

# DEVELOPMENT MANAGEMENT COMMITTEE 20<sup>th</sup> May 2024

**Case No:** 24/00075/FUL

**Proposal:** Siting of a mobile home as defined by the Caravan Act without concrete foundations

**Location:** WHITES PADDOCK, PITSDEAN ROAD, ABBOTSLEY

**Applicant:** Mr Simon Jefferies

**Grid Ref:** 522591 256420

**Date of Registration:** 21.02.2024

**Parish:** ABBOTSLEY

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## RECOMMENDATION – REFUSAL

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

### 1. DESCRIPTION OF SITE AND APPLICATION

#### Site and Surroundings

- 1.1 The application site is a triangular parcel of land, approximately 130 metres in length, 75 metres in depth (at its greatest point) tapering to approximately 17 metres. The site is situated adjacent to Pitsdean Road which forms the eastly extent of the site. Separated by Pitsdean Road are 4 residential dwellings of 45 Blacksmiths Lane and 2, 4 and 8 Pitsdean Road. There are two residential dwellings to the north, of 21 Pitsdean Road and 14 Hardwicke Lane and to the south, Manor Farm, currently operating as a Care home (Class C2). To the southeast of the site and south of 8 Pitsdean Road lie open fields towards Waresley. To the West of the site open fields into the countryside towards Abbotsley Downs.
- 1.2 The site sits within Abbotsley Conservation Area, and the closest listed building sits approximately 40 metres to the most north eastly point of the application area. The site is in flood zone 1.
- 1.3 The site currently grassland, is sectioned off into smaller parcels by post and rail fencing which has created an informal access from Pitsdean Road sited opposite number 4. The application states that the parcel of land is approximately 0.60 hectares.

- 1.4 The site slopes downwards away from Pitsdean Road from east to west and north to south, with a drainage ditch running parallel to Pitsdean Road to the West of the site. After this ditch the adjacent fields start to rise to the west into Abbotsley Downs.

## **Proposal**

- 1.5 This is a full application for the siting of a mobile home as defined by the caravan act without concrete foundations. The application describes the mobile home as 2 to 3 bedrooms and includes a garden shed, vehicle access, permeable driveway/ hardstanding, charging points for electric vehicles, a ground source heat pump, Klargester sewage treatment plant, rainwater harvesting tank, and ground screw foundations.
- 1.6 The proposed mobile home is sited centrally within the parcel of land when viewed from Pitsdean Road and set back approximately 14 – 17 metres from the edge of the highway. An indicative image has been included within the application that indicates the structure will be constructed with an external finish of timber like appearance of single storey. However, no formal details of materials are included with the application. The widest elevation of approximately 19.62 metres will sit parallel to Pitsdean Road and the depth of the mobile unit is proposed at approximately 6.42 metres. The proposed height to the eaves is approximately 2.6 metres and 3.6 metres to the apex of the shallow pitched roof. The ground floor plan for the mobile home shows the proposal will contain three bedrooms, an ensuite, a bathroom, a kitchen/ diner, a utility, a living room, and entrance hallway. The ground floor includes a small area of decking to serve the entrance doorway fronting Pitsdean Road.
- 1.7 The front (east) elevation shows three square windows, one entrance doorway and one set of french doors, the north elevation shows two sets of bi fold doors, the west elevation one set of french doors and an access door to the utility. There are no openings proposed to the south elevation.
- 1.8 The proposed shed on site is detailed to provide storage for the occupant's bicycles and maintenance tools and will replicate the design and materials of the mobile home. The shed is proposed at 4.96 metres in length and 2.38 metres in depth. No details regarding height or materials have been included within the application.
- 1.9 The proposed vehicular access is shown on the plans as directly opposite the south entrance to Blacksmiths Lane consisting of hardstanding material not detailed within the application other than permeable. The proposed access will sit perpendicular to Pitsdean Road and extend approximately halfway across the plot, 10 metres from the edge of the highway to beyond the rear

elevation of the proposed mobile home. The access road will be approximately 5.2 metres in width.

- 1.10 The cross over point of the access will be 4.65 metres from the edge of the highway to the metalled road surface extending from 5.2 metres in width to 7.95 metres at the edge of the metalled road surface. The application details that the access can achieve a 43 metres vision splay to the north and south.
- 1.11 The accompanying plans and planning and heritage statement detail the development will be constructed to the “highest standards of sustainable construction as well as incorporating renewable techniques and the use of modern technology for remote monitoring”.
- 1.12 The applicant has provided information for the site which he considers details historic use of the site as residential. The mobile home would be sited to the west of the footprint of those detailed historic dwellings.
- 1.13 The application form states that the proposal includes the gain, loss or change of use of residential units but refers to the site as redundant grass paddock.
- 1.14 The site has significant recent history of refused applications and subsequent dismissed appeals for the erection of a two-storey single dwellinghouse. The most recent application was made in 2021 which was refused by members at the December 2021 development management committee.
- 1.15 This application has been accompanied by the following:
  - Planning and Heritage Statement and
  - Plans
- 1.16 Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area including reviews of historically held records.

## **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 are material considerations.

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

### **3. PLANNING POLICIES**

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

- LP4: Contributing to Infrastructure Delivery
- LP5: Flood Risk
- LP6: Wastewater Management
- LP9: Small Settlements
- LP10: The Countryside
- LP11: Design Context
- LP12: Design Implementation
- LP14: Amenity
- LP15: Surface Water
- LP16: Sustainable Travel
- LP17: Parking Provision and Vehicle Movement
- LP20: Homes for Rural Workers
- LP28: Rural Exceptions Housing
- LP30: Biodiversity and Geodiversity
- LP31: Trees, Woodland, Hedges and Hedgerows
- LP33: Rural Buildings
- LP34: Heritage Assets and their Settings

3.2 Supplementary Planning Documents/ Guidance

- Huntingdonshire Design Guide SPD (2017)
- Developer Contributions SPD (2011)
- Huntingdonshire Landscape and Townscape Assessment (2007)
- Cambridgeshire Flood and Water SPD 2017
- Huntingdonshire Tree Guidance Note 3
- Annual Monitoring Review regarding housing land supply.

Local For full details visit the government website Local policies

### **4. PLANNING HISTORY**

4.1 21/01150/FUL - Erection of a three bedroom fully sustainable family home together with an outbuilding for livestock and store – REFUSED – 24.12.2021

Application 21/01150/FUL included the same red line boundary as this application currently under determination and proposed the erection of a 3-bedroom detached dwelling with outbuilding for livestock.

*This application was refused for the following reasons.*

- 1) *The site relates more to the countryside;*
- 2) *The proposed development fails to preserve or enhance the character and appearance of Abbotsley conservation area.*

- 4.2 19/00028/REFUSL – Appeal of 19/00129/FUL - Erection of a detached dwelling with outbuildings and a new access – DISMISSED – 29.01.2020

*This appeal was dismissed for the following reasons.*

- 1) *Conflicts with development strategy and was not considered in the built-up area; and*
- 2) *The development would cause harm to the character and appearance of Abbotsley conservation area.*

- 4.3 19/00129/FUL – Erection of a detached dwelling with outbuildings and a new access – REFUSED - 21.03.2019

Application 19/00129/FUL included the northern part of the red line plan of this application currently under determination and proposed the erection of a 4-bedroom detached dwelling with outbuildings including a detached double garage and store, and new access.

*This application was refused for the following reasons.*

- 1) *The site sits outside the built-up area and relates more to the countryside;*
- 2) *The proposed development was considered harmful to the rural character and appearance of the site and countryside and Abbotsley Conservation Area;*

- 4.4 18/01419/FUL – Erection of a self-build detached dwelling with garages and associated works and change of use to garden-REFUSED - 10.09.2018

Application 18/01419/FUL included the northeastern part of the red line plan of this application currently under determination and proposed the erection of a 4-bedroom detached dwelling with outbuildings including a detached double garage and store, and new access.

*This application was refused for the following reasons.*

- 1) *The site sits outside the built-up area and relates more to the countryside;*
- 2) *The proposed development was considered harmful to the rural character and appearance of the site and countryside and Abbotsley Conservation Area;*

- 4.5 17/00030/REFUSL – Appeal of 17/00194/FUL - Erection of a detached dwelling and garages – DISMISSED – 18.01.2018

*This appeal was dismissed for the following reasons.*

*1) Inappropriate location for the development within the countryside; and*

*2) harm to the designated heritage asset where benefit to the public to outweigh the harm could not be identified.*

- 4.6 17/00194/FUL – Erection of a detached dwelling and garages – REFUSED – 05.04.2017

Application 17/00194/FUL included the northeastern part of the red line plan of this application currently under determination and proposed the erection of a 4-bedroom detached dwelling with outbuildings including a detached double garage and store, and new access.

*This application was refused for the following reasons.*

*1) The site sits outside the built-up area and relates more to the countryside;*

*2) The proposed development was considered harmful to the rural character and appearance of the site and countryside and Abbotsley Conservation Area;*

## **5. CONSULTATIONS**

- 5.1 Abbotsley Parish Council – Recommend APPROVAL but provided a letter that two council members were not able to attend. Out of the five members able to attend 4 councillors supported the approval of the application and 1 councillor recommended approval. The letter detailed the reasons for approval ‘Recommend Approval as considered that residential development surrounds the site on three sides, property was on the site in the past, the proposal would have minimal impact and this application is for one mobile home only’.
- 5.2 Huntingdonshire District Council Conservation Team recommend REFUSAL in line with the contents of paras 195 - 214 of the NPPF (December 2023), the public benefits of this proposal do not justify the less than substantial harm arising from the siting of a mobile home and associated development on this site.
- 5.3 Cambridgeshire County Council Local Highway Authority – Recommend APPROVAL subject to conditions relating to gates, cross over construction, sufficient space on site for a vehicle to turn and leave in forward gear, provision of visibility splays and constructed with adequate drainage.

## **6. REPRESENTATIONS**

- 6.1 Councillor West (No longer an acting District Councillor) has made comments to support the application summarised below;
- Applicant may become homeless and;
  - with the pressure on providing homes for those in need as defined by the Caravan Act permission could be granted
- 6.2 Six comments have been received in support of the application as follows;
- An excellent way to support small local family businesses and local tradesmen
  - Green and sustainable property
  - Sit in the landscape well and is considerate to the environment and setting
  - Protect the plot from wider plot from over development
  - Designated Conservation Area is out of date and should not be considered
  - Surrounded by houses on three sides
  - Land not in the open countryside with residential development on 4 sides
  - Fits well into the vernacular of the village
  - Seeks to make a biodiversity net gain in the planting of trees
  - Agree with the parish comments.
- 6.3 One comment has been received in objection of the application as follows;
- No public benefit and loss of amenity
  - Obstruction to views into the open countryside
  - Green not brownfield site
  - Not hemmed in by development but a wide and open plot
  - Concerns regarding further development of the site
  - Inappropriate building for the site

## **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 (relevant to this application) 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 matters for consideration are:
- The Principle of Development
  - Design, Visual Amenity, and the impact upon the Character of the Area
  - Impact on Heritage Assets
  - Impact upon Residential Amenity
  - Highways Safety, Parking Provision and Access
  - Biodiversity
  - Trees
  - Flood Risk
  - Accessible and Adaptable Homes
  - Water Efficiency
  - Other issues

### **Principle of Development**

- 7.6 The application is seeking planning permission for the ‘Siting of a mobile home as defined by the Caravan Act without concrete foundations’.
- 7.7 There are two main parts of the proposal to consider when assessing the principle of development:
- Whether the proposed use of the land as residential amounts to a material change of use and;
  - Whether the mobile home falls under the definition of a caravan as classed by the Caravan Sites and Control of Development Act 1960 (as amended).

### Use of the land

- 7.8 The applicant has detailed within paragraphs 2.7 and 3.13 of the planning and heritage statement that the site used to have two



residential properties “that appear to have been demolished in the early 1940’s”.

- 7.9 The applicant is therefore claiming that the site benefits from a residential use.
- 7.10 The Inspector at appeal reference APP/H0520/W/19/3236346 and LPA reference 19/00129/FUL (in assessing previous schemes) considered the issue regarding the two residential properties that were demolished and the use of the land, and noted that as the previous buildings on site appeared to have been demolished around 1940, it did not create any precedent for the appeal scheme and any remains of the previous structures have long since blended into the landscape.
- 7.11 Therefore it is the view of officers that the residential use of the site has clearly lapsed and was long abandoned given those properties were demolished around 1940.
- 7.12 Officers also note that the application form states that the proposal includes the gain, loss or change of use of residential units but refers to the site as redundant grass paddock. Based on a site visit by the case officer, the site is clearly a redundant grass paddock which aligns with paragraph 2.3 of the submitted Planning and Heritage Statement.
- 7.13 Therefore, based on the above and the planning history of the site, it is the view of officers that the proposed use of the land as residential amounts to a material change of use of the land as defined by Section 55 of the Town and Country Planning Act.
- 7.14 The proposed use of the land as residential must therefore be assessed against the relevant policies.
- 7.15 Local Plan Policy LP2 states that the development strategy for Huntingdonshire is to concentrate development in locations which provide, or have the potential to provide, the most comprehensive range of services and facilities.
- 7.16 Abbotsley village is defined as a small settlement within LP9 of Huntingdonshires Local Plan to 2036. Policy LP 9 relates to Small Settlements and sets out that development proposals within the built-up area of a small settlement will be supported where the location of development proposed is sustainable in relation to:
- a. Level of service and infrastructure provision within the settlement.
  - b. Opportunities for users of the proposed development to access everyday services and facilities by sustainable modes of travel including walking, cycling and public transport;

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

The policy goes on to state that proposals on land well related to the built-up area may be supported where it accords with the specific opportunities allowed for through other policies of this plan.

- 7.17 The site is located between Manor farm and 21 Pitsdean Road and 14 Hardwicke Lane and the applicant claims within the planning and heritage statement under paragraph 2.9 that “the site comprises an undeveloped ‘infill’ plot in an existing built frontage”.
- 7.18 In determining a built-up area the local plan provides the following definition on page 53: *“A built-up area is considered to be a distinct group of buildings that includes 30 or more homes. Land which relates more to the group of buildings rather than to the surrounding countryside is also considered to form part of the built-up area.”*
- 7.19 On pages 53-55 of the Local Plan a table is set out providing guidance on frequently arising situations. With regards to this application site, it is considered that the following interpretation is relevant *“The built-up area will exclude isolated properties or areas of ribbon and fragmented development which are physically and visually detached from the main built form.”*
- 7.20 In this instance Manor farm is not considered to form the built-up area of the small settlement of Abbotsley village as it forms an isolated property both physically and visually detached from the main built form of the edge of the village.
- 7.21 As a result the application site is not considered to constitute an infill development. The site sits beyond the edge of the built form of Abbotsley village where there is a clear contrast between buildings and the commencement of open countryside.
- 7.22 On the above matter relating to the application sites relationship with adjacent buildings or the countryside, the inspector within the appeal decision for application 19/00129/FUL considered that the site related to the countryside rather than the adjacent buildings of Manor Farm, 21 High Green, 14 Hardwicke Lane and no’s 4 to 6 Pitsdean Road.
- 7.23 Therefore, the application site is considered not to form part of the small settlement of Abbotsley and therefore unable to gain support from LP9. The site is considered to lie within the countryside and relevant to the application of Policy LP10 (The Countryside) of Huntingdonshire’s Local Plan as set out further below.

7.24 Policy LP 10 relates to the countryside and states that development will be restricted to the limited and specific opportunities as provided for in other policies of this plan.

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 best and most versatile 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.

7.25 Policy LP 10 states that development will be restricted to the limited and specific opportunities as provided for within the other policies within the local plan. LP 20 which supports homes for rural workers subject to criteria; LP 28 which supports rural exceptions housing subject to criteria and policy LP 33 which enables replacement buildings in the countryside are considered are capable of providing those limited and specific opportunities for this application to be assessed under.

7.26 LP20 states that a proposal for a rural worker in the countryside will be supported.

- a. it is for a worker who is or will be mainly employed for the purposes of the proper functioning of an economically viable agricultural or other land-based rural business;
- b. no suitable alternative accommodation is available or could be made available in the immediate vicinity or nearest settlement, taking into account the requirements of the work;
- c. opportunities to convert an existing building or, where this is not possible, to replace an existing building have been explored and proved to be unachievable; and
- d. the home is of permanent and substantial construction, unless the rural business has been established for less than three years in which case accommodation will only be supported on a temporary basis to allow time for the business to prove it is viable.

7.27 The applicant has provided no information, to evidence the criteria laid out in the policy above and therefore policy LP 20 is not met when assessing whether a new home for a rural worker in the

countryside may be acceptable. The proposal does not therefore satisfy the requirements of policy LP 20.

7.28 LP 28 states a proposal for housing will be supported on a site well-related to a built-up area, as an exception to the requirements of relevant policies, where it can be demonstrated that:

a. at least 60% (net) of the site area is for affordable housing for people with a local connection;

b. the number, size, type, and tenure of the affordable homes is justified by evidence that they would meet an identified need arising within the settlement or nearby small settlements (as defined in 'Small Settlements') through a local needs survey or other local needs evidence;

c. the remainder of the site area is available as open market housing or plots suitable for custom or self-build homes tailored to meet locally generated need; and

d. the amount of development and location of the proposal is sustainable in terms of:

i. availability of services and existing infrastructure;

ii. opportunities for users of the proposed development to travel by sustainable modes; and

iii. effect on the character of the immediate locality and the settlement as a whole.

7.29 The applicant has provided no information to support the use criteria a-c of policy LP28 to support a proposal on a site well-related to a built-up area, as an exception to the requirements of relevant policies states. In any event, the site would remain contrary to criteria d .iii of policy LP 28 which requires that the amount of development and location must be sustainable in terms of the effect on the character of the immediate locality and the settlement as a whole. This criterion would remain a point of issue which is discussed in the following sections of this report. As such it is considered that the proposal does not meet the requirements of policy LP 28 as a rural exceptions housing site.

7.30 LP33 states a proposal for the conversion of a building in the countryside that would not be dealt with through 'Prior Approval/ Notification' will be supported where it can be demonstrated that:

a. the building is:

i. redundant or disused;

ii. of permanent and substantial construction;

iii. not in such a state of dereliction or disrepair that significant reconstruction would be required; and

iv. structurally capable of being converted for the proposed use; and

- b. the proposal:
  - i. would lead to an enhancement of the immediate setting;  
and
  - ii. any extension or alteration would not adversely affect the form, scale, massing, or proportion of the building.

A proposal for the replacement of a building in the countryside will be supported where criteria a, i to iii above are fulfilled and the proposal would lead to a clear and substantial enhancement of the immediate setting.

- 7.31 The application does not propose the conversion of a building in the countryside and there are no buildings on site that are of a permanent and substantial construction capable of conversion for the proposed use.
- 7.32 The applicant has detailed within paragraphs 2.7 and 3.13 of the planning and heritage statement that the site used to have two residential properties “that appear to have been demolished in the early 1940’s”. The removal of the dwellings renders the use of LP 33 void and therefore the site and application would fail to accord.
- 7.33 The appeal Inspector (in assessing previous schemes) considered this issue and noted that the previous buildings on site appeared to have been demolished around 1940 and so did not create any precedent for the appeal scheme and any remains of the previous structures have long since blended into the landscape. The proposal therefore does not satisfy the requirements of policy LP 33 as it is not a replacement dwelling. Neither does the site satisfy the current definition of previously developed land (brownfield land) set out in the glossary to the NPPF 2023 which specifically excludes such land.
- 7.34 In conclusion, the application site relates to the countryside rather than that of the built-up area of Abbotsley village. As such the application cannot be considered as ‘infill development’ as Manor Farm is not considered to form part of the built-up area of Abbotsley but rather that of an isolated property. This position remains unaltered from the previous applications and appeals for the site. The proposal is unable to be considered under the limited and specific opportunities provided for by other policies within the local plan as set out in policy LP10 of the local plan, as the proposed dwelling fails to meet the criterion set out in policies LP20, LP28 and LP33. The proposal does not accord with policy LP2 and LP10 of Huntingdonshires Local Plan to 2036. The principle of development is therefore considered to be unacceptable.

#### The mobile home

- 7.35 The key issue to consider regarding the mobile home is whether the unit is a caravan as defined by the Caravan Sites and Control

of Development Act 1960 (as amended). It is established through case law that the stationing of a caravan on land is not operational development within the meaning of Section 55 of the Town and Country Planning Act 1990 as long as the caravan meets the definition of a caravan as set out in Section 13 of the Caravan Sites Act 1968.

7.36 The Caravan Sites and Control of Development Act 1960 (as amended) defines a caravan as any structure designed or adapted for human habitation which is capable of being moved from one place to another whether being towed, or being so transported on a motor vehicle or trailer any motor vehicle so designed or adapted but does not include;

- a. Any railway rolling stock which is for the time being on rails forming part of a railway system, or
- b. Any tent

7.37 This definition was modified by Section 13(1) of the Caravan Sites Act 1968 which deals with twin unit caravans. Section 13(1) permits a structure designed or adapted for human habitation which;

- a. Is composed of not more than two sections separately constructed and designed to be assembled on a site by means of bolts, clamps, or other devices; and
- b. Is when assembled, physically capable of being moved by road from one place to another etc. (note: just because a unit could not be lawfully moved on the highway does not preclude it from being a caravan)

7.38 Section 13(2) goes on to state that the expression “caravan” shall not include a structure designed or adapted for human habitation which falls within paragraphs (a) and (b) of the foregoing subsection if its dimensions when assembled exceed 20 meters in length, 6.8 metres in width, and 3.05 metres internally from the floor at the lowest level to the ceiling at the highest level.

7.39 These three tests are known as the “Construction Test” “Mobility Test” and “Size Test.”

#### Construction Test

With regard to the “Construction Test,” the applicant has not provided detail regarding the number of sections of the mobile unit or how the final unit will be assembled. Therefore, the application fails to include sufficient information for officers to determine if the proposal complies with the construction test.

Therefore, it is considered that the proposed unit would not meet the “Construction Test” set out in Section 13(1) a of the Caravan Sites Act 1968.

#### Mobility Test

Current appeal decisions demonstrate that the “mobility test” required by Section 13(1) b, requires that the completed unit only needs to be capable of being moved when assembled from one place to another by road. It does not have to actually be moved and it does not have to be lawful in terms of compliance with highway legislation for example.

The application indicates the use of ground screw foundations however fails to clearly detail if the mobile unit will be attached to the ground and/ or is capable of being moved off site once constructed.

Under the circumstances it is unclear from the details submitted would meet the “Mobility Test” set out in Section 13(1) of the Caravan Sites Act 1968.

Therefore, it is considered that the proposed unit would not meet the “Mobility Test” set out in Section 13(1) of the Caravan Sites Act 1968.

#### Size test

The third test to ascertain whether a unit meets the statutory definition of a caravan is the “size test.” The Caravan Sites Act 1968 and Social Landlords (Permissible Additional Purposes) (England) Order 2006 (Definition of Caravan) (Amendment) (England) Order 2006, amended Section 13(2) of the 1968 Act to increase the maximum dimensions of a caravan to: (a) Length (exclusive of any drawbar) – 65.616 feet/20 metres (b) Width – 22.309 feet (6.8 metres) (c) Overall height of living accommodation (measured internally from the floor at the lowest level to the ceiling at the highest level) – 10.006 feet (3.05 meters)

According to the detailed plans submitted the proposed caravan measures 19.62 metres in length by 6.42 metres in width. The internal height is 3.05 metres. It is agreed that on this basis, the “size test” is passed.

#### Conclusion – Three Tests

The applicant has failed to include sufficient detail within the supporting information construction, and movability in line with the definition of a caravan under the act. Therefore, it is considered that the proposed mobile unit would not meet the statutory definition of a caravan.

- 7.40 In conclusion, it is considered that the details submitted are insufficient for officers to determine if the proposal meets the three tests as laid out above, as such fails to meet the requirements as laid out under Caravan Sites and Control of Development Act 1960 (as amended). Based on the information submitted, the proposed mobile home would constitute operational development (operational development being a building, structure etc. as defined by Section 55 of the Town and Country Planning Act).

7.41 Therefore, it is considered that the proposed mobile home is a structure that requires planning permission in its own right. The design and visual amenity impacts are assessed in the sections below.

### **Design, Visual Amenity, and the impact upon the Character of the Area including Impact on Heritage Assets**

7.42 This application seeks planning permission for the siting of a mobile home and domestic paraphernalia on land known as Whites Paddock, Pitsdean Road, Abbotsley.

7.43 The site is located within the Abbotsley Conservation Area.

7.44 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.

7.45 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.

7.46 The National Design Guide (2020) sets out the characteristics of well-designed places and demonstrates what good design means in practice. It covers the following: context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources, and lifespan. Of particular note to the current proposals is guidance relating to design and how this understands and relates well to the site within its local and wider context, how the history of the place has evolved and that local sense of place and identity are shaped by local history, culture and heritage, how a proposal responds to existing local character and identity, whether proposals are well designed, high quality and attractive and whether they are of an appropriate building type and form.

7.47 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.



- 7.48 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- 7.49 Paragraph 205 of the National Planning Policy Framework (December 2023) sets 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. Paragraph 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’. Paragraph 202 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.
- 7.50 Policy LP34 of the Local Plan to 2036 details “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.”
- 7.51 In terms of conservation areas policy LP 34 states goes on to state that “A proposal within, affecting the setting of, or affecting views into or out of, a conservation area should preserve, and wherever possible enhance, features that contribute positively to the area’s character, appearance and setting as set out in character statements or other applicable documents. A proposal should:
- minimise negative impact on the townscape, roofscape, skyline and landscape through retention of buildings/groups of buildings, existing street patterns, historic building lines and landform;
  - retain and reinforce local distinctiveness with reference to height, scale, massing, form, materials and the character and appearance of the conservation area; and
  - where relevant and practical, remove features that are incompatible with or detract significantly from the conservation area.
- 7.52 Unfortunately, no formal Character Area Appraisal of the Abbotsley Conservation Area has been completed by the Council, but the area is under review. Nevertheless, the Conservation Area remains in place as designated in November 1975. As such the local planning authority remains under statutory duty, under Section 72 of the Town and Country Listed Buildings and Conservation Areas Act 1990, to pay special attention to the

desirability of preserving or enhancing the character or appearance of a conservation area.

- 7.53 Within the appeal decision for application 19/00129/FUL the appeal inspector highlights that whilst The Planning (Listed buildings and conservation areas) Act 1990 requires a review of Conservation Areas, the fact that a review at the time of the appeal had not been completed did not affect the designation of the conservation area nor the tests that were applied to the development.
- 7.54 Within the appeal decision the appeal inspector considered the special character of the Abbotsley Conservation Area to be an historic rural settlement within open countryside based around the St Marys Church (Grade II listed) a short way from the application site. The appeal Inspector termed the historic settlement as characterised by a loose collection of principal farmsteads with associated outbuildings, all of which have a close relationship with the landscape in which they are located. The inspector included Manor Farm within this description.
- 7.55 The appeal inspector stated within their decision that, in their opinion, the open fields which lie to the west of Pitsdean Road (which comprises the current site) makes a positive contribution towards the character and appearance of the Conservation Area and they maintain the separation between the outlying farmsteads, notwithstanding that these are a care home and the built-up edge of the village. They (the fields) provide open views where the setting of the settlement and its rural character can be readily appreciated.
- 7.56 No development relating to the open fields to the west of Pitsdean Road has been built upon nor granted planning permission since this appeal decision which would alter the setting. The open and undeveloped nature of the site continues to make a positive contribution to the significance of the Conservation Area.
- 7.57 As well as the clear views of the site from Pitsdean Road, there are fragmented views from the public footpath and recreation ground to the northeast of the site and accessed off Hardwicke Lane. The public footpath is a right of way referenced as 1549 on the Council's mapping system. From here, the rear elevation of the building will be experienced.
- 7.58 The proposal includes the entirety of the parcel of land located between defined built edge of the settlement and the isolated buildings of Manor Farm. The proposed mobile home will sit to the centre of this parcel of land, acting as a focal point neither related to the built-up area or isolated buildings of Manor Farm.
- 7.59 The mobile home is of a design that would sit at odds with the surrounding countryside, albeit single storey in nature at a height

reduced from that of previous two storey applications, it fails to overcome the change in character of the site any substantial building form would introduce. The character would be changed from that of open fields to domestic curtilage. The subdivision of the site and the paraphernalia associated with residential use is likely to further domesticate and change the character and appearance of the site.

- 7.60 The application fails to supply sufficient details surrounding the proposed outbuilding in terms of height and materials. The planning heritage statement details they will complement the mobile home appearance. However as previously detailed within the report the materials for the mobile home have not been supplied. Notwithstanding the above, the shed will be sited to the south of the mobile home separated by a small distance. It is considered that this will create a further uncharacteristic built form impeding the views of rising fields beyond the site into the open countryside from Pitsdean Road.
- 7.61 The applicant has described the design and layout of the proposal to 'seamlessly blend in with existing buildings in the village' but he has failed to consider the opinion set out in previous decisions, which concluded that this site was not an appropriate location for a dwelling. Policy LP 12 states that in response to context a proposal will be supported where it can be demonstrated it;
- a. Contributes positively to the area's character and identity; and
  - b. Successfully integrates with adjoining buildings, the routes and spaces between buildings, topography, and landscape.
- 7.62 The proposed scheme fails to positively contribute to the areas character and identity and fails to integrate with adjoining buildings and spaces between buildings, topography, and landscape. Rather it introduces an incongruous and alien feature within the proposal site which detracts from the open character and setting of the village maintained by the separation of the built-up area from Manor Farm by the fields which comprise this site. As such the proposal fails to comply with policy LP 12 parts a) and b).
- 7.63 Paragraph 201 of the NPPF (December 2023) states that Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
- 7.64 HDC's Conservation Officer considers that the open and undeveloped nature of this site makes a positive contribution to

the significance of the character and appearance of the Abbotsley Conservation Area and reinforces the historic rural character of the settlement enabling the spatial relationship between the historic outlying Manor Farm Farmstead and the body of the settlement. The HDC Conservation Officer further concludes that the proposal would erode the openness and character of the site intruding in open undeveloped views of the countryside and landscaped setting of the village from Pitsdean Road. Domestic paraphernalia associated with the residential use could further domesticate the appearance of the side and further erode the views.

- 7.65 HDC's Conservation Officer further considers that the reduction in separation from the proposed built form and the Manor Farm complex would harm the special character of this part of the conservation area and would impede public views within and therefore would cause harm.
- 7.66 The Planning (Listed buildings and conservation areas) Act 1990 s72 requires that the determining authority shall have special regard to the desirability of preserving or enhancing the character or appearance of the conservation area.
- 7.67 Paragraph 203 of NPPF (December 2023) requires local planning authorities when determining applications to take account of;
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
  - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
  - c) the desirability of new development making a positive contribution to local character and distinctiveness.
- 7.68 Paragraph 205 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 (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.'
- 7.69 The HDC Conservation Officer considers that the proposal is considered to present a less than substantial harm to the Abbotsley Conservation Area. The Conservation Officer details that this does not amount to a less than substantial objection to the proposal, but it does recognise that this level of harm should be weighed against the public benefits that this development brings and where appropriate securing its optimum viable use.

- 7.70 The addition of a mobile home creating a single domestic unit is considered to attract little in the way of public benefit, of which is fundamentally private to the applicant alone, and there is no evidence of the proposed development securing the optimum viable use of the site.
- 7.71 As such it is considered that the proposal introduces less than substantial harm to the designated heritage asset of Abbotsley Conservation Area that is unable to attract sufficient public benefit to outweigh the harm caused. Therefore, it is considered that the proposal fails to accord with policy LP34 of Huntingdonshires Local plan to 2036 and paragraphs 203 and 205 of the NPPF (December 2023) and S72 of The Planning (Listed buildings and conservation areas) Act 1990.
- 7.72 In conclusion, the proposal by virtue of its design and location is considered not to demonstrate that it responds positively to the areas character and identity as open countryside and fails to integrate with the adjoining buildings and landscape. The design of the mobile home fails to relate to the site and is of an inappropriate building type and form and is out of keeping with the prevailing pattern and grain of development along this section of Pitsdean Road. The proposed development fails to respect the character, appearance, and form of the Abbotsley Conservation Area and while the identified harm is considered to be less than substantial there would be no public benefits derived from the provision of mobile home to outweigh this harm. As such, the proposal is considered to be contrary to Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990, Policies LP11, LP12 and LP34 of the adopted Huntingdonshire Local Plan to 2036 and Sections 12 and 16 of the National Planning Policy Framework in this regard.

### **Impact on Residential Amenity**

- 7.73 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.
- 7.74 The closest neighbouring residential properties that are most likely to be impacted upon as a result of the proposed development are Numbers 2,4,8, and 21 Pitsdean Road, 45 Blacksmiths Lane and 14 Hardwicke Lane. The proposed development is not considered to result in any detrimental overbearing, overshadowing, or overlooking impacts on the neighbouring properties as the proposed dwelling would be single storey in height and sufficiently separated from the adjoining boundaries.

- 7.75 In terms of amenity for future occupiers, it is considered that the future occupiers would benefit from both acceptable internal and external amenity.
- 7.76 Overall, it is considered that a high standard of amenity would be provided for all users of the development and maintained for neighbours. The development is considered acceptable in terms of overshadowing, overlooking, overbearing impact, loss of privacy, loss of light and would not have a significant detrimental impact upon residential amenity. The proposal is therefore considered to be in accordance with Policy LP14 of the Local Plan to 2036.

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

- 7.77 Policies LP16 and LP17 of the Local Plan to 2036 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.
- 7.78 Plans have been submitted with the application that indicate a new access will be formed into the site south of the current informal access. Pitsdean Road, is an adopted unclassified road subject to a 30-mph speed limit. The access is detailed as 5.2 metres wide and includes a turning area within the site.
- 7.79 Cambridgeshire County Council as the Local Highways Authority have reviewed the proposals and advised that the effect on the public highway should be mitigated if conditions relating to gates, construction, visibility splays and drainage are attached to any permission members are minded to issue. Therefore, subject condition, raises no objections in terms of highway safety.
- 7.80 The proposed three-bedroom mobile home would provide adequate off-street car parking spaces and adequate space to ensure that vehicles enter the highway in a forward gear. Furthermore, the proposal includes the provision of cycle storage within the outbuilding to encourage sustainable modes of transport.
- 7.81 Therefore the proposal which would comply with aims of policies LP16 and LP17 of the of the Huntingdonshire Local Plan in regard to car and cycle parking and should be secured by if approval were being recommended.
- 7.82 In conclusion, subject to condition, the proposal would provide sufficient access, parking and turning for vehicle movement associated with residential use and complies with the requirement for cycle parking. Therefore, the proposed development is considered to accord with policies LP16 and LP17 of the of the

Huntingdonshire Local Plan to 2036 in regard to Highways Safety, Parking Provision and Access.

## **Biodiversity**

- 7.83 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 the Local Plan to 2036 requires proposals to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated. The policy also requires development proposals to ensure no net loss in biodiversity and provide a net gain in biodiversity where possible.
- 7.84 The application is not supported by a Preliminary Ecological Appraisal (PEA) and given that the site comprises of a field adjacent to open fields into the countryside and does not presently contain development, a PEA is required to assess whether there is potential to affect any habitats/biodiversity of value. It is noted that a PEA was submitted with the previous applications, however these would not be acceptable to accompany this application due to the time that has lapsed since their completion. The rear boundary in particular (to the west) has potential to provide habitat of value as it comprises a drainage ditch.
- 7.85 There might be opportunities to increase the biodiversity value of the site, but this assessment needs to relate to a sufficient PEA and is dependent of the findings of what is currently present on the site.
- 7.86 Taking the above into account, the lack of an up-to-date PEA to accompany the application, fails to allow for an assessment based on evidence as to whether the proposal accords with policy LP 30. Therefore, fails to comply with Policy LP30 of Huntingdonshire Local Plan to 2036 and Paragraph 180 within Section 15 of the NPPF (December 2023).

## **Trees**

- 7.87 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.
- 7.88 The site does not benefit from trees except for those positioned outside the red line of the application site on its perimeter. Given there are no trees within the red line, it should be possible to deal with the retention and protection of any existing trees outside the site that may be affected through the construction process, as well

as provision of new tree planting as part of a landscape condition, if approval of the application were to be recommended.

- 7.89 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.

### **Flood Risk and Drainage**

- 7.90 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.
- 7.91 According to the Environment Agency (EA) 'Flood Map for Planning' the site lies within Flood Zone 1, and as such, has the lowest probability of flooding.
- 7.92 The applicant proposes a rainwater harvesting tank which is shown on the plans to the north of the mobile home and a Klargestor sewage treatment plant. No further details have been provided concerning drainage details. If approval were to be recommended, drainage details could be the subject of a condition in this instance, due to the proposal not being major scale development.
- 7.93 The proposed development is therefore considered to accord with Policies LP 5 and LP 15 of the Local Plan to 2036.

### **Accessible and Adaptable Homes**

- 7.94 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.
- 7.95 To ensure that the development can meet these standards a condition would be imposed on any permission that may be granted in this regard in accordance with Policy LP25 of Huntingdonshire's Local Plan to 2036.

### **Water Efficiency**

- 7.96 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.
- 7.97 The applicant has not specifically confirmed that the development would comply with the optional building regulation for water efficiency, however, the submission states that a rainwater harvesting tank would form part of the proposal and details of this



could be conditioned and secured should the recommendation be for approval.

## **Other Issues**

- 7.98 The local planning authority have commenced preparation of a Conservation Area Character statement for Abbotsley. Whilst it is hoped to have a draft document available for consultation for Summer 2024 a date has yet been confirmed.

## **Developer Contributions**

- 7.99 Community Infrastructure Levy (CIL):  
If the development were to be approved and is a genuine self-build, it would be exempt from the CIL regulations. Otherwise, the development will be CIL liable in accordance with the Council's adopted charging schedule; CIL payments would cover footpaths and access, health, community facilities, libraries and lifelong learning and education.
- 7.100 Bin UU:  
Part H of the Developer Contributions SPD (2011) requires a payment towards refuse bins for new residential development. A Unilateral Undertaking to secure the provision of wheeled bins has not 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).
- 7.101 There are no other material planning considerations which have a significant bearing on the determination of this application.

## **Conclusion**

- 7.102 Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations strongly indicate otherwise.
- 7.103 As detailed in this report, it is clear from the planning history on the site that the current use of the land is not residential. The proposed use of the land as residential therefore represents a material change of use. The application site relates to the countryside rather than that of the built-up area of Abbotsley village and is unable to be considered under the limited and specific opportunities provided for by other policies within the local plan as set out within local polices. The principle of development is therefore considered to be unacceptable.
- 7.104 The proposal by virtue of its design and location fails to demonstrate that it responds positively to the areas character and

identity as open countryside and fails to integrate with the adjoining buildings and landscape.

- 7.105 As a result of the form, siting and design, the proposed mobile home is considered to result in less than substantial harm to the character and appearance of Abbotsley Conservation Area and surrounding area and the proposal is not considered to generate sufficient public benefits to outweigh the identified harm.
- 7.106 The application fails to include an up-to-date Preliminary Ecological Appraisal to allow an assessment as to whether the proposal contributes to and enhances the natural and local environment and demonstrates that all potential adverse impacts on biodiversity and geodiversity have been investigated.
- 7.107 It is also worth noting that a Unilateral Undertaking to secure the provision of wheeled bins has not been provided during the course of the application.
- 7.108 There are no other material planning considerations which have a significant bearing on the determination of this application.
- 7.109 Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is therefore recommended that planning permission is refused.

**8. RECOMMENDATION - REFUSAL for the following main reasons**

- 1) The application site relates to the countryside rather than that of the built-up area of Abbotsley village. As such the application cannot be considered as 'infill development' as Manor Farm is not considered to form part of the built-up area of Abbotsley but rather that of an isolated property. This position remains unaltered from the previous applications and appeals for the site. The proposal is unable to be considered under the limited and specific opportunities provided for by other policies within the local plan as set out in policy LP10 of the local plan, as the proposed dwelling fails to meet the criterion set out in policies LP20, LP 28 and LP 33. The proposal does not accord with policy LP2 and LP10 of Huntingdonshires Local Plan to 2036. The principle of development is therefore considered to be unacceptable..
- 2) The proposed development by virtue of its design and location would appear as an uncharacteristic and alien feature in the countryside. The proposal does not demonstrate that it responds positively to the areas character and identity as open countryside and fails to integrate with the adjoining buildings and landscape. The design of the mobile home fails to relate to the site and is of an inappropriate building type and form and is out of keeping with the prevailing pattern and grain of development along this section of Pitsdean Road. Therefore, fails to accord with policies LP11 and

LP12 of Huntingdonshires Local Plan to 2036 and Section 12 of the National Planning Policy Framework in this regard.

- 3) The proposed development fails to respect the character, appearance, and form of the Abbotsley Conservation Area and while the identified harm is considered to be less than substantial there would be no public benefits derived from the provision of mobile home to outweigh this harm. As such, the proposal is considered to be contrary to Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990, Policy LP34 of the adopted Huntingdonshire Local Plan to 2036 and section 16 of the National Planning Policy Framework in this regard.
- 4) The application contains insufficient up to date information, such as a Preliminary Ecological Appraisal, to enable the impact of the proposed development on any biodiversity loss to be assessed. Therefore, fails to comply with Policy LP30 of Huntingdonshire Local Plan to 2036 and Paragraph 180 within Section 15 of the NPPF (December 2023).
- 5) The application is not accompanied by a 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:**

Enquiries about this report to **Andrea Dollard - Development Management Officer** [Andrea.Dollard@huntingdonshire.gov.uk](mailto:Andrea.Dollard@huntingdonshire.gov.uk)

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Head of Planning Services  
Pathfinder House  
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Cambridgeshire PE 29 3TN

Application Number: 24/00075/FUL Case Officer Andrea Dollard  
**Proposal: Siting of a mobile home as defined by the Caravan Act without concrete foundations**

**Location: Whites Paddock Pitsdean Road Abbotsley  
Observations of Abbotsley Town/Parish Council.**

Please ✓ box as appropriate

Recommend **approval** because .....(please give relevant planning reasons in space below)

*Please see separate letter.*

Recommend **refusal** because...(please give relevant planning reasons in space below)

No observations either in favour or against the proposal

Abbotsley Parish Council Clerk to Abbotsley Town/Parish Council. (For GDPR purposes please do not sign)

Date: *2nd April 2024*

Failure to return this form within the time indicated will be taken as an indication that the Town or Parish Council do not express any opinion either for or against the application.

Please send response to email address below:-

[Development.control@huntingdonshire.gov.uk](mailto:Development.control@huntingdonshire.gov.uk)

(Development Management)

## ABBOTSLEY PARISH COUNCIL

Clerk to the Council: Katie Bates, Bridge House, 27 Church Street, Buckden, St Neots, Cambridgeshire PE19 5TP  
Email: [clerk@abbotsleyparishcouncil.gov.uk](mailto:clerk@abbotsleyparishcouncil.gov.uk) Telephone: 07588 267140 [www.abbotsleyparishcouncil.gov.uk](http://www.abbotsleyparishcouncil.gov.uk)

Andrea Dollard  
Development Control  
Huntingdonshire District Council

2<sup>nd</sup> April 2024

Dear Andrea

**24/00075/FUL – Siting of a mobile home as defined by the Caravan Act without concrete foundations  
Whites Paddock, Pitsdean Road, Abbotsley**

Abbotsley Parish Council considered this application at its meeting held 21st March 2024. Two members of the Parish Council were unable to be present. The five members present voted with a majority of 4:1 to recommend **approval**.

One Councillor voted to recommend refusal of the application. For the purposes of this response, only the reasons supporting the Parish Council recommendation are included here.

Those four Councillors that voted to recommend approval considered that residential development surrounds the site on three sides, property was on the site in the past, the proposal would have minimal impact and this application is for one mobile home only.

Yours sincerely

*Katie Bates*

Katie Bates  
Clerk to Abbotsley Parish Council

# Development Management Committee



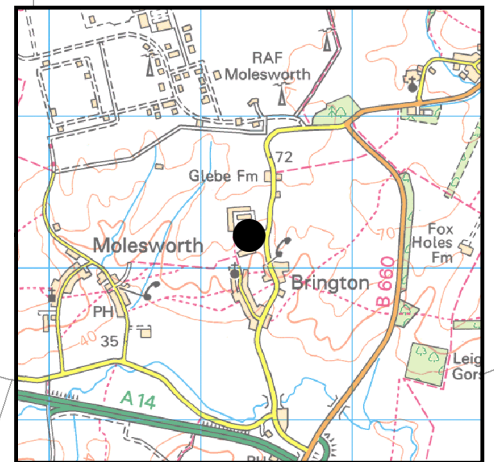
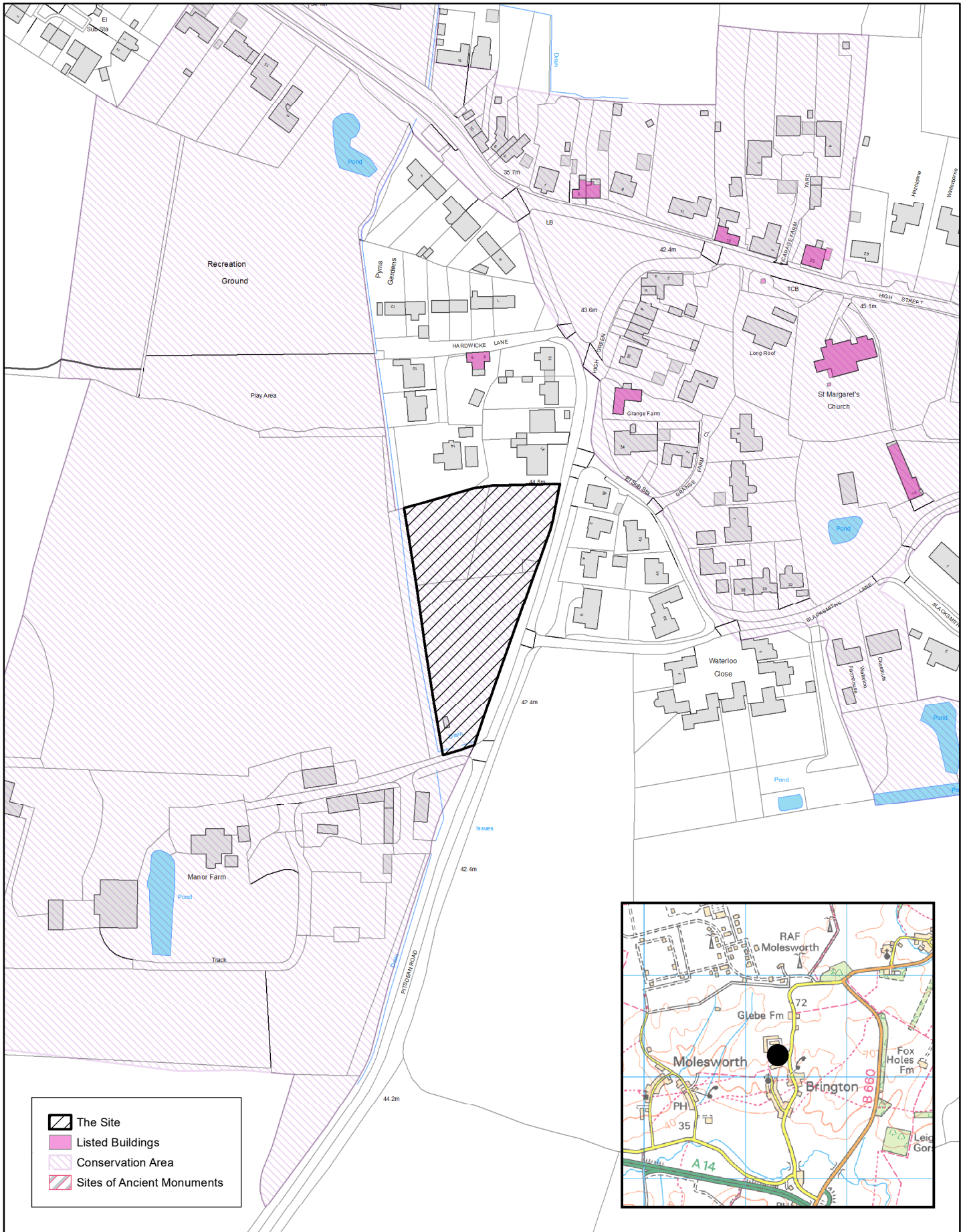
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Application Ref: 23/00075/FUL

Date Created: 07/05/2024

Location: Abbotsley

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Ordnance Survey HDC 100022322

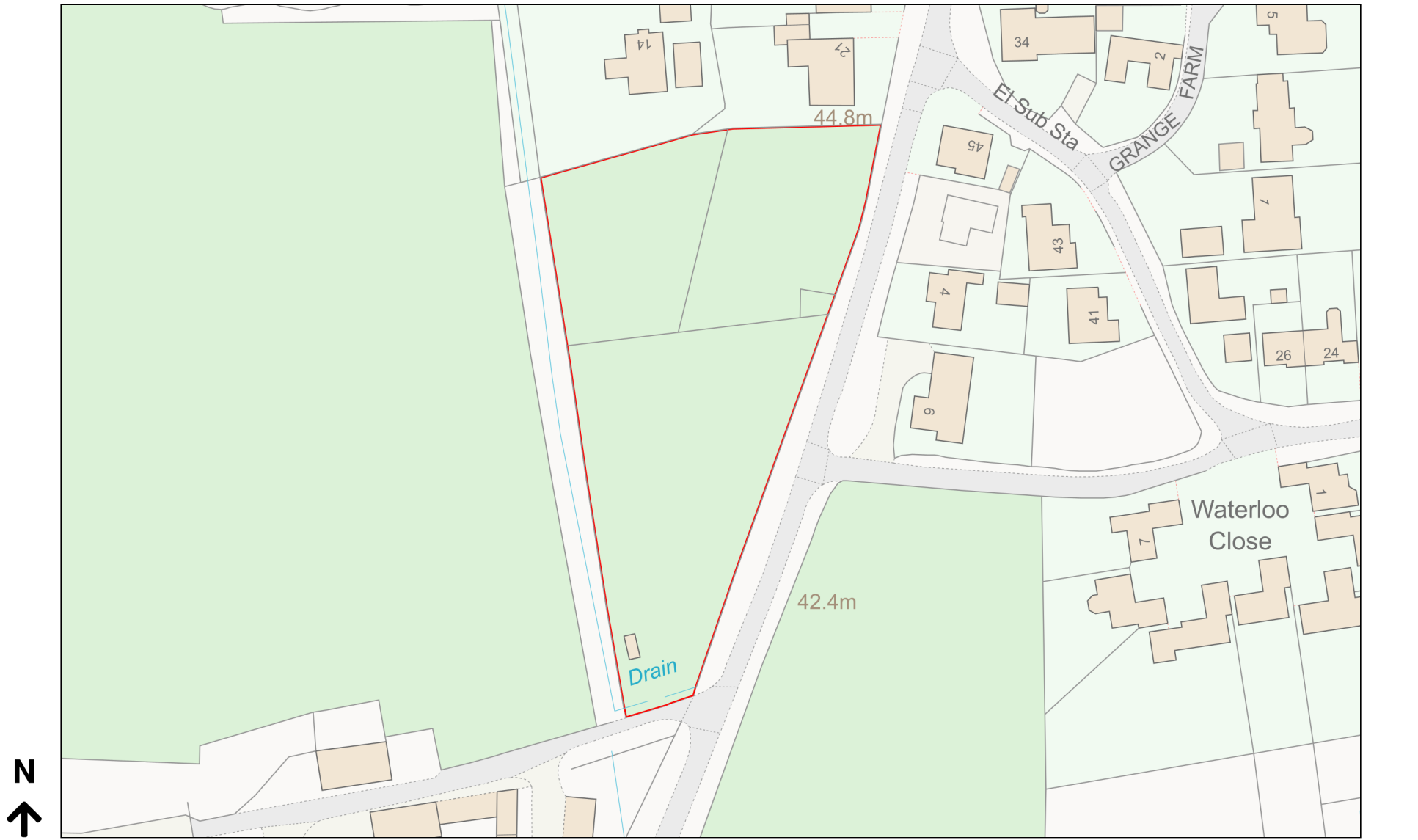


# Location Plan

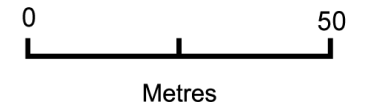
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Date Produced: 16-Jan-2024

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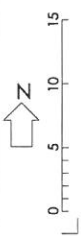


Planning Portal Reference: PP-12736756v1





- TREE LEGEND**
- T1 - HORSE CHESTNUT
  - T2 - ASH
  - T3 - ASH
  - T4 - ASH
  - T5 - ASH
  - T6 - ASH
  - T7 - ASH
  - T8 - ASH
  - T9 - ASH (DEAD)
  - T10 - ASH (DYING)
- SERVICES LEGEND**
- RAIN WATER HARVESTING TANK
  - GROUND SOURCE HEAT PUMP
  - KLARGESTER SEWERAGE TREATMENT PLANT



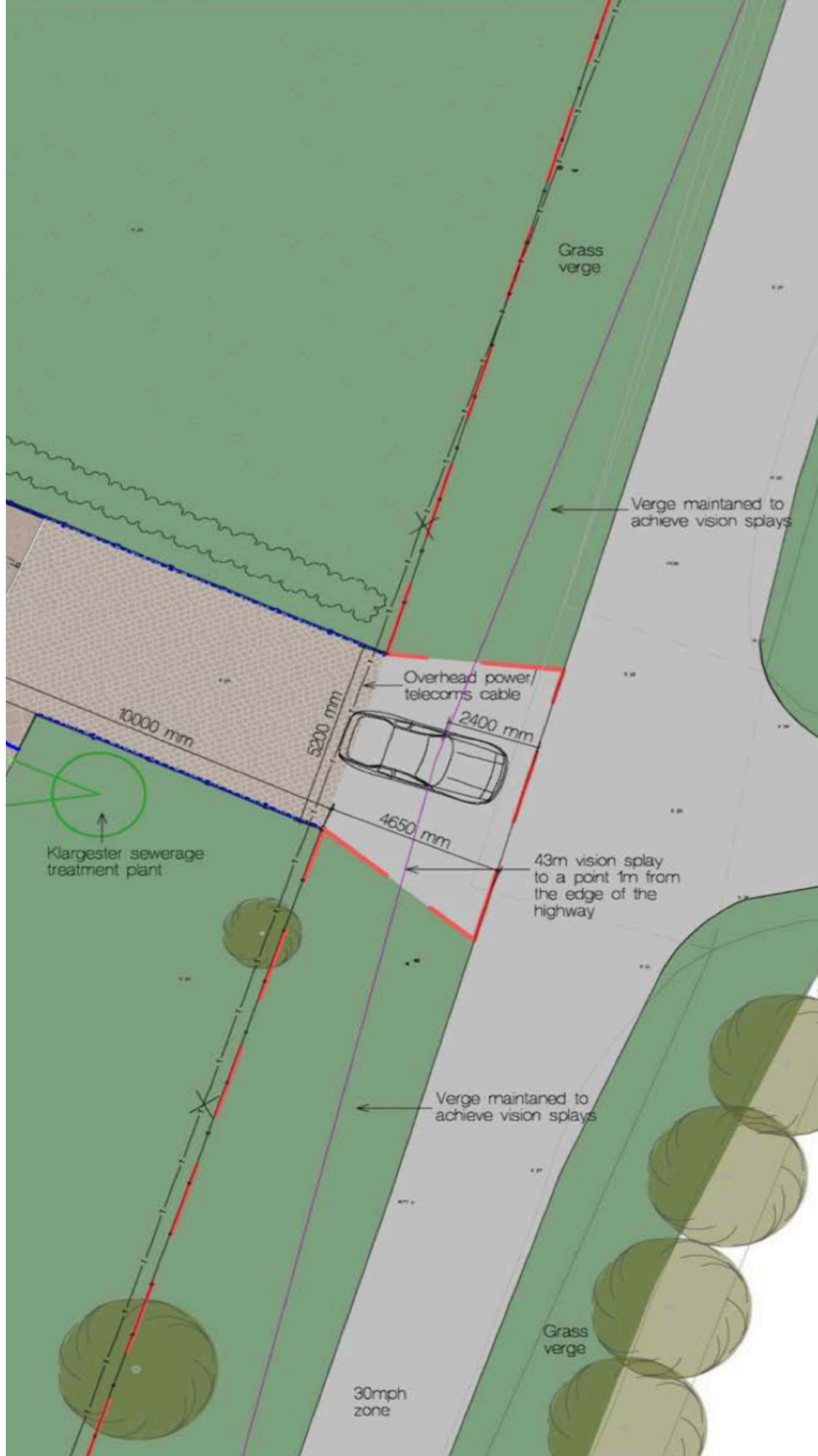
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Project: White's Paddock  
 Pittsdean Road, Abbotsley

Drawing title: Block Plan

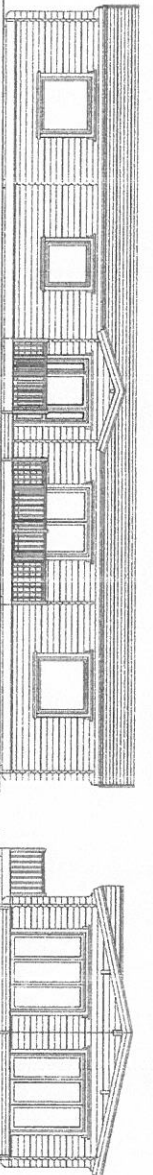
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# Windermere

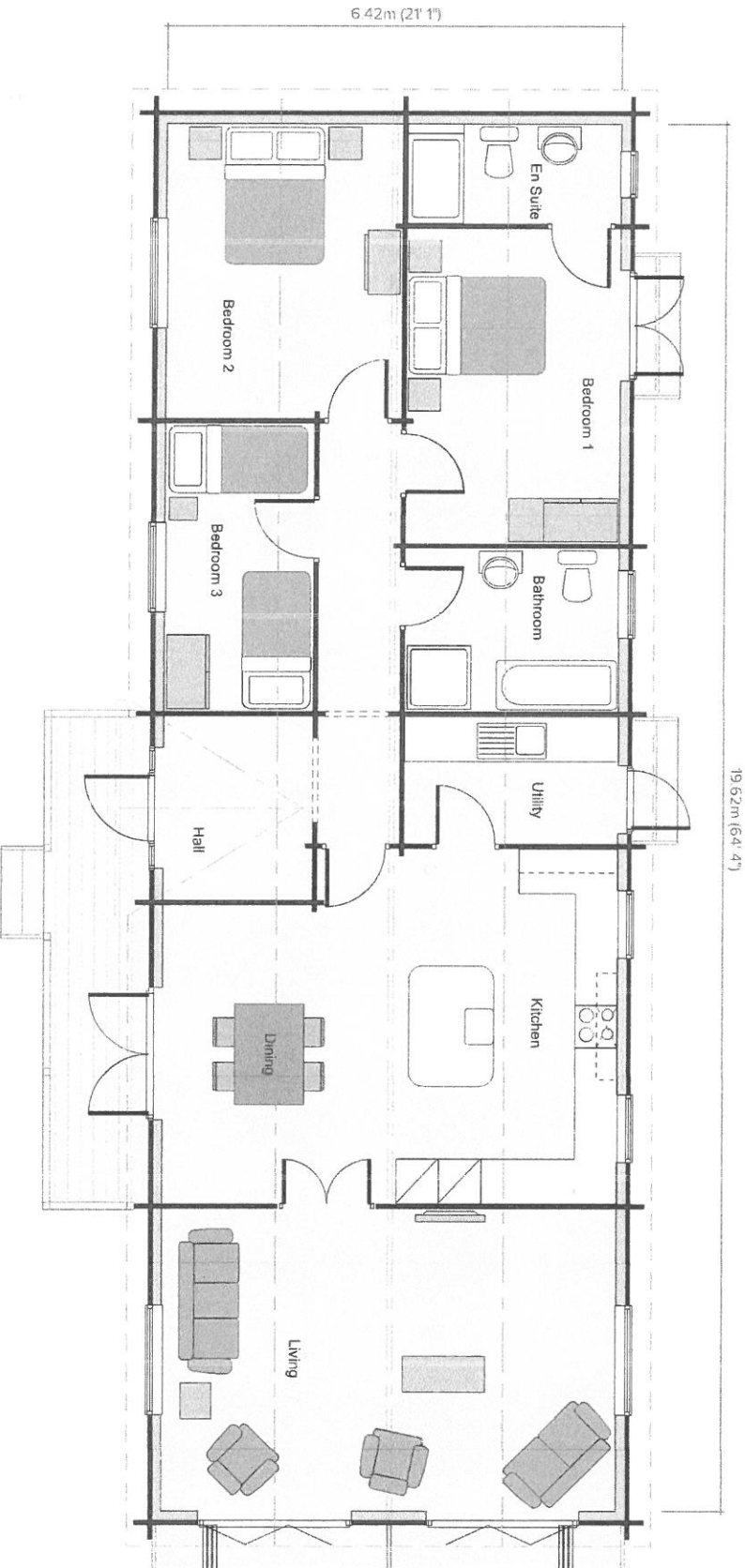
3 Bedroom  
125.96m<sup>2</sup> (1,356 sq ft)



ELEVATIONS SCALE 1:200

TIMELESS TRADITIONAL

FLOOR PLAN SCALE 1:100



## ROOM DIMENSIONS

Lounge	4.30m x 6.42m (14' 1" x 21' 1")	Utility	1.80m x 3.03m (5' 11" x 9' 11")	Bedroom 3	4.07m x 2.10m (13' 4" x 6' 11")
Kitchen/Dining	5.02m / 4.22m x 6.42m (16' 6" / 13' 10" x 21' 1")	Bedroom 1	4.45m x 3.03m (14' 7" x 9' 11")	Bathroom	2.30m x 3.03m (7' 7" x 9' 11")
Entrance Hall	2.60m x 2.10m (8' 6" x 6' 11")	En-suite	1.40m x 3.03m (4' 7" x 9' 11")		
		Bedroom 2	4.15m x 3.32m (13' 7" x 10' 11")		

EXTERNAL HEIGHT 3600 mm

INTERNAL HEIGHT 3050 mm

HEIGHT TO EAVES 2600 mm