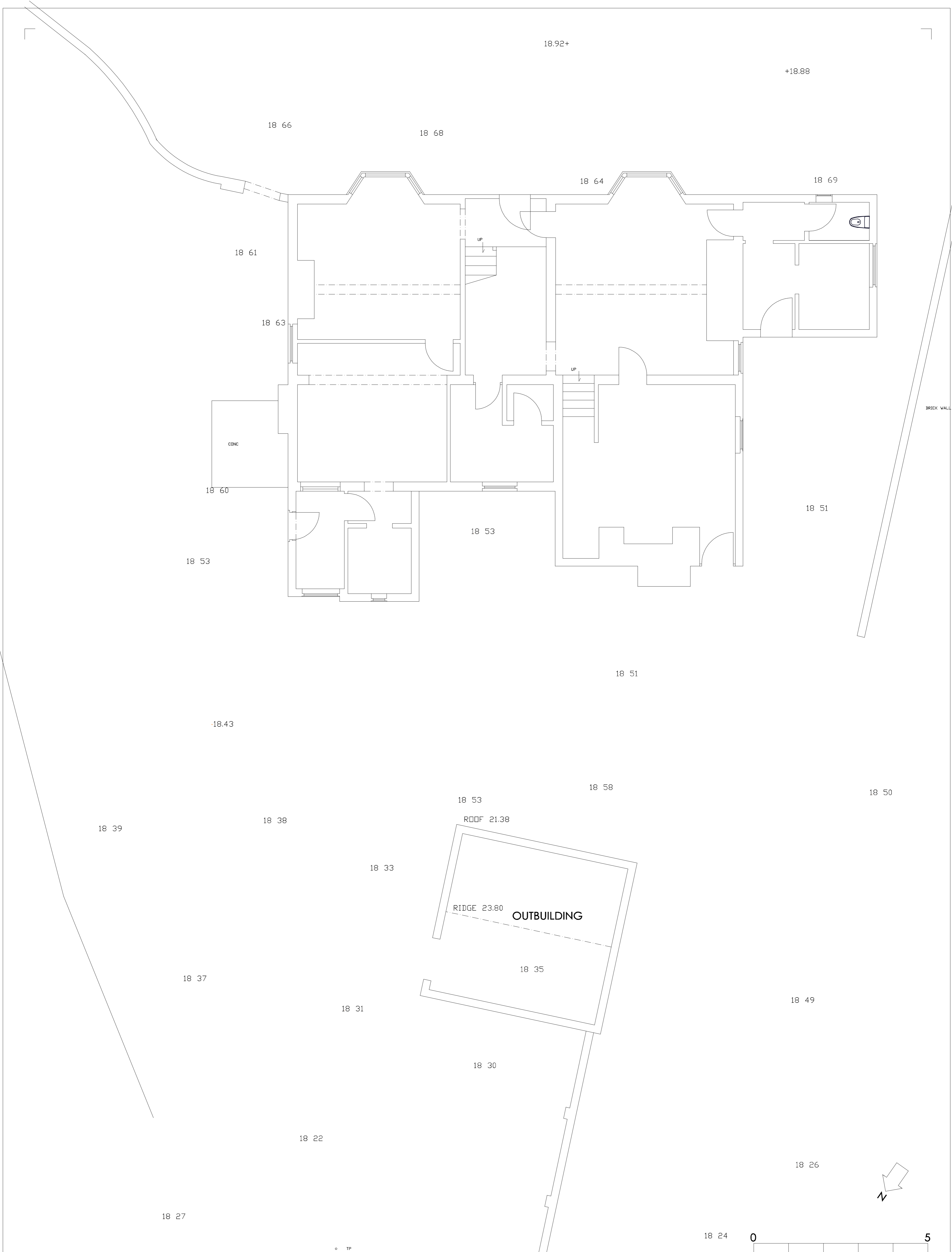
Project: **Chesterton Lodge,
Manor Farm, Chesterton
Peterborough**

Drawing title: **Existing first and second floors
Existing outbuilding elevations**

Scale Date Drwg No. Revision

1:50@A1 Mar 22 22050_02 A

Use figured dimensions only, do not scale.
Campbell McCrae Ltd can accept no responsibility for the interpretation of this drawing when the practice is not named as contract administrator in the building contract.



CAMPBELL McCRAE Limited
 architectural services

Chapel House, 5 The Stiles, Godmanchester, Huntingdon, Cambridgeshire, PE29 2JF
 Tel: 01480 433073 Web: www.campbell-mccrae.co.uk
 Registered number: 7830594. Registered in England and Wales. Registered address: 88 High St, Ramsey, Cambs, PE26 1BS

Project: Chesterton Lodge,
 Manor Farm, Chesterton
 Peterborough

Drawing title: Existing ground floor/site

Scale: 1:50@A1 Date: Mar 22 Drwg No.: 22050_01 Revision: 5

Use figured dimensions only, do not scale.
 Campbell McCrae Ltd can accept no responsibility for the interpretation of this drawing when the practice is not named as contract administrator in the building contract.



Total site area: 1520sqm

KEY

- Structures to be demolished
- 2.5m x 5.0m parking with 6.0m reversing



PLOT ONE
(720sqm including building/excluding communal courtyard)

PLOT TWO
(550sqm including building/excluding communal courtyard)

CAMPBELL McCRAE Limited
architectural services

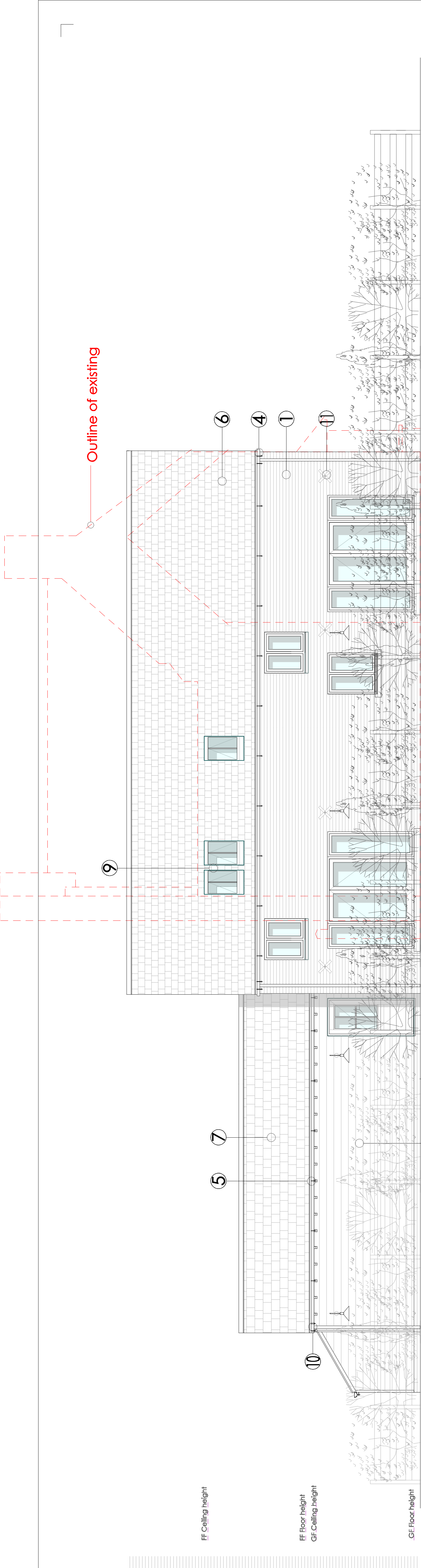
Chapel House, The Stiles, Godmanchester, Huntingdon, Cambridgeshire, PE29 2JF
Tel: 01480 433073 Web: www.campbell-mccrae.co.uk
Registered number: 27830594. Registered in England and Wales. Registered address: 88 High St, Ramsey, Cambs, PE26 1BS

Project: **Manor Farm, Chesterton
Peterborough**

Drawing title: **As proposed Block/Roof plan**

Scale: **1:500@A1** Date: **May 23** Drwg No.: **22050_107** Revision: **A**

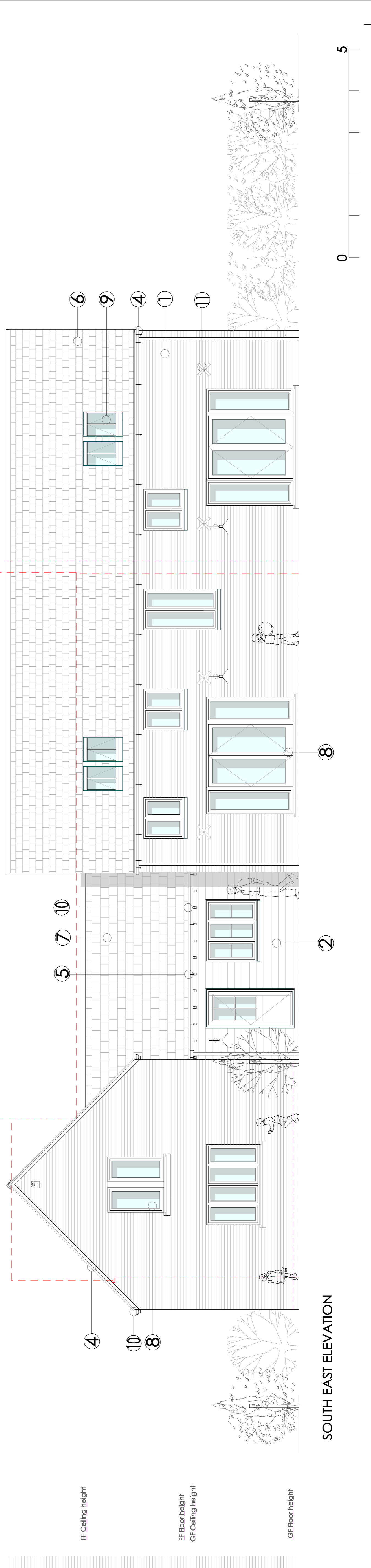
Use figured dimensions only, do not scale.
Campbell McCrae Ltd can accept no responsibility for the interpretation of this drawing when the practice is not named as contract administrator in the building contract.



SOUTH WEST ELEVATION

- 1 - Lightly textured red/orange facing brick with flush joints
- 2 - Dark stained horizontal featheredged cladding
- 3 - Seasoned oak posts on galvanise base plate
- 4 - Clipped eaves detailing with expressed brick course
- 5 - Exposed rafter feet eaves detailing
- 6 - Red/terracotta plain clay tile
- 7 - Grey slate tile with riven edge
- 8 - Factory finished timber joinery with recon stone cills
- 9 - Conservation type rooflight set within roof depth
- 10 - Round aluminium rainwater goods in black
- 11 - Black metal patress ties
- 12 - Dark-stained timber ledge and braced doors

Outline of existing



SOUTH EAST ELEVATION

CAMPBELL MCCRAE Limited
 architectural services

Project:

Chesterton Lodge,
 Manor Farm, Chesterton
 Peterborough

Drawing title:

As proposed elevations (2)

Scale

1:50@A1

Date

May 23

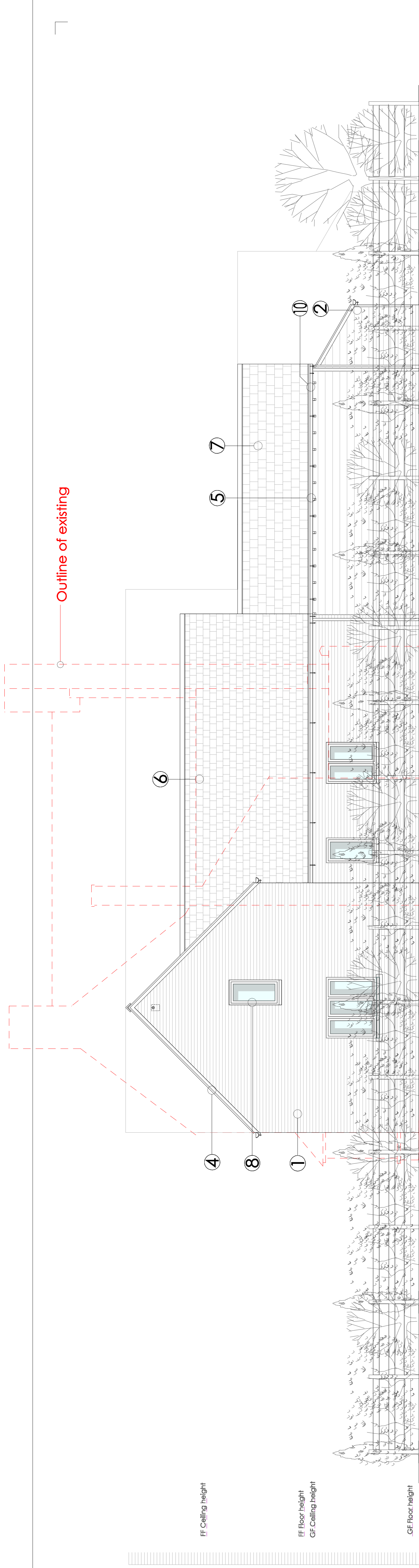
Drwg No.

22050_105 A

Revision

Chapel House, 5 The Stiles, Godmanchester, Huntingdon, Cambridgeshire, PE29 2JF
 Tel: 01480 833073 Web: www.campbell-mccrae.co.uk
 Registered number: 7830594. Registered in England and Wales. Registered address: 88 High St, Ramsey, Cambs, PE26 1BS

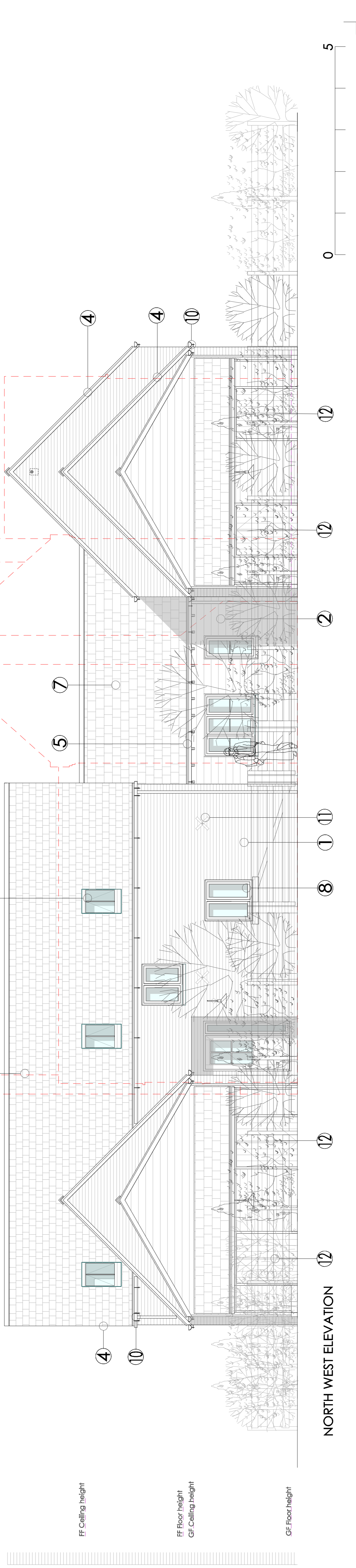
Use figured dimensions only, do not scale.
 Campbell McCrae Ltd can accept no responsibility for the interpretation of this drawing when the practice is not named as contract administrator in the building contract.



NORTH EAST ELEVATION

- 1 - Lightly textured red/orange facing brick with flush joints
- 2 - Dark stained horizontal featheredged cladding
- 3 - Seasoned oak posts on galvanise base plate
- 4 - Clipped eaves detailing with expressed brick course
- 5 - Exposed rafter feet eaves detailing
- 6 - Red/terracotta plain clay tile
- 7 - Grey slate tile with riven edge
- 8 - Factory finished timber joinery with recon stone cills
- 9 - Conservation type rooflight set within roof depth
- 10 - Round aluminium rainwater goods in black
- 11 - Black metal patress ties
- 12 - Dark-stained timber ledge and braced doors

Outline of existing



NORTH WEST ELEVATION

CAMPBELL McCRAE Limited
architectural services

Project:

Chesterton Lodge,
Manor Farm, Chesterton
Peterborough

Drawing title:

As proposed elevations (1)

Scale

1:50@A1

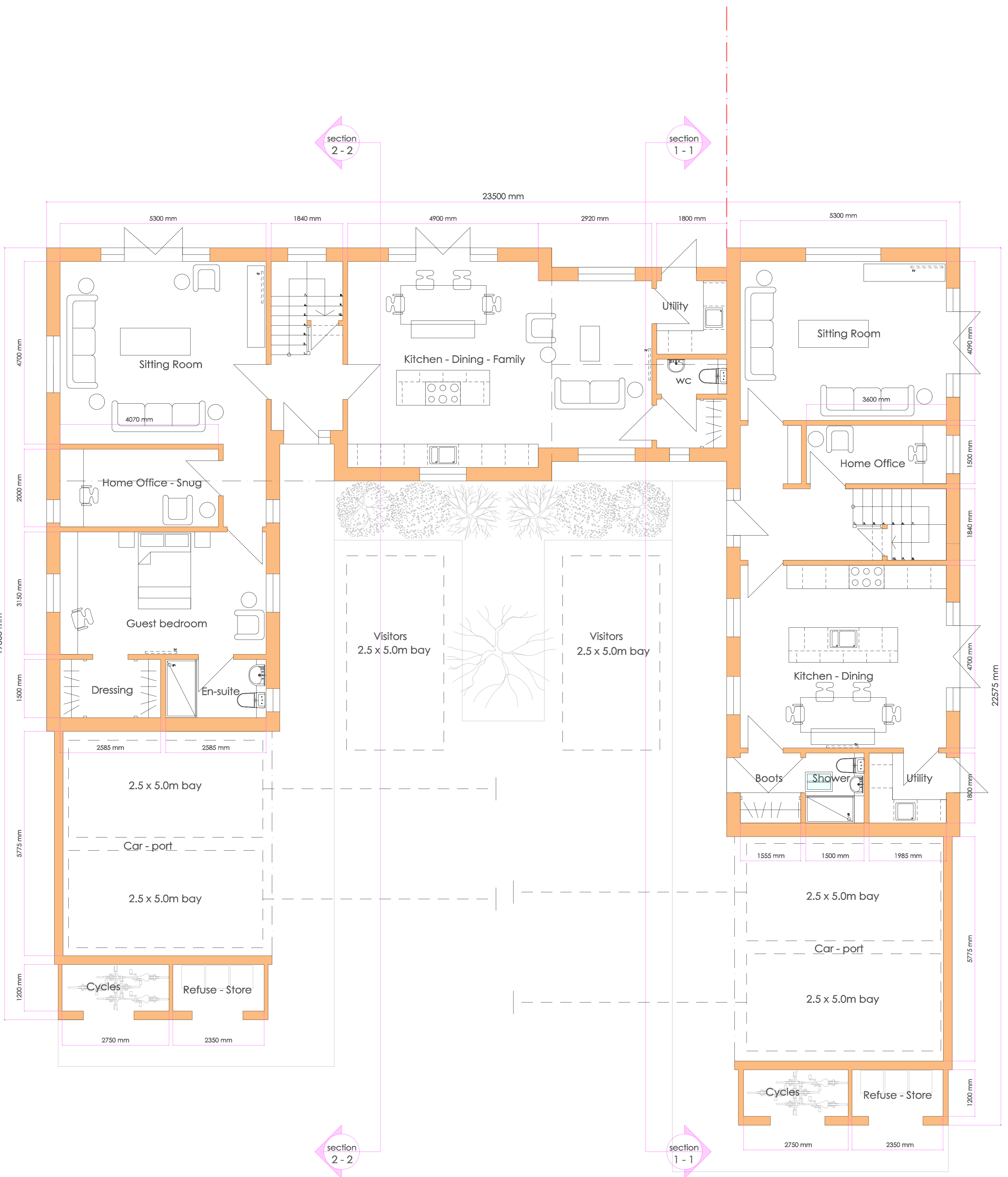
Date

May 23

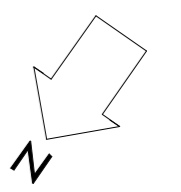
Drwg No.

22050_104 A

Revision



Unit One	Unit Two
GF - 113sqm	GF - 77sqm
FF - 60sqm	FF - 63sqm
Total - 173sqm (1860sqft)	Total - 140sqm (1500sqft)
Existing GIA to be demolished: 331sqm (3562sqft)	
Proposed GIA -313sqm (3369sqft)	



CAMPBELL McCRAE Limited
architectural services

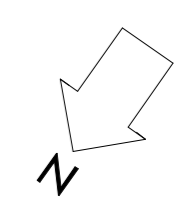
Chapel House, 5 The Stiles, Godmanchester, Huntingdon, Cambridgeshire, PE29 2JF
Tel: 01480 433073 Web: www.campbell-mccrae.co.uk
Registered number: 7830594, Registered in England and Wales. Registered address: 88 High St, Ramsey, Cambs, PE26 1BS

Project: Chesterton Lodge,
Manor Farm, Chesterton
Peterborough

Drawing title: As proposed ground floor plan

Scale: 1:50@A1 Date: Mar 23 Drwg No.: 22050_102 A Revision:

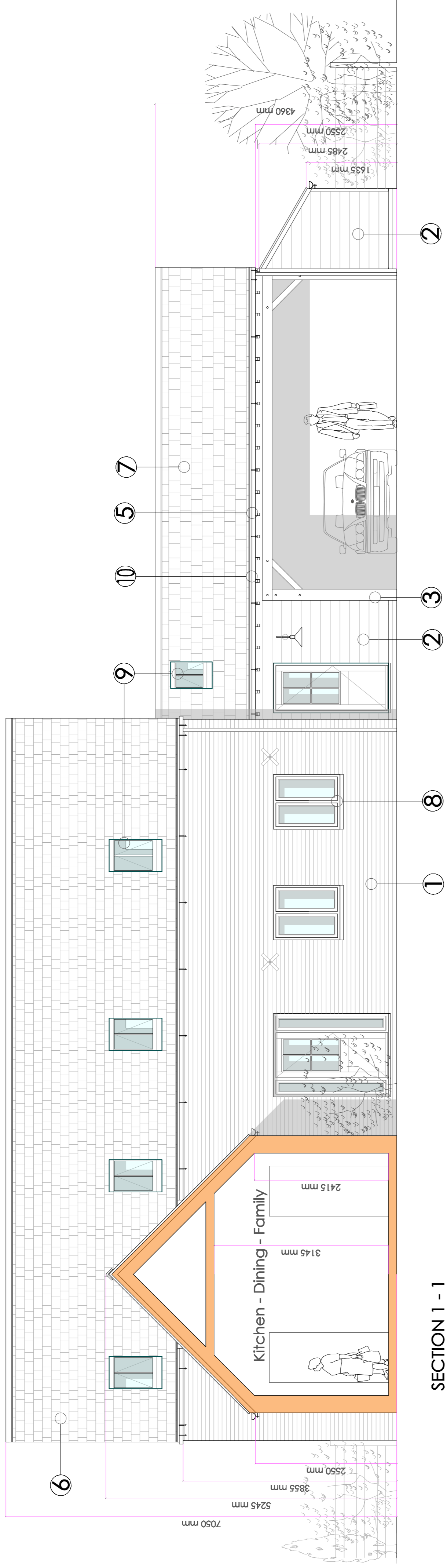
Use figured dimensions only, do not scale.
Campbell McCrae Ltd can accept no responsibility for the interpretation of this drawing when the practice is not named as contract administrator in the building contract.



FF Ceiling height

FF Floor height
GF Ceiling height

GF Floor height

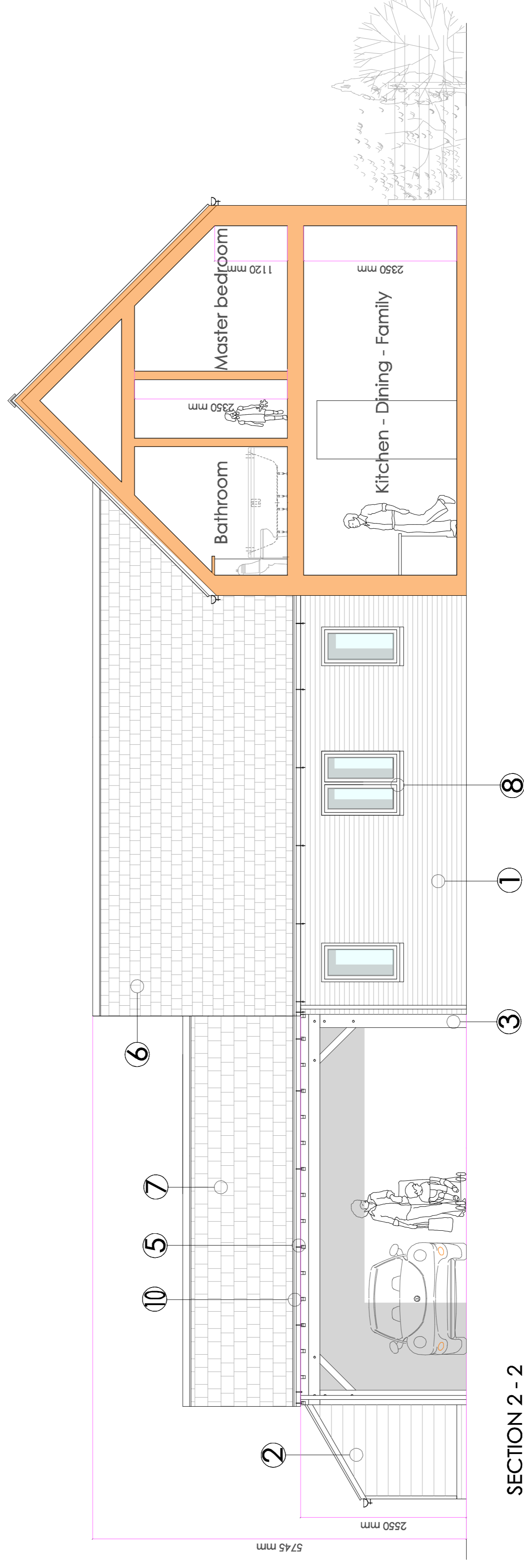


SECTION 1 - 1

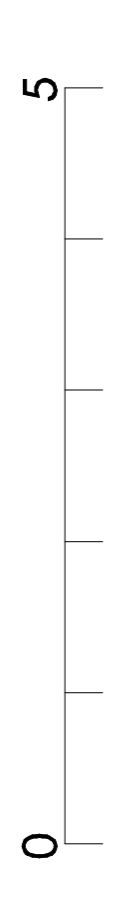
FF Ceiling height

FF Floor height
GF Ceiling height

GF Floor height



SECTION 2 - 2



CAMPBELL MCCRAE Limited
 architectural services

Project:

Chesterton Lodge,
 Manor Farm, Chesterton
 Peterborough

Drawing title:

As proposed sections

Scale

1:50@A1

Date

May 23

Drwg No.

22050_106

Revision

Chapel House, 5 The Sillies, Godmanchester, Huntingdon, Cambridgeshire, PE29 2JF
 Tel: 01480 433073 Web: www.campbell-mccrae.co.uk
 Registered number: 78303594, Registered in England and Wales. Registered address: 88 High St, Ramsey, Cambs, PE26 1BS

Use figured dimensions only, do not scale.
 Campbell McCrae Ltd can accept no responsibility for the interpretation of this
 drawing when the practice is not named as contract administrator in the building contract.