

DEVELOPMENT MANAGEMENT COMMITTEE 21st October 2024

Case No: 24/00686/FUL

Proposal: Change of use of agricultural land (Use Class B) to garden land (Use Class C3) and erection of side shelter (part retrospective)

Location: Spillers Yard Raunds Road Keyston PE28 0RH

Applicant: Miss Jodie Fedorko

Grid Ref: 504437 275420

Date of Registration: 30.04.2024

Parish: Bythorn and Keyston

RECOMMENDATION - REFUSE

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

1. DESCRIPTION OF SITE AND APPLICATION

Site and Surroundings

- 1.1 The application site is located at the southern entrance of the village, adjacent to the church and a grade II listed building. The residential dwelling is within the conservation area, with the additional piece of land lying just outside the boundary of the conservation area.
- 1.2 A Grade II Listed Building, The Mulberries is located immediately to the west, along with St John the Baptist's Church, a Grade I Listed buildings. To the east of the dwelling lies a scheduled monument which was the site of the old manor house.

Proposal

- 1.3 The application seeks approval for the change of use of agricultural land (Use Class B) to garden land (Use Class C3) and erection of side shelter (part retrospective). The land was purchased in Dec 2022 and has already been incorporated into the residential private amenity space. It is classed as Grade 3 Agricultural land.
- 1.4 The plot of land purchased and added to the domestic curtilage of the dwelling is similar in size to the original domestic curtilage of

the property. The dwelling was originally constructed on a site that contained two single storey garages for the adjacent Corner House. Planning permission was granted in February 2019 for a single storey bungalow.

- 1.5 Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.
- 1.6 The associated works to the area include a side shelter, raised terracing, patio area and water features.
- 1.7 The side open pergola style shelter, 2.4 metres high, 4.86 metres wide and 9.55 metres in length, is to be positioned against the south facing side elevation.
- 1.8 The raised terracing area will be up to 36 cm above ground level at the highest point, providing level access from the dwelling into the garden space. The patio area will have a footprint of 181m².
- 1.9 A green house and planting beds are proposed to the southern aspect of the site with a large shed to the western boundary for the storage of cycles.
- 1.10 A small water feature and plunge pool are proposed to the rear of the dwelling.
- 1.11 Hedging will screen the modern features, with a new mixed native hedge to be planted along the new boundary for the property with additional planting.
- 1.12 It is noted that PD rights for Classes A, B, C, D and F of Part 1 Schedule 2 have been removed from the property. This includes the enlargement of a dwelling house (A), additions to the roof (B), other alterations to the roof (C), porches (D), and hard surfaces (F).
- 1.13 It is acknowledged that other areas of work are proposed within the site which are not included in the description. The applicant should ensure that the relevant permission is granted before works begin.
- 1.14 The application is supported by the following documents;
 - Heritage Impact Statement
 - Preliminary Ecological Appraisal
 - Land Transfer document
 - Supporting Statement
 - Landscaping Plans
 - Elevation Drawings and Floor Plans
 - Signatures of Support

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (December 2023) (NPPF 2023) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2023 at paragraph 10 provides as follows: 'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).
- 2.2 The NPPF 2023 sets out the Government's planning policies for (amongst other things):
- delivering a sufficient supply of homes;
 - building a strong, competitive economy;
 - achieving well-designed, beautiful and safe places;
 - conserving and enhancing the natural, built and historic environment
- 2.3 Planning Practice Guidance and the National Design Guide 2021 are also relevant and material considerations.

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

3. PLANNING POLICIES

- 3.1 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
- LP1: Amount of Development
 - LP2: Strategy for Development
 - LP3: Green Infrastructure
 - LP4: Contributing to Infrastructure Delivery
 - LP7: Spatial Planning Areas
 - LP9: Small Settlements
 - LP10: The Countryside
 - LP11: Design Context
 - LP12: Design Implementation
 - LP14: Amenity
 - LP30: Biodiversity and Geodiversity
 - LP31: Trees, Woodland, Hedges and Hedgerows
 - LP34: Heritage Assets and their Settings
- 3.2 Supplementary Planning Documents (SPD) and Guidance:
- Huntingdonshire Design Guide Supplementary Planning Document (2017):
 - Developer Contributions SPD (2011)
 - Huntingdonshire Landscape and Townscape Assessment (2007)
 - Cambridgeshire Flood and Water SPD 2017
 - Huntingdonshire Tree Guidance Note 3
 - Annual Monitoring Report – Part 1 (Housing) 2019/2019 (October 2019)

- Annual Monitoring Report – Part 2 (Non- Housing) 2018/2019 (December 2019)
- RECAP CCC Waste Management Design Guide (CCC SPD) 2012

3.3 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

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

4. PLANNING HISTORY

- 4.1 16/02598/FUL – Erection of single detached dwelling – permission granted 11.09.2017
18/01832/FUL – Proposed single storey bungalow - permission granted 06.02.2019

5. CONSULTATIONS

- 5.1 Keyston Parish Council – Support, with the following comments:
- The land in question whilst technically forming part of the countryside in reality lies alongside the B663, the road through Keyston, and the understanding of the location of the site is important.
 - The land relates more to the dwelling along the road than the open countryside. It could be said to form part of the curtilage of Spillers Yard and is not outside the settlement boundary. There is a clear physical and functional linkage.
 - Keyston Conservation Area Character Statement
 - Map 1 – the land falls outside of the Conservation Area
 - Map 2 – the viewing point from the B663 into the open countryside lies some further way down the B663 (when proceeding south) and so the change of this land into garden land will not affect the view.
 - The land is not Grade 1 and is not in conflict with LP10.
 - Design
 - The Application includes a comprehensive design that enhances the existing green space and wildlife habitat. It is a high quality submission that incorporates sustainability, ecology, trees and landscaping into the area.
 - The variety of planting and usage are an improvement on the existing mono-culture.

- The benefits of the change clearly outweigh any perceived harm.
 - Suggested Expansion of the Conservation Area
 - The Parish Council supports the Application but would suggest that the Conservation Area is expanded to take this piece of land in order to preserve the improvements going forward.
- 5.2 Historic England – No objection. It is considered that the proposals would not have any adverse impact on the scheduled monument or result in harm to its significance.
- 5.3 HDC Conservation Team – Object. It is considered that the proposals do not have special regard to the preservation and enhancement of the Keyston Conservation Area and are therefore not in accordance with ss. 72 of the Planning (LBCA) Act 1990 and with Policy LP34 of the adopted Huntingdonshire Local Plan.

The works are contrary to the contents of the paragraphs 195-214 of the NPPF (2023).

Any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.

Where there is harm that cannot be avoided this can only be outweighed if there is sufficient public benefit to do so. This is known as less than substantial harm.

6. REPRESENTATIONS

- 6.1 None received.

7. ASSESSMENT

- 7.1 When determining planning applications, it is necessary to establish what weight should be given to each plan's policies in order to come to a decision. The following legislation, government policy and guidance outline how this should be done.
- 7.2 As set out within the Planning and Compulsory Purchase Act 2004 (Section 38(6)) and the Town and Country Planning Act 1990 (Section 70(2)) in dealing with planning applications the Local Planning Authority shall have regard to have provisions of the development plan, so far as material to the application, and to any other material considerations. This is reiterated within paragraph 47 of the NPPF (2023). The development plan is defined in Section 38(3)(b) of the 2004 Act as "the development plan documents (taken as a whole) that have been adopted or approved in that area".
- 7.3 In Huntingdonshire the Development Plan consists of:
- Huntingdonshire's Local Plan to 2036 (2019)

- Cambridgeshire & Peterborough Minerals and Waste Local Plan (2021)
- 7.4 The statutory term ‘material considerations’ has been broadly construed to include any consideration relevant in the circumstances which bears on the use or development of the land: *Cala Homes (South) Ltd v Secretary of State for Communities and Local Government & Anor* [2011] EWHC 97 (Admin); [2011] 1 P. & C.R. 22, per Lindblom J. Whilst accepting that the NPPF does not change the statutory status of the Development Plan, paragraph 2 confirms that it is a material consideration and significant weight is given to this in determining applications.
- 7.5 The main issues to consider as part of this application are:
- Principle of Development including Design, Visual Amenity and impact on the surrounding area and Heritage Assets
 - Residential Amenity
 - Ecology
 - Trees

Principle of Development including Design, Visual Amenity and impact on the surrounding area and Heritage Assets

- 7.6 It is noted that the area of additional land has already been integrated into the existing private garden space. The application seeks to formalise the change of use and proposes development within the area. The proposed use of the land as residential must be assessed against the relevant policies.
- 7.7 The site lies within Keyston which is defined as a Small Settlement Area as set out in the adopted Huntingdonshire Local Plan to 2036.
- 7.8 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.”
- 7.9 Pages 53-55 of the Local Plan set out interpretation guidance of frequently arising situations to assist in the assessment of whether a site is included or excluded from the built-up area. Relevant to residential uses and pertaining to this pre-application enquiry, the Local Plan interpretation states that the built-up area includes:
- Residential buildings which are predominantly surrounded by other buildings as well as land included in existing commitments for residential uses on sites physically, functionally and visually related to existing buildings, taking into account of any environmental development constraints subject to other exclusions.

- 7.10 Furthermore, the Local Plan interpretation of land excluded within a built-up area includes:
- Open spaces which extend into the countryside and are not well contained by strong boundary features, or primarily relate to the countryside in their use, form or character and undeveloped land that affords important views from a public vantage point to or from a listed building or conservation area connecting the building or area to its countryside setting. Also excluded is agricultural land that penetrate the built form or sections of large residential curtilages where the character of the land primarily relates to the countryside.
- 7.11 The red line application site boundary is surrounded by built development on only one side (to the north) and does not have strong boundary features that enclose it as part of the built-up area. The site is open, green and fundamentally rural in character providing a transition from the northern edge of the built-up area of Keyston and the countryside, while also providing a visual link between defined heritage assets. The site therefore is considered to be countryside.
- 7.12 However, while the 2019 permission for a dwelling (18/01832/FUL) noted that the site (which did not include the parcel of land subject to this application) was considered to be located within the built-up area of Keyston, it is considered that the site (as defined in the area edged in a red line within the submitted Existing and Proposed Site Plan) would represent land more described as the countryside rather than being considered within or well-related to the built up area of Keyston.
- 7.13 Therefore, Local Plan Policy LP10 (The Countryside) is relevant. It 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.
- 7.14 In regard to criterion a), It is noted that the agricultural land is of grade 3 quality and therefore the highest grade of land is not being lost.

- 7.15 In regard to criteria b) and c), officers have had due regard to the contribution the site makes to the surrounding countryside and the potential visual impact of the proposed change of use.
- 7.16 The application site lies partly within the Keyston Conservation Area, with the host building being within the Keyston Conservation Area and the site sitting adjacent to it, outside to the designated Conservation Area. A Grade II Listed Building, The Mulberries and Grade I Listed Church, St John the Baptist's Church are located immediately to the west. To the east of the dwelling lies a scheduled monument which was the site of the old manor house.
- 7.17 Section 72 of the Planning (LBCA) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- 7.18 Para. 205 of the NPPF set out that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'. Para. 206 states that 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification...'. Para. 208 goes on to state that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including securing its optimum viable use.
- 7.19 Local Plan Policy LP34 aligns with the statutory provisions and NPPF advice. It goes further and outlines that "Great weight and importance is given to the conservation of heritage assets and their settings. The statutory presumption of the avoidance of harm can only be outweighed if there are public benefits that are powerful enough to do so.
- 7.20 Policy LP11 of the Local Plan states that proposals will be supported where it is demonstrated that they positively respond to their context and draw inspiration from the key characteristics of their surroundings, including the natural, historic and built environment. Policy LP12 of the Local Plan states that proposals will be supported where they contribute positively to the area's character and identity and where they successfully integrate with adjoining buildings, topography and landscape.
- 7.21 The Conservation Officer has considered the proposal and submitted documents and has objected to the proposals with the following comments:

- The site sits at a sensitive location at the entrance to the historic core of the village, adjacent the church and the Mulberries a grade II listed building it falls within the conservation area boundary. To the east of the dwelling lies a scheduled monument which was the site of the old manor house. The scheduled site is large and is characterised by an open undulating landscape and earth works. The character statement identifies an important wide view of the earth works from Raunds Road and highlights the application site as part of an important green open space.
- There is concern that if this land were to be formally subsumed into the domestic curtilage it can then be developed under PD rights in a manner that may cause harm to the setting of the listed building, the character and appearance of the adjacent conservation area and the views of the scheduled monument. This is a large parcel of land and therefore that harm could be considerable.
- The Keyston Conservation Area Character statement notes that private garden spaces within the rural village complement the wider open countryside and are important to both the character of the individual buildings and the wider conservation area, which this application fails to achieve.

7.22 As outlined above, the site is open, green and fundamentally rural in character providing a transition from the northern edge of the built-up area of Keyston and the countryside, while also providing a visual link between defined heritage assets.

7.23 The change of use of the land which could result in the introduction of domestic paraphernalia which would result in the erosion of the rural character of the countryside. Whilst the removal of permitted development rights would allow the Local Planning Authority to control some domestic paraphernalia (sheds, ponds, etc) it does not control such things as the creation of flower beds, or the introduction of washing lines, tables and chairs and play equipment. All of these items will result in this space having a domestic rather than agricultural appearance which would result in the erosion of the rural character of the countryside. The introduction of the proposed features will urbanise the agricultural field, introducing large, incongruous features with views from Raunds Road.

7.24 The site is located within the open countryside and partially within the Keyston Conservation Area. The proposed change of use of the land from agricultural to residential garden land would not recognise the intrinsic character and beauty of the countryside as the application site is open, green and fundamentally rural in character providing a transition from the northern edge of the built-up area of Keyston and the countryside, while also providing a visual link between defined heritage assets. The proposal would

result in the erosion of the rural character of the countryside through the introduction of domestic paraphernalia. The proposal would therefore not preserve or enhance the character and appearance of the Keyston Conservation Area. The proposed development does not accord with Policies LP10, LP11, LP12 and LP34 of the adopted Huntingdonshire Local Plan to 2036, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Huntingdonshire Design Guide SPD and Sections 12 and 16 of the National Planning Policy Framework. Subsequently, the principle of development is unacceptable.

Residential Amenity

Amenity of neighbouring properties

- 7.25 Policy LP14 states that a proposal will be supported where a high standard of amenity is maintained for all occupiers of neighbouring land and buildings.
- 7.26 As the proposal is to change the use of the agricultural land to private residential amenity land, there will be no adverse impact on the residential amenity of neighbouring properties. The proposal is therefore considered to accord with Policy LP14 of the Local Plan in respect of its impact upon neighbouring properties.

Ecology

- 7.27 Policy LP30 of the Local Plan states that a proposal will be required to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated and that a proposal will 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.
- 7.28 A Preliminary Ecological Appraisal has been submitted with the application. It states that species richness is poor within the application site. It is noted that there will be no impact on nearby priority habitats as result of the proposal. Enhancement opportunities are recommended which include the provision of overseeding with native wildflowers or wildflower turf, low impact lighting strategy adopted on the site, the installation of swift bricks and hedgehog houses. These can be secured by condition.

Trees

- 7.29 Policy LP31 of the Local Plan to 2036 states 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. A proposal will be required to demonstrate that the potential for adverse impacts on trees, woodland, hedges and hedgerows has been investigated.

- 7.30 The existing site plan shows a number of mature trees along the western boundary. The trees are not present on the proposed plan, although the Heritage Impact Statement states that all existing trees remain an integral part of the overall plan. An Arboricultural Report and Tree Protection Plan has not been submitted with the application.
- 7.31 Therefore, there are concerns that bringing the trees into residential curtilage, which are not afforded any protection by being outside of the designated conservation area, may be at risk of felling, thereby harming the rural character of the site as existing.
- 7.32 Therefore, insufficient information has been provided to demonstrate that all potential adverse impacts on trees, woodland, hedges and hedgerows have been investigated. As such, the proposal is considered to be contrary to Policy LP31 of Huntingdonshire's Local Plan to 2036.

Conclusion

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

8. RECOMMENDATION – REFUSE for the following reason:

1. The site is located within the open countryside and partially within the Keyston Conservation Area. The proposed change of use of the land from agricultural to residential garden land would not recognise the intrinsic character and beauty of the countryside as the application site is open, green and fundamentally rural in character providing a transition from the northern edge of the built-up area of Keyston and the countryside, while also providing a visual link between defined heritage assets. The proposal would result in the erosion of the rural character of the countryside through the introduction of domestic paraphernalia. The proposal would therefore not preserve or enhance the character and appearance of the Keyston Conservation Area. The proposed development does not accord with Policies LP10, LP11, LP12 and LP34 of the adopted Huntingdonshire Local Plan to 2036, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Huntingdonshire Design Guide SPD and Sections 12 and 16 of the National Planning Policy Framework. Subsequently, the principle of development is unacceptable.

2. Insufficient information has been provided to demonstrate that all potential adverse impacts on trees, woodland, hedges and hedgerows have been investigated. As such, the proposal is considered to be contrary to Policy LP31 of Huntingdonshire's Local Plan to 2036.

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

CONTACT OFFICER:

Enquiries about this report to **Olivia Manton Development Management Officer** – olivia.manton@huntingdonshire.gov.uk

Bythorn and Keyston Parish Council

Contact BKPC via the Clerk – clerk@bythornkeystonparishcouncil.org.uk

Head of Planning Services
Huntingdonshire District Council
Pathfinder House
St Mary's Street
Huntingdon PE29 3TN

11 May 2024

Dear Clara Kerr

Application Ref. 24/00686/FUL

Application for change of use of agricultural land (Use Class B) to garden land (Use Class C3) and erection of side shelter

Location: Spillers Yard, Raunds Road, Keyston, Huntingdon PE28 0RH

The Parish Council recommends approval of Application 24/00686/FUL for the reasons set out below.

Location of the site

The land in question whilst technically forming part of the countryside in reality lies alongside the B663, the road through Keyston, and the understanding of the location of the site is important.

The land relates much more to the dwellings along the road rather than the open countryside. It could be said to form part of the curtilage of Spillers Yard and is not outside the settlement boundary. There is a clear physical and functional linkage (see Section 4.85 of 2019 Huntingdonshire Local Plan).

Looking at the Keyston Conservation Area Character Statement :

- Map 1 - the land falls outside of the Conservation Area.
- Map 2 - page 8, the viewing point from the B663 into the open countryside lies some further way down the B663 (when proceeding south) and so the change of this land into garden land will not affect this view.

The land is not Grade 1 land and is not in conflict with LP10.

Design

The Application includes a comprehensive design that enhances the existing green space and wildlife habitat. It is a high quality submission that incorporates sustainability, ecology, trees and landscaping into the area.

The variety of planting and usage are an improvement on the existing mono-culture.

The benefits of the change clearly outweigh any perceived harm.

Bythorn and Keyston Parish Council

Contact BKPC via the Clerk – clerk@bythornkeystonparishcouncil.org.uk

Suggested expansion of Conservation Area

The Parish Council supports the Application but would suggest that the Conservation Area is expanded to take this piece of land in order to preserve the improvements going forward.

The Parish Council is available for further consultation and discussion as may be required.

Yours faithfully

Bythorn and Keyston Parish Council

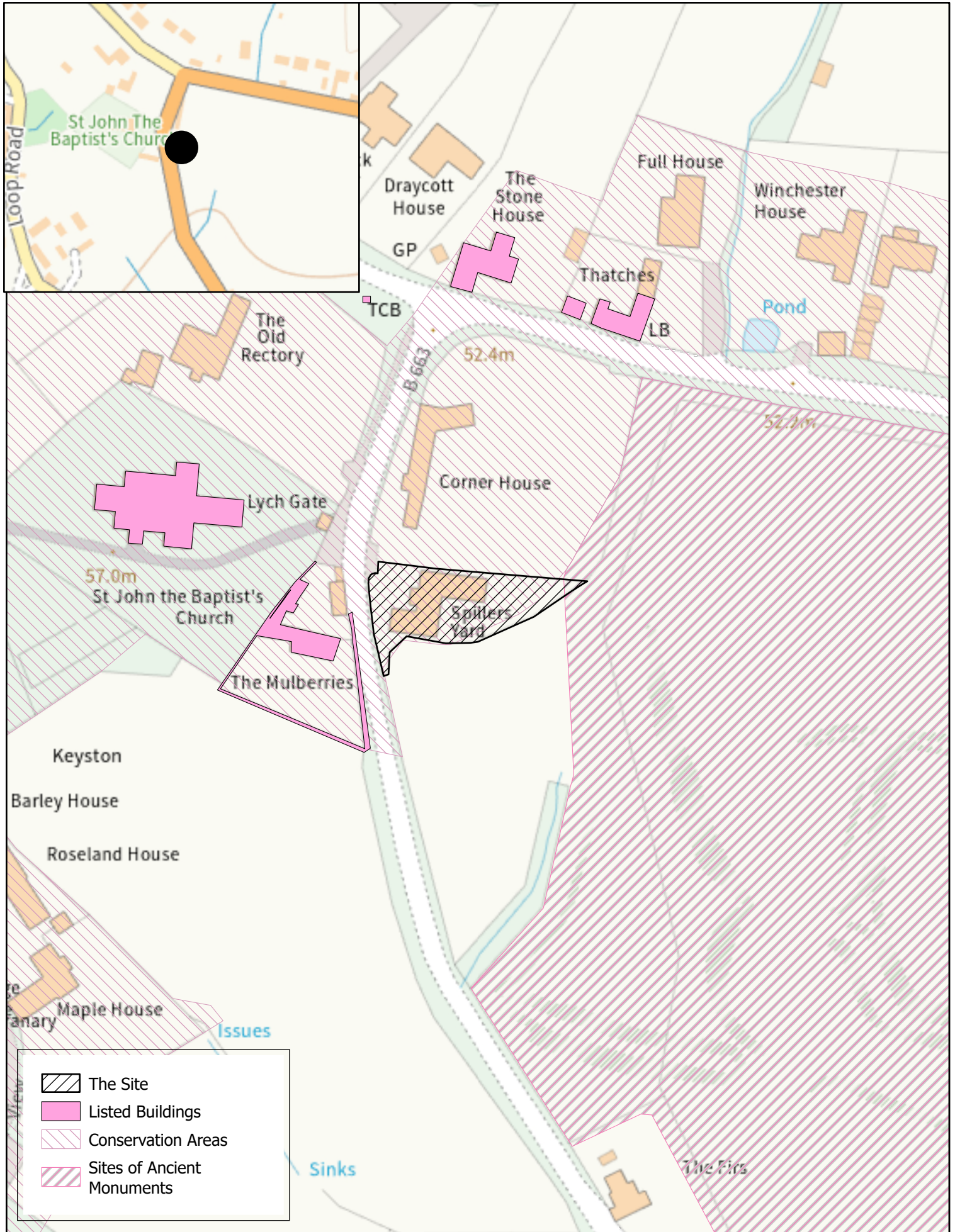
Development Management Committee

Application Ref: 24/00686/FUL

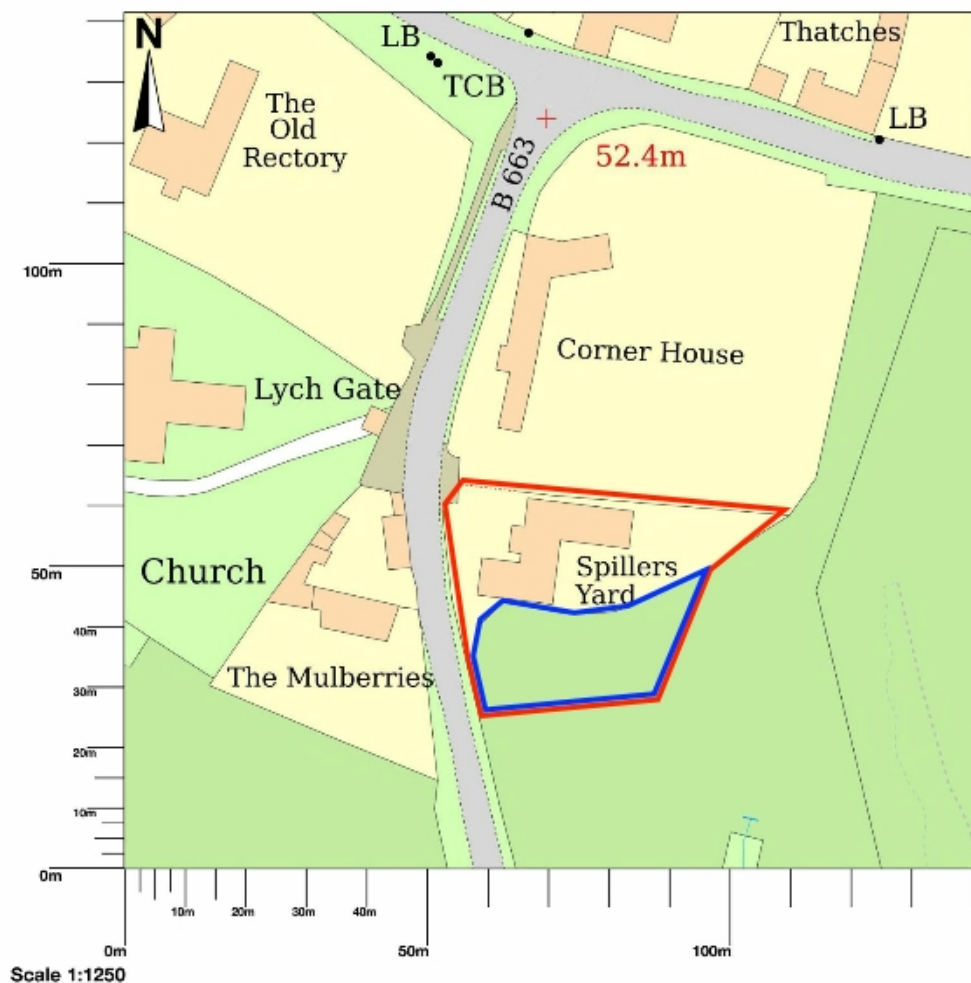


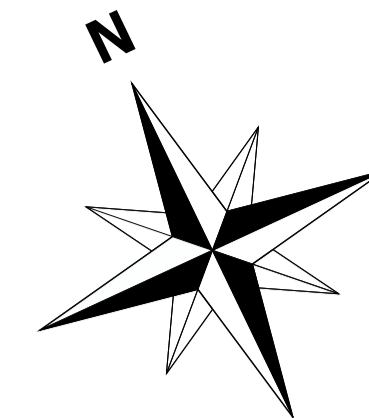
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Date Created: 09/10/2024



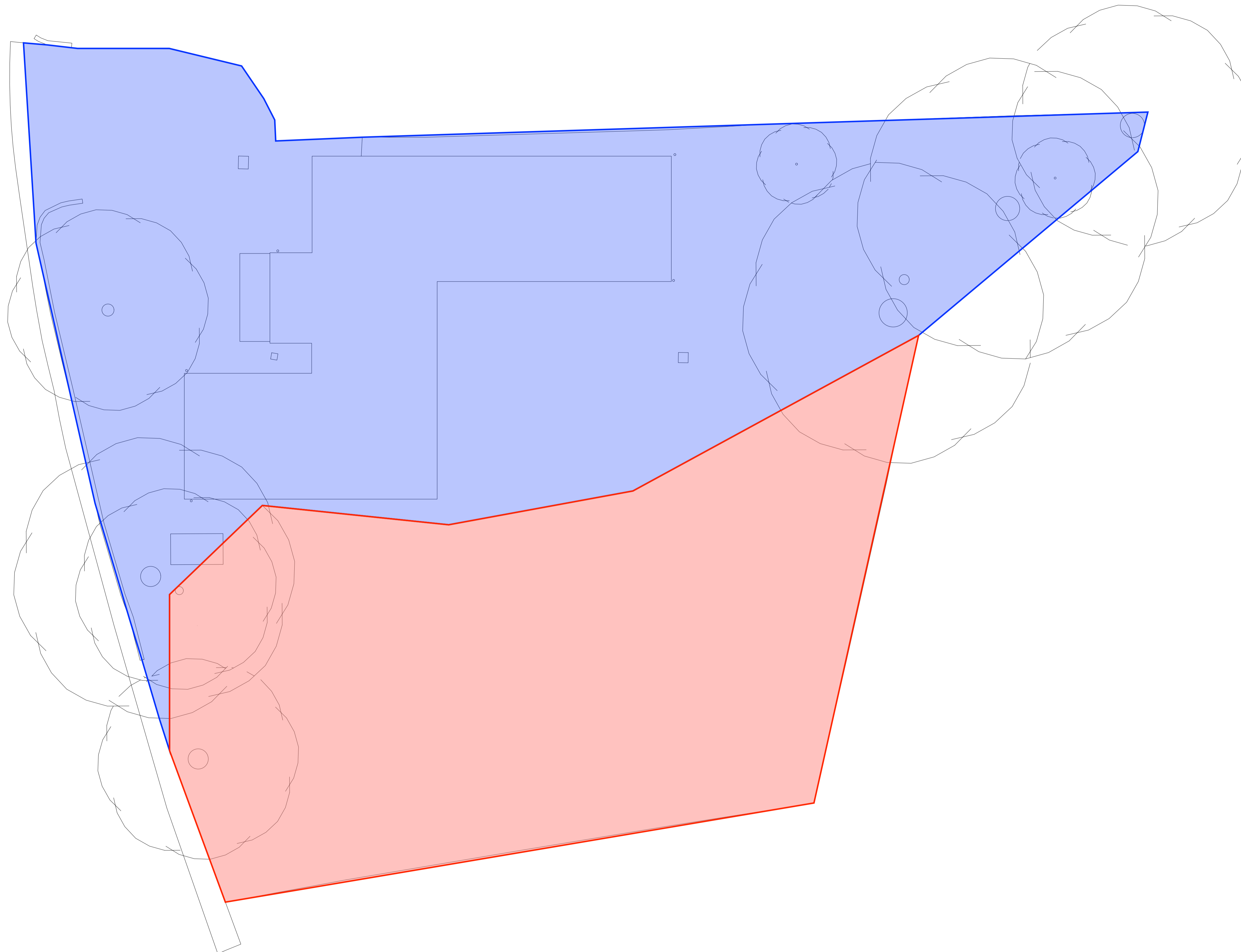
Spillers Yard, Raunds Road, Keyston, Huntingdon, PE28 0RH



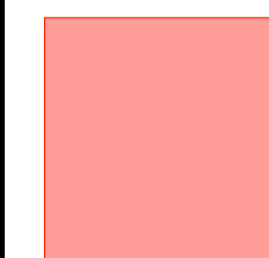


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All dimensions to be checked and confirmed on site prior to installation



Original property boundary



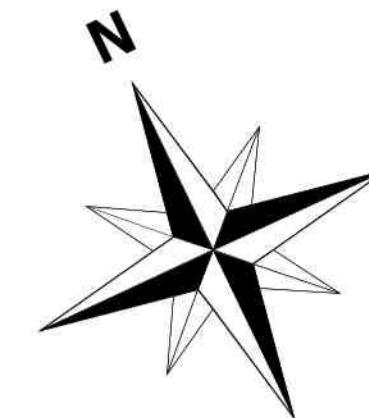
Grade 3a Agricultural land Purchased 20th December 2022 (TP120122022 Land Transfer)

Rebecca Keeling,
Spillers Yard, Raunds
Road, Keyston,
Huntingdon,
PE28 0RH

Scale 1:100 @ A1
Ref: 3281
Date: 04/04/24
Change of Use

**THE GARDEN
DESIGN CO.**

The Garden Design Company (Midlands) Ltd,
Unit 11, The Warren, East Goscote Ind Est,
Leicestershire, LE7 3XA



This drawing represents a design intent and concept. All images used are for illustrative purposes and are intended for guidance only and may not accurately represent the final revision.

Revision Notes:

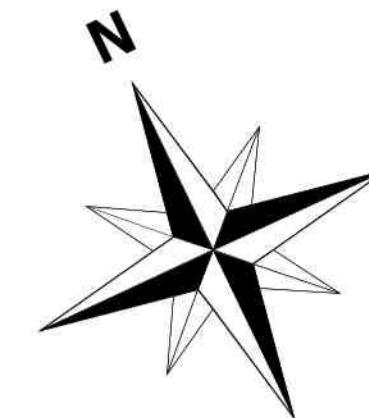


Rebecca Keeling,
Spillers Yard, Raunds
Road, Keyston,
Huntingdon,
PE28 0RH

Scale 1:100 @ A1
Ref: 3281
Date: 30/04/24
Shelter Floor Plan

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Shelter Floor Plan

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London Stone Composite Decking
- Colour Traditional



Limestone Chippings 14-20mm
- Colour Dove Grey



London Stone Smooth Sandstone Paving
900x600mm
- Colour Grey



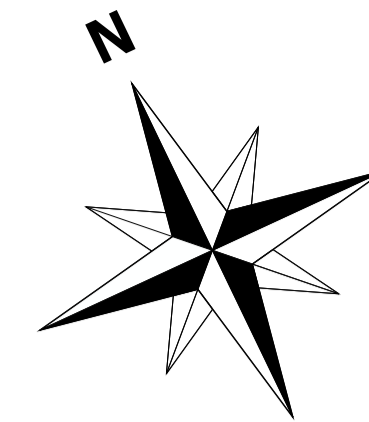
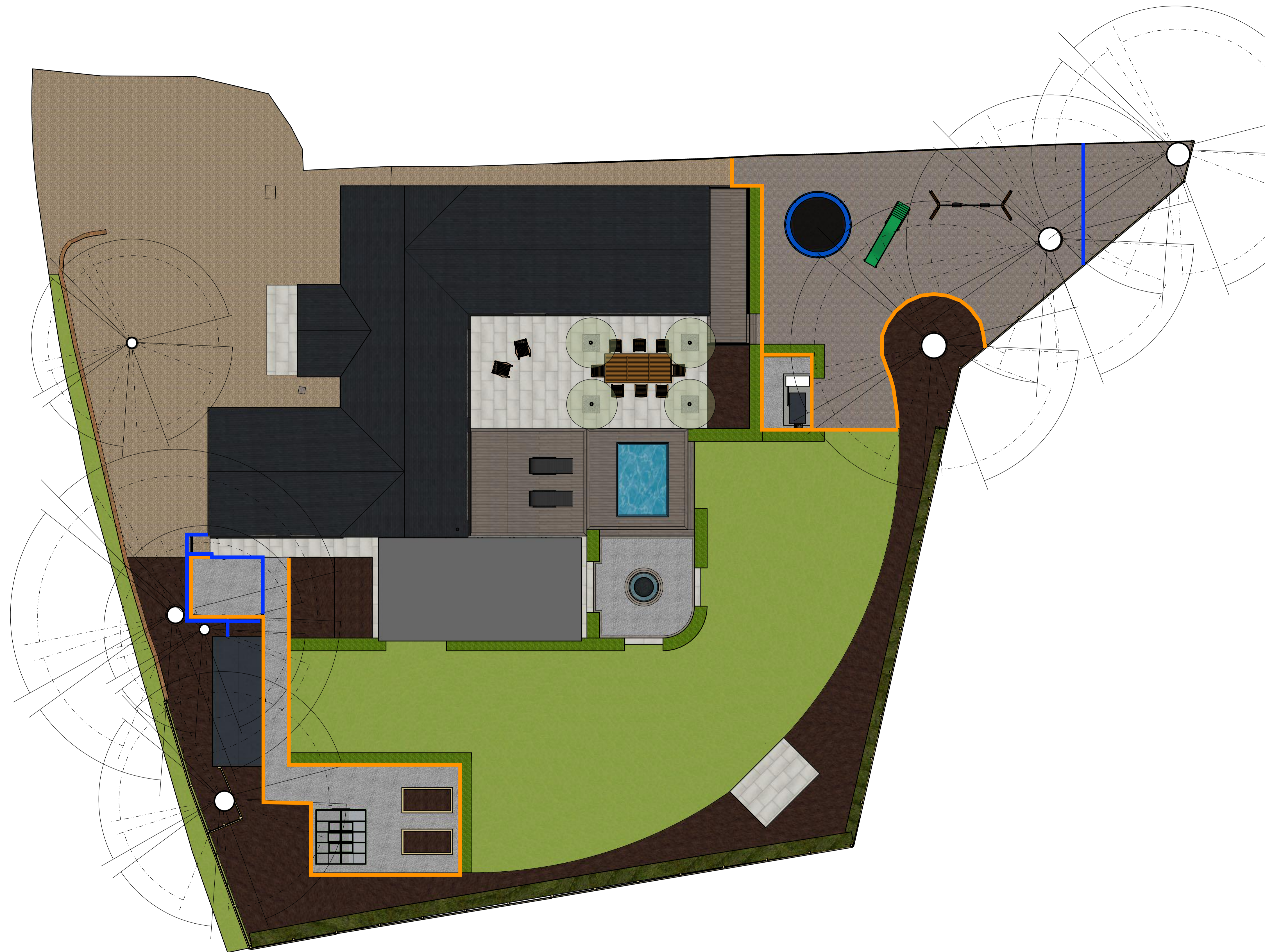
EverEdge Classic 75mm Height
- Colour Black



London Stone Tumbled Kandla Grey
Sandstone Setts



200 x 100 x 2400mm Tanalised Softwood
Sleeper Raised Beds



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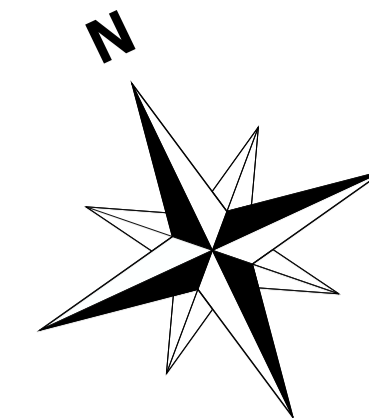
-  Existing Gravel Drive
-  Play Bark
-  London Stone Composite Deck
-  London Stone Kandla Grey Sandstone Setts
-  Dove Grey Limestone Chippings
-  Proposed Family Lawn Area
-  Mixed Native Hedge
-  Evergreen Ornamental Hedge
-  Planting Areas
-  London Stone Smooth Sandstone Paving
-  Proposed Trellis Fence

Rebecca Keeling,
Spillers Yard, Raunds
Road, Keyston,
Huntingdon,
PE28 0RH

Scale 1:100 @ A1
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Date: 04/04/24
Materials

THE GARDEN DESIGN CO.

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Measurements

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18x8 Power Pent Technical details and dimensions	
Timber	High grade, slow grown Scandinavian softwood
Timber Size	12mm
Framing	Superior rounded four corner framing
Framing Thickness	44x28mm doubled up to create 44x56mm
Roof & Floor	High grade, tongued and grooved Scandinavian softwood
Roof & Floor Thickness	12mm
Door	Well braced tongue and groove door with press lock and key
Door Size	Single - 750x1630mm Double - 1034x1630mm
Window	Toughened safety glass with PVC sills
Window Size	457x610mm

Proposed Secure Covered Cycle Storage Installed onto New 100mm Concrete Base
18x8ft Power Pent Double Door Shed. Toughened safety glass windows. Colour to match existing timber facade of the house (See Existing House Dwelling Ref Picture)

https://www.powersheds.com/garden-sheds/pent-sheds/power-pent-shed/?attribute_pa_shed-size=18x8-garden-sheds&attribute_pa_shed-doors=double-door-sheds&attribute_pa_shed-windows=windowed-sheds&gad_source=1&gclid=CjwKCAIA5L2tBhBTEiwAdSxJX9uVoZD2cCmIXfSInhoDSR6FGfRqGLcn9Pk6RE5Kxj3kZ0IuTCjMRoCRO4QAvD_BwE



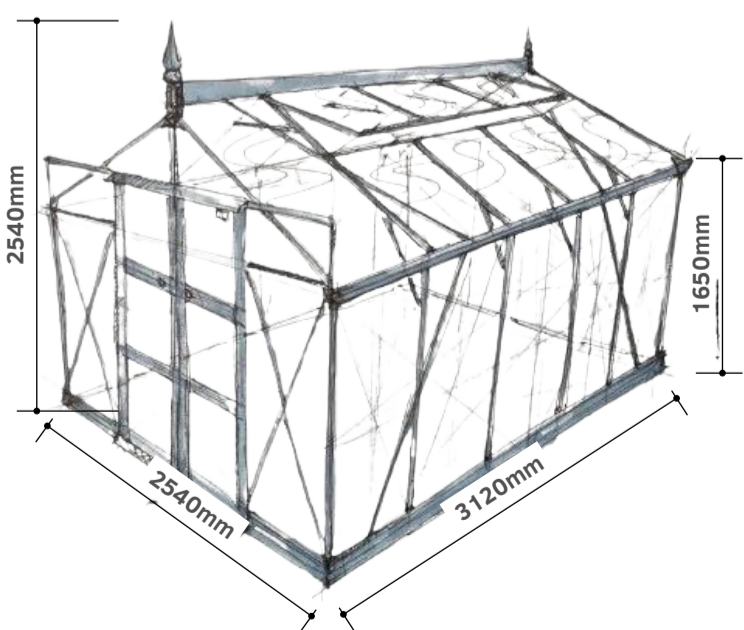
Proposed Bespoke EDPM Flat Roof Shelter
A new timber building will be installed as plan
The building will be created using Tanalised 6x6 posts for supports concrete into the ground a minimum of 800mm
The framework for the building will be created using tanalised 6x2 timbers
The roof will be finished with an EPDM Finish
The roof will have a slight fall from front to back with guttering installed to catch rain water run off. This will be directed to a proposed water butt or existing out let



Proposed 3x1 Linear Trellis Fencing and Access Gates
1.8m tall screening around the existing oil tank for screening and to secure the garden. Colour to match existing timber facade of the house.



Predator Proof Hedgehog House & Hibernation Shelter
Hedgehog house positioned within the hedgerow and shaded by it, away from the road
<https://homeandroost.co.uk/product/deluxe-hedgehog-shelter/>



Rhino Premium 8x10 Greenhouse Installed onto New 100mm Concrete Base
Class A 4mm toughened glass, louvered vents, automatic solar powered roof ventilation and storm locks. Colour Clay Grey.

<https://www.greenhousesdirect.co.uk/products/rhino-premium-8x10-coloured?variant=40829769220280>



Existing House Dwelling with Black Timber Board Cladding



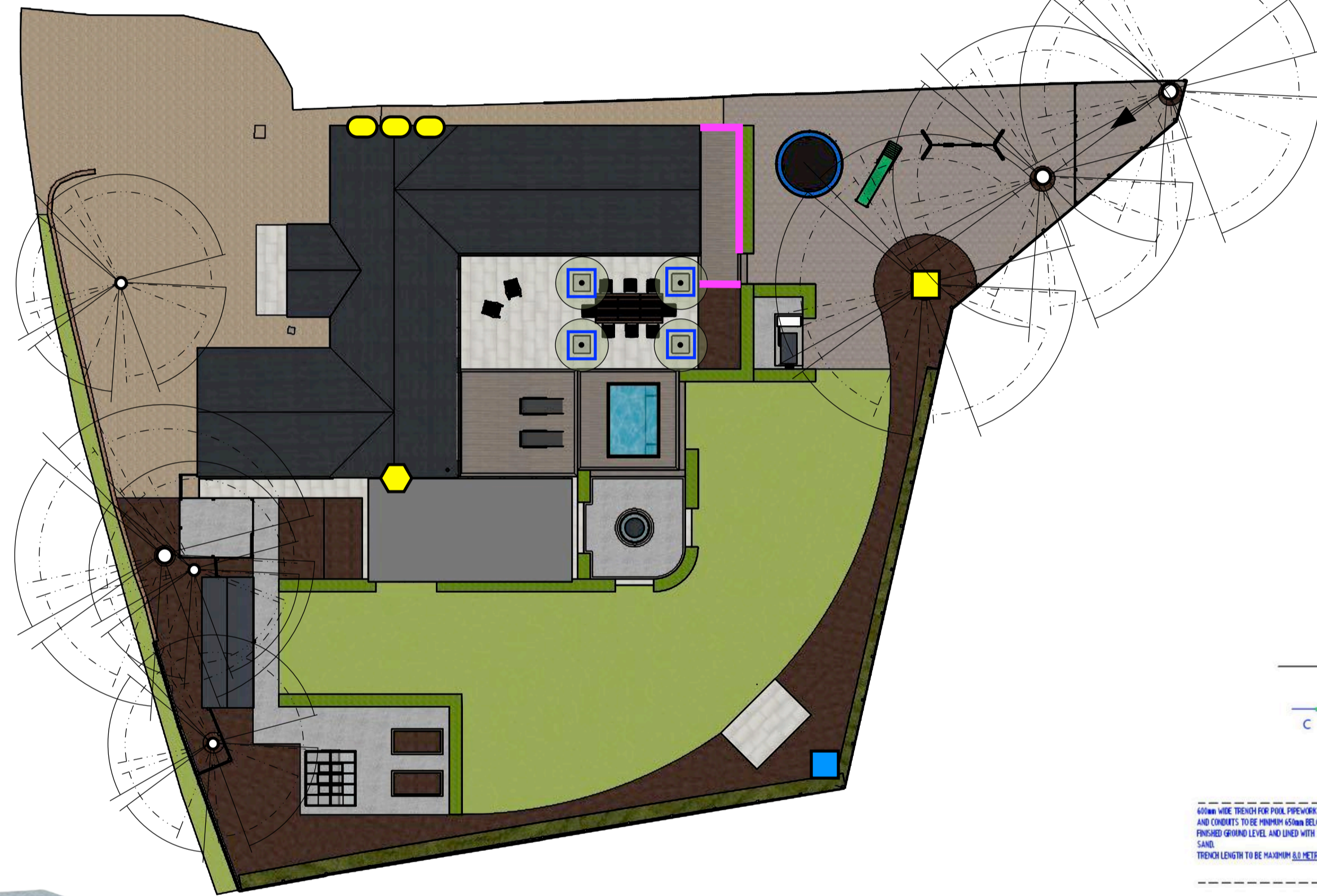
Beaumaris WoodStone Bat Box
Install 4m above ground by hedge and tree line, south facing and sheltered - as specified by the Bat Conservation Trust
https://www.birdfood.co.uk/beaumaris-bat-box-large?gad_source=1&gclid=CjwKCAIA5L2tBhBTEiwAdSxJX9uVoZD2cCmIXfSInhoDSR6FGfRqGLcn9Pk6RE5Kxj3kZ0IuTCjMRoCRO4QAvD_BwE



Woodcrete by Schwegler Bird Nest Box
Installed minimum 3m above the ground - as specified by RSPB - secured to tree by forestry approved aluminium nail
<https://shopping.rspb.org.uk/bird-feeders-boxes-tables/bird-houses-nest-boxes/garden-bird-nest-boxes/schwegler-nestbox.html>



Schwegler Lightweight Swift Box Type 1A
Installed under or close to roofs, at least 5m from the ground on a sheltered side of the building. X3 0.6-1m apart.
<https://www.nhbs.com/schwegler-lightweight-swift-box-type-1a>



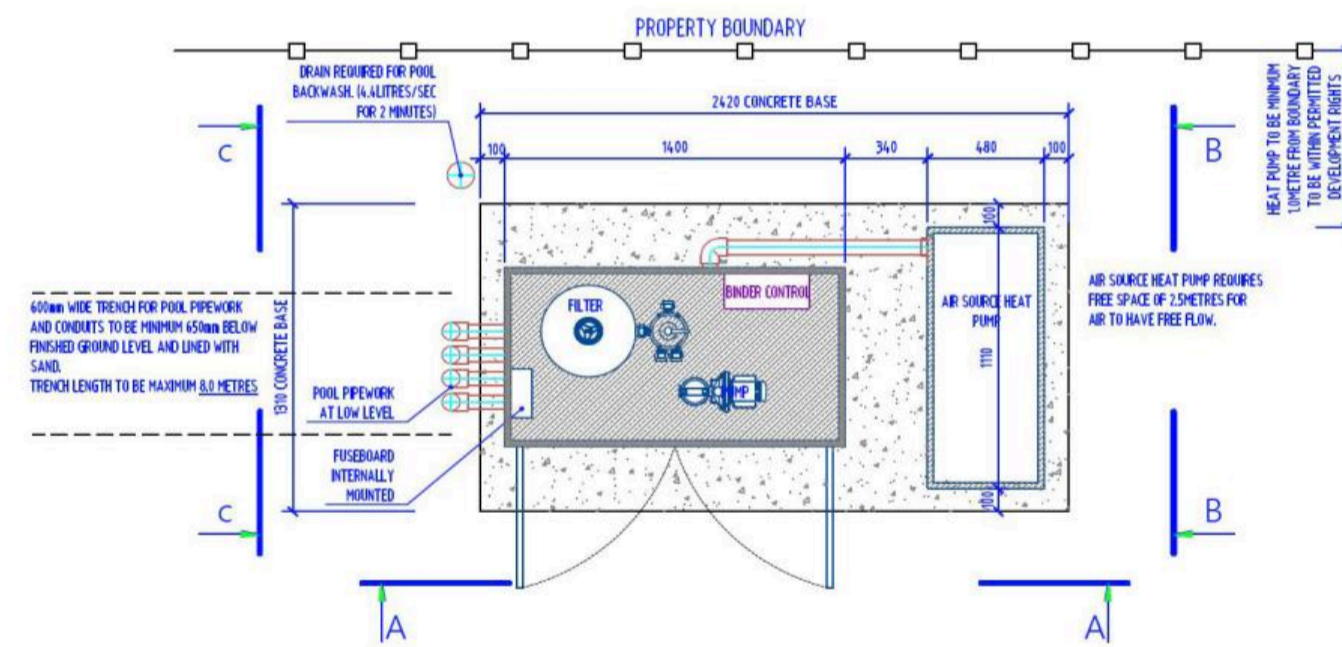
Frameless Glass Balustrade
Side return requires balustrade to meet building regulations due to a 600mm drop off

Compost/Brush Pile Area Adjacent to Agricultural Field

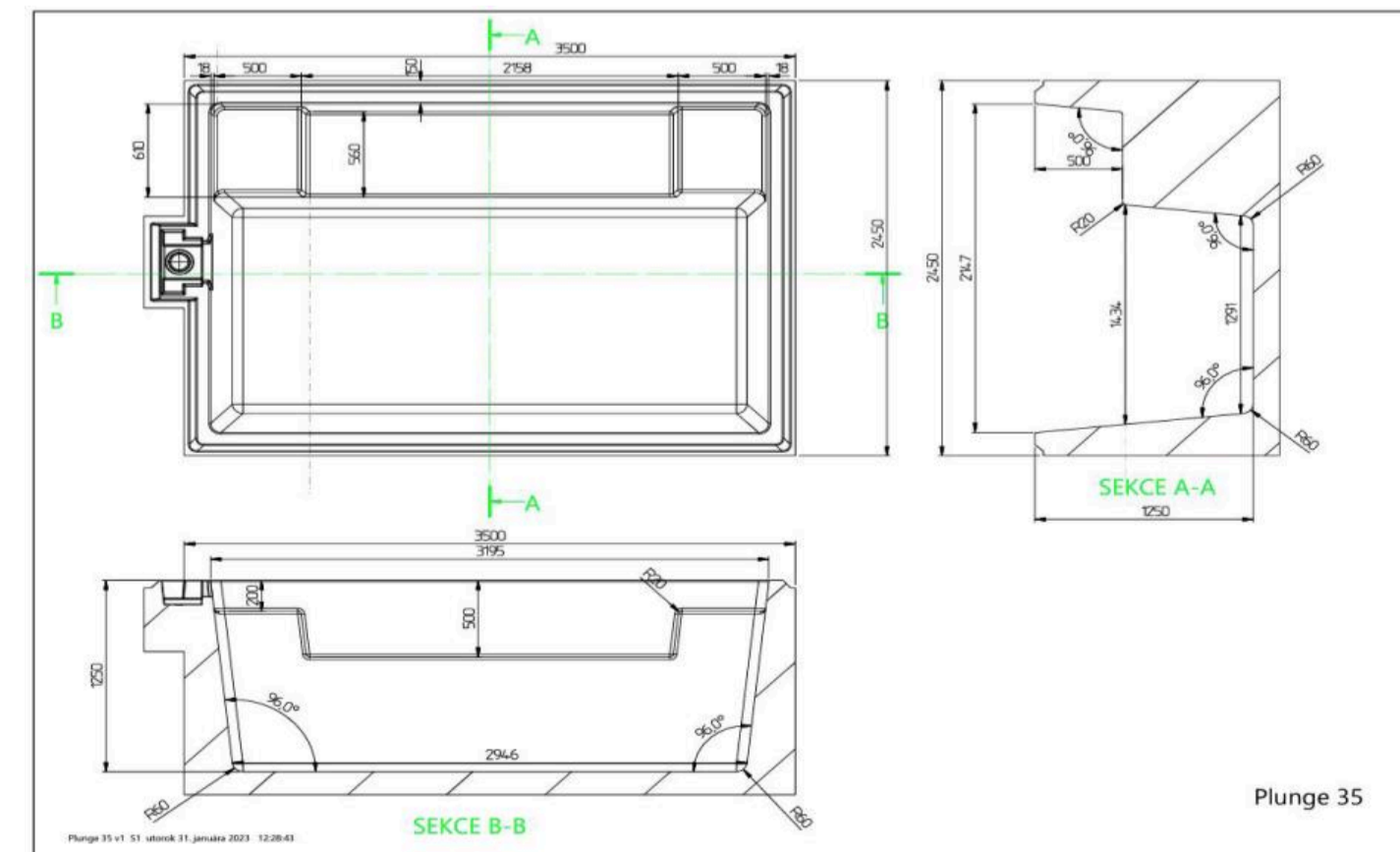


Compass Plunge Pool
Prefabricated Plunge 35, with External Filtration and Heat Source Pump System within 8m of the Pool. Colour Nova Navy

<https://www.compass-pools.co.uk/pool-types/plunge-pools/>



Not To Scale - Pump House

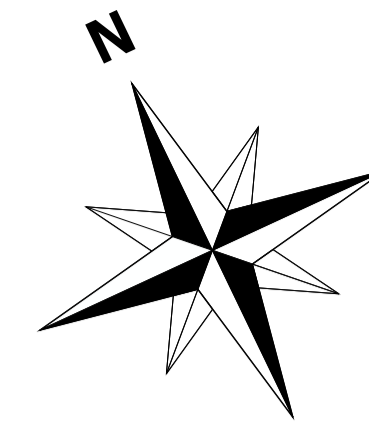
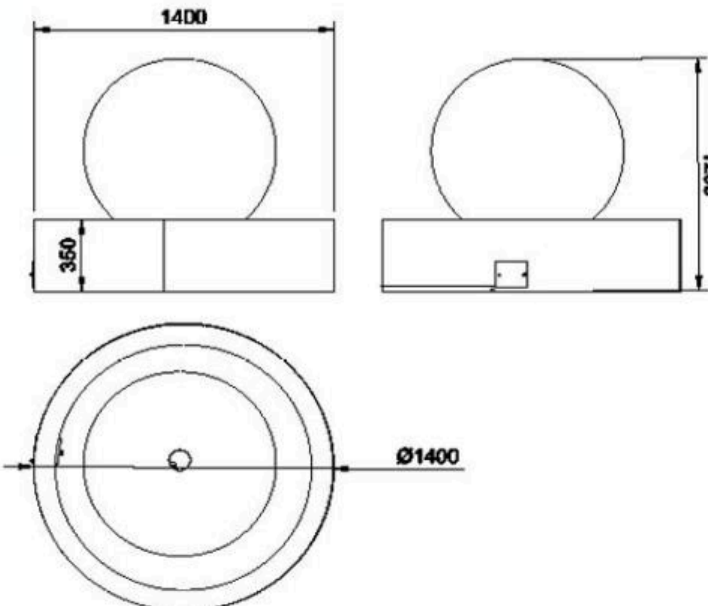


Not To Scale - Plunge Pool Specification



Leaf Ball Water Feature Round Base - A Place in the Garden
Self contained, recycled water, water feature with fountain base, pump and all sundries. Trough height 350mm. Flow rate 4000L per hour. 10m cable from pump.

<https://www.aplaceinthegarden.co.uk/products/leaf-ball-water-feature-round-base?variant=32721083039877>



All images used are for illustrative purposes and are intended for guidance only and may not accurately represent the actual product

All dimensions to be checked and confirmed on site prior to installation

Key:

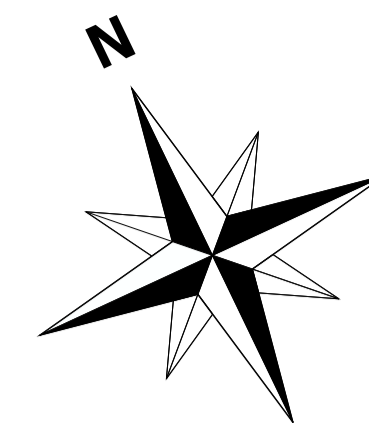
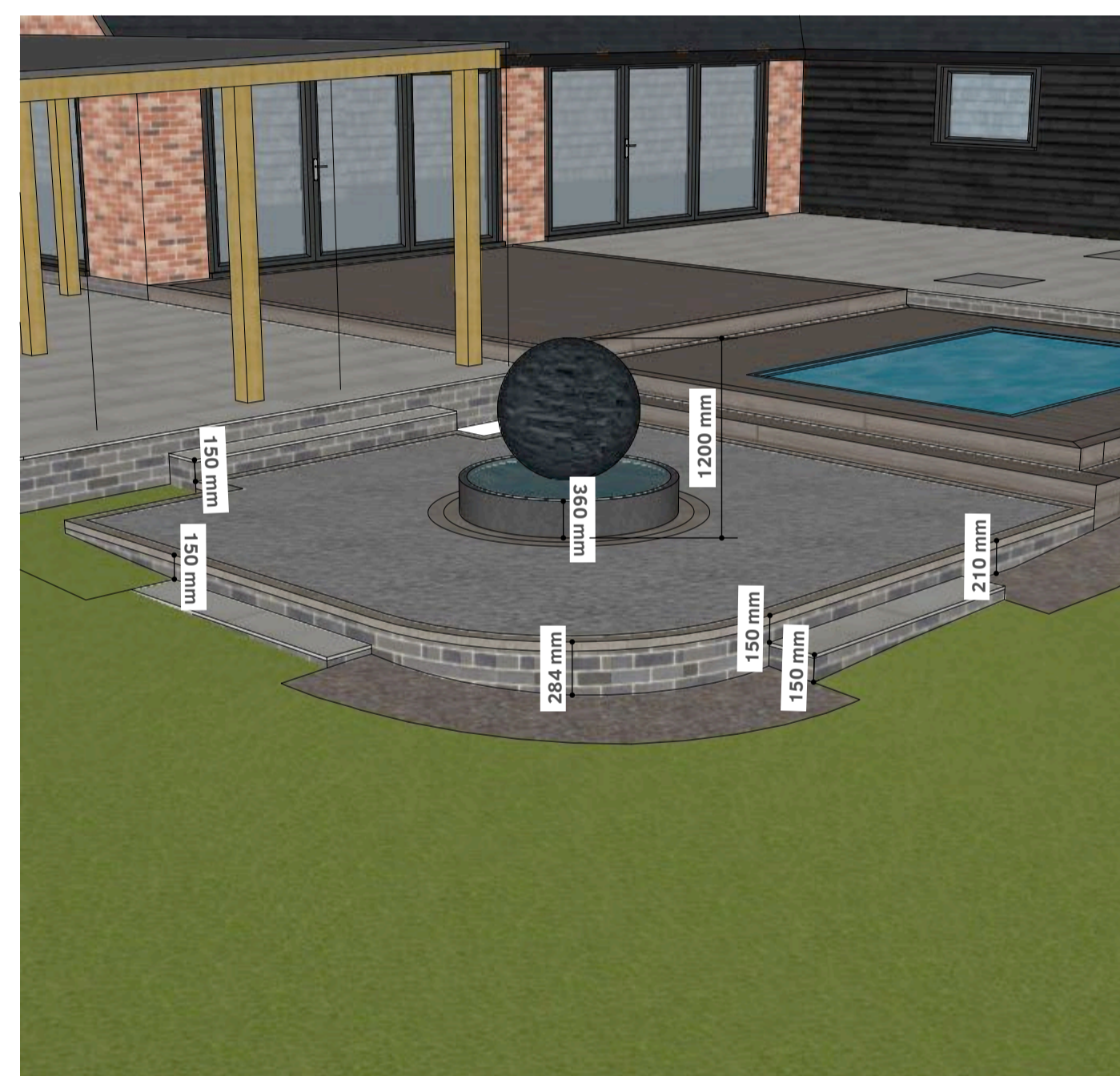
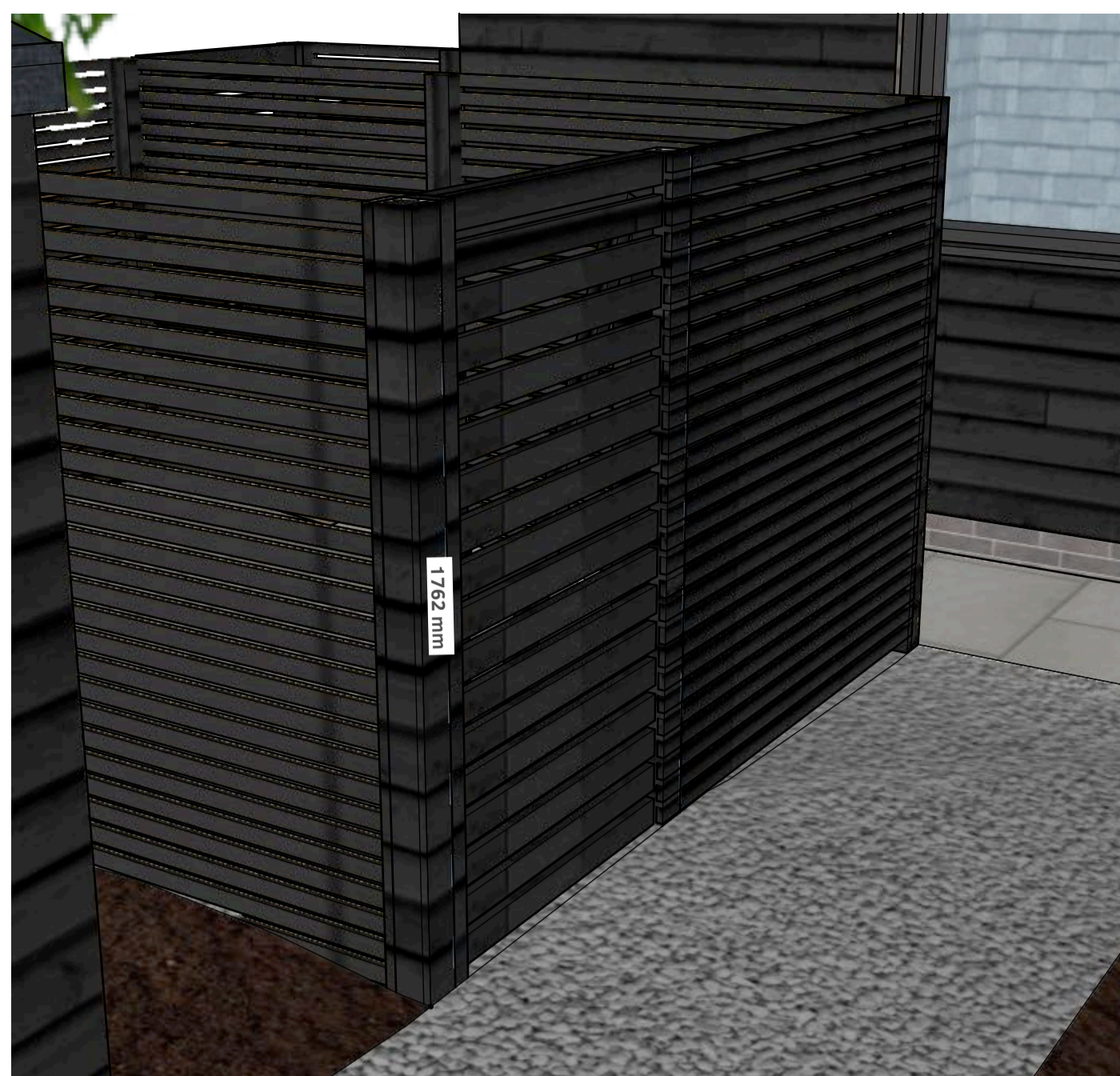
- Beaumaris WoodStone Bat Box
- Woodcrete by Schwegler Bird Nest Box
- Schwegler Lightweight Swift Box Type 1A
-

Rebecca Keeling,
Spillers Yard, Raunds
Road, Keyston,
Huntingdon,
PE28 0RH

Scale 1:200 @ A1
Ref: 3281
Date: 04/04/24
Tech Info

**THE GARDEN
DESIGN CO.**

The Garden Design Company (Midlands) Ltd,
Unit 11, The Warren, East Goscoat Ind Est,
Leicestershire, LE7 3XA



All images used are for illustrative purposes and are intended for guidance only and may not accurately represent the actual product

All dimensions to be checked and confirmed on site prior to installation

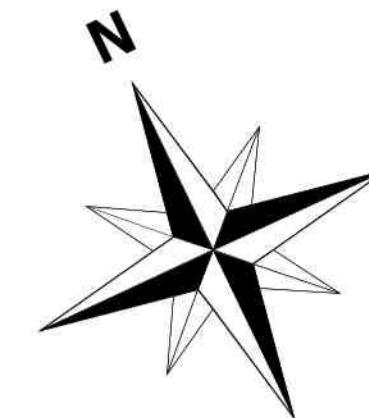
Revision Notes:

Rebecca Keeling,
Spillers Yard, Raunds
Road, Keyston,
Huntingdon,
PE28 0RH

Do Not Scale
Ref: 3281
Date: 04/04/24
Elevations

THE GARDEN
DESIGN CO.

The Garden Design Company (Midlands) Ltd,
Unit 11, The Warren, East Goscoate Ind Est,
Leicestershire, LE7 3XA



This drawing represents a design intent and concept. All images used are for illustrative purposes and are intended for guidance only and may not accurately represent the final revision.

Revision Notes:



Rebecca Keeling,
Spillers Yard, Raunds
Road, Keyston,
Huntingdon,
PE28 0RH

Scale 1:100 @ A1
Ref: 3281
Date: 30/04/24
Shelter Elevations

**THE GARDEN
DESIGN CO.**

The Garden Design Company (Midlands) Ltd,
Unit 11, The Warren, East Goscott Ind Est,
Leicestershire, LE7 3XA

Design and Conservation Consultation

Proposal Change of use of agricultural land (Use Class B) to garden land (Use Class C3) and erection of side shelter (<i>part retrospective</i>)		Location Spillers Yard Raunds Road Keyston
Dc case officer: OM	Conservation Officer: ■	Application Ref.No: 24/00686/FUL

Planning permission is sought for the change of use of agricultural land to residential and the erection of structures, this is part retrospective as the land appears to have been purchased in Dec 2022.

The plot of land purchased and added to the domestic curtilage of the dwelling is similar in size to the original domestic curtilage of the property. The dwelling was originally constructed on a site that contained two single storey garages for the adjacent Corner House. Permission was granted 18/01832/ful

The site sits at a sensitive location at the entrance to the historic core of the village, adjacent the church and the Mulberries a grade II listed building it falls within the conservation area boundary. To the east of the dwelling lies a scheduled monument which was the site of the old manor house. The scheduled site is large and is characterised by an open undulating landscape and earth works. The character statement identifies an important wide view of the earth works from Raunds Road and highlights the application site as part of an important green open space.

Historic England does not require the submission of scheduled monument consent but it is the councils remit to advise if the proposal harm any of the adjacent heritage assets and this includes their setting

The land has been annexed and some vegetation shown on the boundary as part of the 2018 application has been cleared away

View below
2009





View 2023 The site is now more open and exposed and the domestic paraphernalia of everyday life is visible in public views.

I am concerned that if this land were to be formally subsumed into the domestic curtilage it can then be developed under PD rights in a manner that may cause harm to the setting of the listed building, the character and appearance of the adjacent conservation area and the views of the scheduled monument. This is a large parcel of land and therefore that harm could be considerable.

I previously advised that the change of use of this land was not supported unless all PD rights are removed enabling the Council to manage any future change. The erection of fencing and built form within this area would not be supported.

This application now seeks to formalise the change of use and proposes development within the area. For clarity I am only commenting on the development located within the land covered by the proposed change of use.

The development will include the construction of raised terracing (upto 36cm above ground level)and patio, a green house and planting beds and a large open pergola over 4m in width and 9.5 m in length. A 18x8ft large shed is also proposed.

The introduction of these features will urbanise the agricultural field introducing large incongruous features (pergola and shed) within views from Raunds Road. The Keyston character statement (KCS) notes 3.5 that private garden spaces within this rural village complement the wider open countryside and are important to both the character of individual buildings and the wider conservation area -this application will not achieve this.

The KCS map 2 identified the site that has been purchased as forming part of an important green open space

The extension of domestic paraphernalia in such an open space which currently reads as part of the open fields will erode the appearance of this part of the conservation area and will result in harm.

This assessment is supported by the guidance in the adopted conservation area character statement for the village.

Recommendation:.

Do not support

The proposals do not have special regard to the preservation and enhancement of the Keyston Conservation Area, and are therefore not in accordance with ss. 72 of the Planning (LBCA) Act 1990, and with policy LP 34 of the adopted Huntingdonshire Local Plan.

The works are contrary to the contents of paras 195 - 214 of the NPPF

Any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.

Where there is harm that can not be avoided this can only be outweighed if there is sufficient public benefit to do so. This is known as less than substantial harm

Signed.. [REDACTED] Date: 11 June 2024



Historic England

Ms Olivia Manton
Huntingdonshire District Council
Pathfinder House
St Mary's Street
Huntingdon
Cambridgeshire
PE29 3TN

Direct Dial: 01223 582781

Our ref: P01576419

13 May 2024

Dear Ms Manton

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**SPILLERS YARD, RAUNDS ROAD, KEYSTON, HUNTINGDON, PE28 0RH
Application No. 24/00686/FUL**

Thank you for your letter of 1 May 2024 regarding the above application for planning permission for the change of use of agricultural land (Use Class B) to garden land (Use Class C3) and erection of side shelter.

The application area lies adjacent to the scheduled monument 'Site of old manor house at Keyston' (List Entry Number [1006824](#)). Historic England consider that the proposals would not have any adverse impact on the scheduled monument or result in harm to its significance.

Historic England provides advice when our engagement can add most value. In this case we are not offering detailed advice.

We suggest that you seek the views of your specialist conservation and archaeological advisers. You may also find it helpful to refer to our published advice at <https://historicengland.org.uk/advice/find/>

It is not necessary to consult us on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.

Yours sincerely

[Redacted signature]

Inspector of Ancient Monuments (Cambridgeshire & Norfolk)



Historic England, Brooklands, 24 Brooklands Avenue, Cambridge CB2 8BU
Telephone 01223 58 2749 HistoricEngland.org.uk

Please note that Historic England operates an access to information policy.

Correspondence or information which you send us may therefore become publicly available.

