DEVELOPMENT MANAGEMENT COMMITTEE 18th NOVEMBER 2024

Case No: 24/00694/FUL

- Proposal: PROPOSED CHANGE OF USE OF LAND TO RESIDENTIAL CURTILAGE AND ERECTION OF A GREENHOUSE DOME (RETROSPECTIVE)
- Location: LAND NORTH OF ABBOTS HOUSE, PRIORY GARDENS, CHESTERTON
- Applicant: MR. J WATT

Grid Ref: 512799 295519

Date of Registration: 16th July 2024

Parish: CHESTERTON

RECOMMENDATION - APPROVE

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

1. DESCRIPTION OF SITE AND APPLICATION

Site and Surroundings

- 1.1 The site is located to the northeast of the small settlement of Chesterton and is surrounded by residential development to the east and south. To the west of the application site are agricultural fields and to the north and within the applicant's ownership is an area of woodland.
- 1.2 The application site comprises a dwelling and detached garage permitted under 18/01689/FUL and subsequent application 23/01407/S73, which is currently under construction. The site also hosts an area of rough grass, established trees, a formal garden and dome greenhouse (the subject of this application) to the north of the dwelling. A pond and associated brook bound the site to the east. Public vantage points of the site are screened by well-established trees and hedgerows along the site boundaries.
- 1.3 The site is located to the northeast of two Grade II listed buildings known as the Priory and Stable House and one Grade I listed building St Michaels Church. The application site is not within a Conservation Area. The site is located within Flood Zone 1 and

therefore at lowest risk from river and sea flooding however, there is a pond and brook which run along the eastern boundary of the site, therefore the site is some risk from surface water flooding. There are no other designated assets or habitats within or in proximity to the site.

The Proposal

- 1.4 The application seeks planning permission to extend the residential curtilage/garden that was permitted under application reference 18/01689/FUL by changing the use of the former agricultural land to residential garden/curtilage and retrospective planning permission for a greenhouse dome that has already been erected to the north of the site. The development description and plans have been amended during the course of the application to apply for a change of use to the agricultural land for it to be included within the residential curtilage of the permitted dwelling. For the avoidance of doubt the retrospective application shall be referred to as 'the proposal' in this report.
- 1.5 It is noted that Permitted Development (PD) rights for Classes A (extensions), B (roof additions), C (other roof alterations) and E (Buildings within the curtilage) of the Town and Country Planning (General Permitted Development) (England) Order 2015 have been removed from the dwelling on site that is currently under construction.
- 1.6 This application has been accompanied by the following:
 -Planning, Design and Access Statement
 -Proposed Plans
- 1.7 Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (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 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Planning Practice Guidance and the National Design Guide 2021 are also relevant and material considerations.
- 2.4 For full details visit the government website <u>National Guidance</u>

3. PLANNING POLICIES

- 3.1 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
 - LP1: Amount of Development
 - LP2: Strategy for Development
 - LP4: Contributing to Infrastructure Delivery
 - LP5: Flood Risk
 - LP6: Waste Water Management
 - LP9: Small Settlements
 - LP11: Design Context
 - LP12: Design Implementation
 - LP14: Amenity
 - LP15: Surface Water
 - LP16: Sustainable Travel
 - LP17: Parking Provision and Vehicle Movement
 - LP20: Homes for Rural Workers
 - LP25: Housing Mix
 - 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 SPD (2022)
 - Huntingdonshire Strategic Flood Risk Assessment (2017)
 - Cambridgeshire Flood and Water SPD (2017)
 - LDF Developer Contributions SPD (2011)
 - Annual Monitoring Review regarding housing land supply (2020)
 - Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)

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

- 3.3 The National Design Guide (2021):
 - C1 Understand and relate well to the site, its local and wider context
 - I1 Respond to existing local character and identity
 - I2 Well-designed, high quality and attractive
 - B2 Appropriate building types and forms
 - M3 Well-considered parking, servicing and utilities infrastructure for all users

- N3 Support rich and varied biodiversity
- H1 Healthy, comfortable and safe internal and external environment
- H2 Well-related to external amenity and public spaces
- H3 Attention to detail: storage, waste, servicing and utilities.

For full details visit the government website

4. PLANNING HISTORY

- 4.1 24/01323/FUL- Proposed change of use of land to residential curtilage and erection of a detached self-build residential annexe.-Pending Consideration.
- 4.2 23/01407/S73- Variation of condition 2 (plans) to 18/01689/FUL to amend the design and materials of the approved dwelling and garage- Permission 18.01.2024
- 4.3 22/02547/FUL- Erection of a detached single storey residential annexe-Withdrawn 25.07.2024
- 4.4 22/00990/S73- Variation of condition 2 of permission 18/01689/FUL. Design Improvements- Refused 30.01.2023
- 4.5 21/80309/COND- Conditional Information for 18/01689/FUL: C1 (Time Limit), C3 (Materials), C6 (Tree Protection), C8 (Levels), C12 (Ecology)- Details Discharged 24.12.2021.
- 4.6 18/01689/FUL- The erection of a new family dwelling with garaging and access.-Permission 12.04.2019

5. CONSULTATIONS

- 5.1 Chesterton Parish Council- Objection and recommend refusal. Their comments are available to view in full on HDC's Public Access site but broadly relate to the following matters:
 - The previous planning applications on site are fairly recent, and so it remains a controversial site, sensitive to neighbours
 - The land appears to have been used an orchard for at least 150 years. The site appears to have become overgrown after 1945, but was owned by the agricultural community
 - We do not understand why the dome structure, has been located in isolation of an overgrown orchard, and feel its shape would make it difficult to be used as a greenhouse, and more likely to be used as a summerhouse. The location is still unsuitable.

- Despite the small size of the structure, there must have been an impact on trees and nature conservation
- The modern materials look out of place in this woodland environment. Incompatible location for such a structure
- We have had representations made to us by close neighbours
- Consider the address Land North of Abbots House misleading, as the location no longer has connection to Abbots House

6. **REPRESENTATIONS**

- 6.1 One representation has been received in objection to the development proposal raising the following material planning matters:
 - The amended application seeks the change of use of the land, yet the previous application was solely for the erection of a greenhouse not located on the site.
 - The application could potentially increase development on the site where there is limited access.
 - The application site is woodland and has a natural pond where there has been evidence of great crested newts.
 - A previous application on the site was refused on the basis of the adjacent private garden being overlooked.
 - The greenhouse dome might also be incorporated into another part of the dwelling at a later stage
 - Changing the use of the land would open up possibilities for additional development on what is currently woodland.

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 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 applications) consists of:
 - Huntingdonshire's Local Plan to 2036 (2019)

• Cambridgeshire & Peterborough Minerals and Waste Local Plan (2021)

- 7.4 The statutory term 'material considerations' has been broadly construed to include any consideration relevant in the circumstances which bears on the use or development of the land: Cala Homes (South) Ltd v Secretary of State for Communities and Local Government & Anor [2011] EWHC 97 (Admin); [2011] 1 P. & C.R. 22, per Lindblom J. Whilst accepting that the NPPF does not change the statutory status of the Development Plan, paragraph 2 confirms that it is a material consideration and significant weight is given to this in determining applications.
- 7.5 The main issues to consider in the determination of this application are:
 - Principle of development and Impact on the Character of the Countryside
 - Impact on heritage Assets
 - Residential Amenity
 - Flood Risk
 - Biodiversity and Impact on Trees

The Principle of Development and Impact on the Character of the Countryside

- 7.6 The application site is located to the northeast of Chesterton. The application seeks to increase the size of the residential garden/curtilage permitted with application ref 18/01689/FUL and 23/01407/S73 by changing the use of some adjacent agricultural land. It is noted that the greenhouse dome has already been erected on site and the area of additional land has been integrated into the existing private garden space. This application seeks to regularise the change of use of the land and the erection of the greenhouse.
- 7.7 The proposal shall be assessed against relevant local and national policies. Chesterton is identified in the Local Plan as a Small Settlement under Policy LP9 and as such is the starting point to assess the principle of development.
- 7.8 Local Plan Policy LP9 states that a proposal that is located within a built-up area of a Small Settlement will be supported where the amount and location of development proposed is sustainable in relation to the:
 - 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 the settlement as a whole.

- 7.9 The built-up area is defined in the local plan as 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.
- 7.10 It is noted that the site was formally associated with the residential curtilage of Abbotts House and hosted a tennis court with fencing and ancillary buildings prior to the erection of the dwelling for which the guidance in Local Plan paragraph 4.8 states the grounds that relate closely to the buildings, for instance formal gardens, ancillary parking and hard tennis courts would be considered within the built-up area. However, in this instance north of the permitted dwelling and its residential curtilage, the application site comprises an area of rough grass, trees, a formal garden and dome greenhouse. Guidance in paragraph 4.85 states that agricultural land, woodland, meadow where the character of the land primarily relates to the countryside is excluded from the builtup area. Subsequently the application site is not considered to be within or well related to the settlement of Chesterton and therefore located in the countryside whereby Local Plan Policy LP10 (The Countryside) is applicable.
- 7.11 Policy LP10 of the Local Plan states that development in the countryside will be restricted to the limited and specific opportunities as provided for in other policies of this plan and that all development in the countryside must:

a. seek to use land of lower agricultural value in preference to land of higher agricultural value:

i. avoiding the irreversible loss of the best and most versatile agricultural land (Grade 1 to 3a) where possible, and

ii. avoiding Grade 1 agricultural land unless there are exceptional circumstances where the benefits of the proposal significantly outweigh the loss of land;

b. recognise the intrinsic character and beauty of the countryside; and

c. not give rise to noise, odour, obtrusive light or other impacts that would adversely affect the use and enjoyment of the countryside by others.

7.12 With regards to Policy LP10 part a, the irregular shaped site is grade 3 agricultural land and whilst the site is not currently defined by boundary treatments, the land appears to have been cleared and is no longer characteristic of its former agricultural land use. The proposed enlargement to the approved residential garden/curtilage would result in the loss of 1,872sqm agricultural land. Officers acknowledge comment made by the Parish Council in regard to the use of the site as an orchard however, a site visit undertaken found the site is no longer in use as an orchard for agricultural purposes. The land is classified as Grade 3 agricultural

land, which is good to moderate quality agricultural land, and lower than the top 2 categories of Grade 1 and Grade 2. Therefore its loss, is not considered would result in the loss of the best and most versatile agricultural land, in line with Policy LP10.

- 7.13 In regard to part b, of LP10, the site is located within the Northern Wolds character area as identified in the Huntingdonshire Landscape and Townscape SPD (2022). Development in the Northern Wolds should protect and enhance the distinctive characters of the valley and plateau landscapes through maintenance of field patterns and long-distance views from the upland areas and protection of ancient hedgerows and oak trees within the valleys.
- 7.14 Public vantage points from outside the site are limited as the land is tucked behind the linear development along Oundle Road and accessed off a track. The closest Public Right of Way (PRoW) is over 480 meters to the west of the site and the entire site is screened from the surrounding countryside to the north and west by well-established trees and to the south and east with dense hedging. Whilst it is acknowledged that trees within the site could be removed without the need for planning permission, this is no different from the current situation. It is considered the position of the land and the wider landscaping, ensures that the change of use of the land to residential garden and the dome structure would not result in any unacceptable harm to the intrinsic character and beauty of the countryside, in line with part b) of LP10.
- 7.15 Householder permitted development rights for outbuildings on the larger garden area can be removed by condition to prevent the potential for a large coverage of buildings on the site which may be at odds with the open and spacious visual rural character of the site and development in the surrounding area. Officers recommend that should Members be minded to approve the application such a condition be imposed to protect the character and intrinsic beauty of the countryside in line with part b) of Policy LP10. A condition regarding the submission of boundary treatment is also recommended.
- 7.16 The land of the extended residential garden/curtilage is not considered disproportionate in size or scale in the context of the approved house on the application. The land in question already has a relatively domestic visual character and does not appear open or characteristic of the surrounding rural countryside.
- 7.17 Officers acknowledge the Parish Council's concerns relating to the siting of the greenhouse. However, the site character and appearance has changed over time, and it no longer functions or visually appears as agricultural land. The Parish also raised concerns regarding the use of the dome, whether due to its shape it could used to grow plants or whether it would be more likely to

be used as a summerhouse. How the applicant chooses to use the building for its incidental domestic purposes is not relevant to the consideration of this application. What must be considered is the siting, design, size etc of the dome structure and whether it is visually acceptable in this proposed extended garden setting. Whilst the concerns of the Parish in this respect have been considered, Officers in this instance do not agree and consider that the design, siting and mass of the dome structure is acceptable given the proposed change of use to domestic garden and due to the extent of screening between the proposed structure, surrounding sites and the open countryside.

- 7.18 With regard to part c) Policy LP10, the greenhouse is approximately 17 metres west from the common boundary with No. 4 Oundle Road and the dwelling No.4 is 35 metres east of the common boundary. This separation distance is considered sufficient to ensure no significant impacts relating to noise, disturbance, and odour upon the closest residential neighbour to their enjoyment of the countryside. As the smaller site already has permission for residential development and the land beyond the application site to the north is woodland and the land beyond this used for agriculture, the extension to the residential garden/curtilage and dome structure impacts would not result in loss of enjoyment of the countryside by others.
- 7.19 The principle of the development is therefore to be considered acceptable in accordance with Policies LP10, LP11 and LP12 of the Huntingdonshire Local Plan to 2036.

Impact on Heritage Assets

- 7.20 This application seeks to change the use of agricultural land to residential garden and for a greenhouse dome structure. The site is not located within a conservation area but is located approximately 150m from the Grade I listed building St Michaels Church. Two grade II listed buildings known as the Priory and Stable House are also about 80m from the application site.
- 7.21 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that the Local Planning Authority shall have "special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".
- 7.22 Policy LP34 of the Local Plan to 2036 sets out that proposal should protect the significance of heritage assets such as Listed Buildings. Furthermore, Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036 state that developments should respond positively to their context, draw inspiration from

the key characteristics of its surroundings and contribute positively to the area's character and identity.

- 7.23 The dome and the land proposed to be changed into garden land are considered to be visually and physically separated from the nearby Grade I and Grade II listed buildings by virtue of the 80m-150m separation distances. Anda s detailed in preceding sections of the report, the site is also bounded with mature trees and hedging to the west, which visually screens the site.
- 7.24 It is therefore considered that the proposal does not result in harm to the setting and significance of these nearby Listed buildings, in line with Policy LP34 and the NPPF.

Residential Amenity

- 7.25 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.
- 7.26 The closest residential dwellings No. 2a, 3, 4, 5 and 5a Oundle Road are located to the east of the application site. Officers acknowledge concerns raised by the occupants of No.2a Oundle Road in regard to the overlooking of the rear amenity space of the neighbouring dwelling. The dwelling of No. 2a is situated to the east of the application site and land within the neighbour's ownership abuts the brook adjacent to the application site. The application site is approximately 41 metres southwest from No.2a's residential curtilage and does not immediately abut this neighbours land. By virtue of the separation distance, it is considered that the proposal does not result in any detrimental overbearing, overshadowing or overlooking impacts to surrounding neighbours.
- 7.27 No.5 the closest residential building to the site is 35m from the common boundary and 65m to the southeast of the proposed dome. A landscaping condition (condition 3) imposed on 23/01407/S73 ensures the landscaping shown on plan JDA/2023/MAY/655/SITE/001 is carried out. This landscaping includes various trees which screen the site from adjacent neighbours to the east. By virtue of the separation distance and landscaping screening it is not considered that the dome greenhouse results in any detrimental overbearing, overshadowing or overlooking impacts.
- 7.28 The proposed development would result in the land being used for the recreational enjoyment of the dwelling. However, an extended garden/curtilage is not considered to unduly impact the amenities of the adjacent neighbours or the users of the open countryside in terms of noise and light.

7.29 Taking the above factors into consideration, the proposal is considered to be acceptable with regard to its impact on residential amenity and therefore accords with Policy LP14 of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework in this regard.

Flood Risk

- 7.30 National guidance and Policy LP5 of the Local Plan to 2036 seeks to steer new developments to areas at lowest risk of flooding and advises this should be done through application of the Sequential Test, and if appropriate the Exceptions Test (as set out in paragraphs 165-175 of the NPPF (2023).
- 7.31 The application site is within Flood Zone 1, based on Environment Agency flood risk mapping and therefore at lowest risk of river and sea flooding. However, as stated in preceding sections of this report due to the pond and brook which run along the eastern boundary of the site, the site may be at some risk from surface water flooding.
- 7.32 Given this application is for the change of use of agricultural land to residential garden/curtilage and a residential dome structure, as per the NPPF and National Planning Practice Guidance, the submission of a Flood Risk Assessment, Sequential test and Exceptions test are not required.
- 7.33 Therefore, the proposal is considered to be acceptable in regard to flood risk and therefore accords with Policies LP5 of Huntingdonshire's Local Plan to 2036 and Section 14 of the National Planning Policy Framework in this regard.

Biodiversity and Trees

- 7.34 Paragraph 180 of the NPPF (2023) states planning policies and decisions should contribute to and enhance the natural and local environment. Policy LP30 of the Local Plan to 2036 requires proposals to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated and ensure no net loss in biodiversity and provide a net gain where possible, through the planned retention, enhancement and creation of habitats and wildlife features, appropriate to the scale, type, and location of development.
- 7.35 As of the 2nd of April 2024, mandatory 10% Biodiversity Net Gain was imposed on small developments in England as per Schedule 7A of the Town and Country Planning Act 1990. As the application seeks consent for a 12.5m2 greenhouse dome, would impact less than 25m2 of non-priority habitats, would not impact 5m of non-priority linear habitat the impact on biodiversity would be considered negligible. This application is therefore exempt from

mandatory Biodiversity Net Gain as per the de minims threshold detailed in the NPPG.

- 7.36 The application is accompanied with a biodiversity checklist. Given the proposal seeks to change the use of the land to residential garden/curtilage, install a 12.5m2 greenhouse dome and does not intend to make alterations to the established trees and hedgerows on the site, the proposal would not result in unacceptable adverse impacts to biodiversity.
- 7.36 Officers acknowledge third party representations raised in regard to the presence of protected species within the adjacent pond. The 18/01689/FUL application for the dwelling was accompanied with a PEA which determined that the pond on the northeast edge of the property is of poor suitability for newts due to its impermanent nature, being mostly dry and overgrown with wetland vegetation. This application is accompanied with evidence to confirm that the pond to the northeast edge of the site remains in a similar dry condition and therefore, the pond is likely to remain an unsuitable habitat for protected species such as the great crested newt. However, it should be noted that the dome structure is already in position, and the change of use of use of the land would not result in harm should any newts/protected species be present on site.
- 7.37 Overall therefore, Officers are satisfied the proposal would not result in unacceptable adverse impacts to biodiversity. As such, the proposal accords with the objectives of Policy LP30 of Huntingdonshire's Local Plan and Section 15 of the National Planning Policy Framework and Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act (2021) in this regard.

Conclusion

- 7.39 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 7.40 This application seeks planning permission to regularise the change of use of agricultural land to residential garden/curtilage and for the greenhouse dome structure erected on site.
- 7.41 The principle of development is considered acceptable against the aims and objectives of Policies LP10, LP11 and LP12 of the Huntingdonshire Local Plan to 2036.
- 7.42 The siting, size and relationship of the land to the adjacent dwelling and wider countryside would not result in unacceptable harm, due to the loss of agricultural land or to the intrinsic character and beauty of the wider countryside.

- 7.43 The siting, scale and design, of the dome greenhouse does not cause visual harm in the proposed extended residential garden/curtilage and would not result in visual harm to the wider countryside setting.
- 7.45 The proposal would be acceptable in regard to impacts on designated heritage assets, flood risk, surrounding residential amenity and biodiversity.
- 7.46 Having regard for all relevant material considerations, it is concluded that the proposal would accord with local and national planning policy. Therefore, it is recommended that planning permission be approved.

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

- Drawings
- Boundary treatments
- Removal of permitted development rights Class E (Buildings within the curtilage) of the GDPO.

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 **Charlotte Dew Senior Development Management Officer – <u>charlotte.dew@huntingdonshire.gov.uk</u>** Dear Sirs:

As requested, I am pleased to submit the observations of Chesterton Parish Meeting ('CPM') on Planning Application 24/00694/FUL, relating to the retrospective erection of a dome-shaped greenhouse in a former orchard.

Planning Applications relating to this site are of such recent date that it remains a 'controversial' site, and any additional proposals are 'sensitive' to neighbouring householders.

The location for this 'experiment' is in the relative isolation of a large area of land (OS Field No7916), which appears to have been used as an orchard for at least 150 years, having become such sometime between 1837 and 1886. The earliest representation is on the 1886 OS 25" sheet (Field No 43) showing a distinctly regular planting regime. It was still an active orchard when described in the Huntly Estate sale catalogue of 1913. At some point after the 1939/45 War the site became overgrown, although still owned by members of the local agricultural community.

We are bewildered....totally bewildered. Why would a dome-shaped structure, purporting to be a greenhouse, be erected in isolation in an overgrown orchard ? It has no resemblance to any practical greenhouse, unless tall plants are grown in the middle and stunted ones at the side (but even they made need semi-circular bamboo canes, or artificial growing frames with a similar profile). We could, nevertheless, see the dome as a summerhouse, but the location is still unsuitable.

Surely there must be an unwarranted impact on the trees and nature conservation, despite the relatively small size of the structure. Ultra-modern materials look out of place in this woodland environment.

Details of this Application have been submitted to members of our Standing Committee and the matter was discussed at a recent Parish Meeting. We have had representations made to us by close neighbours. Nevertheless, whilst we expect to find a "greenhouse" in an "orchard" in a Victorian scenario, this is none such; instead we find it an incompatible location for such a structure. We therefore submit the foregoing observations and have agreed to recommend 'refusal'.

NB: Location statement. We have previously remarked on this before. The location no longer has any connection whatsoever to the Abbots House in Priory Gardens. So to continue the artificial connection by the words "house north of the Abbots House" is wholly misleading. We expect that the elite residence at the southern end of the orchard site will be numbered as "No 6A Oundle Road", and we think is a more appropriate way of referencing point. Yours sincerely

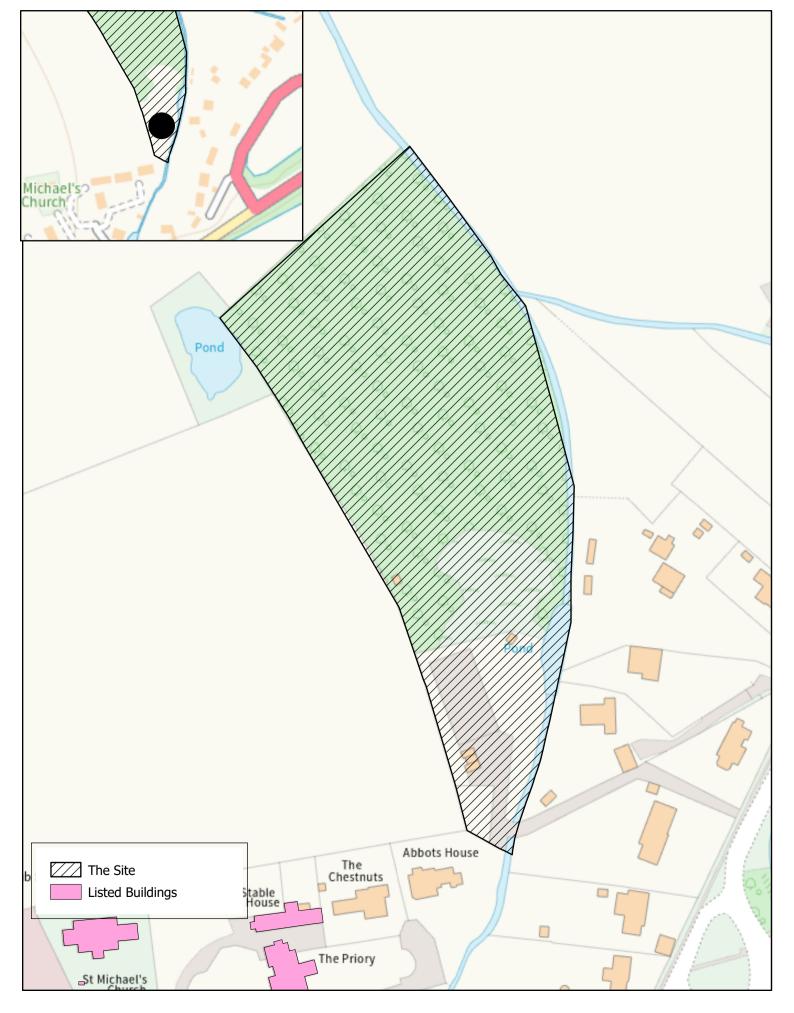
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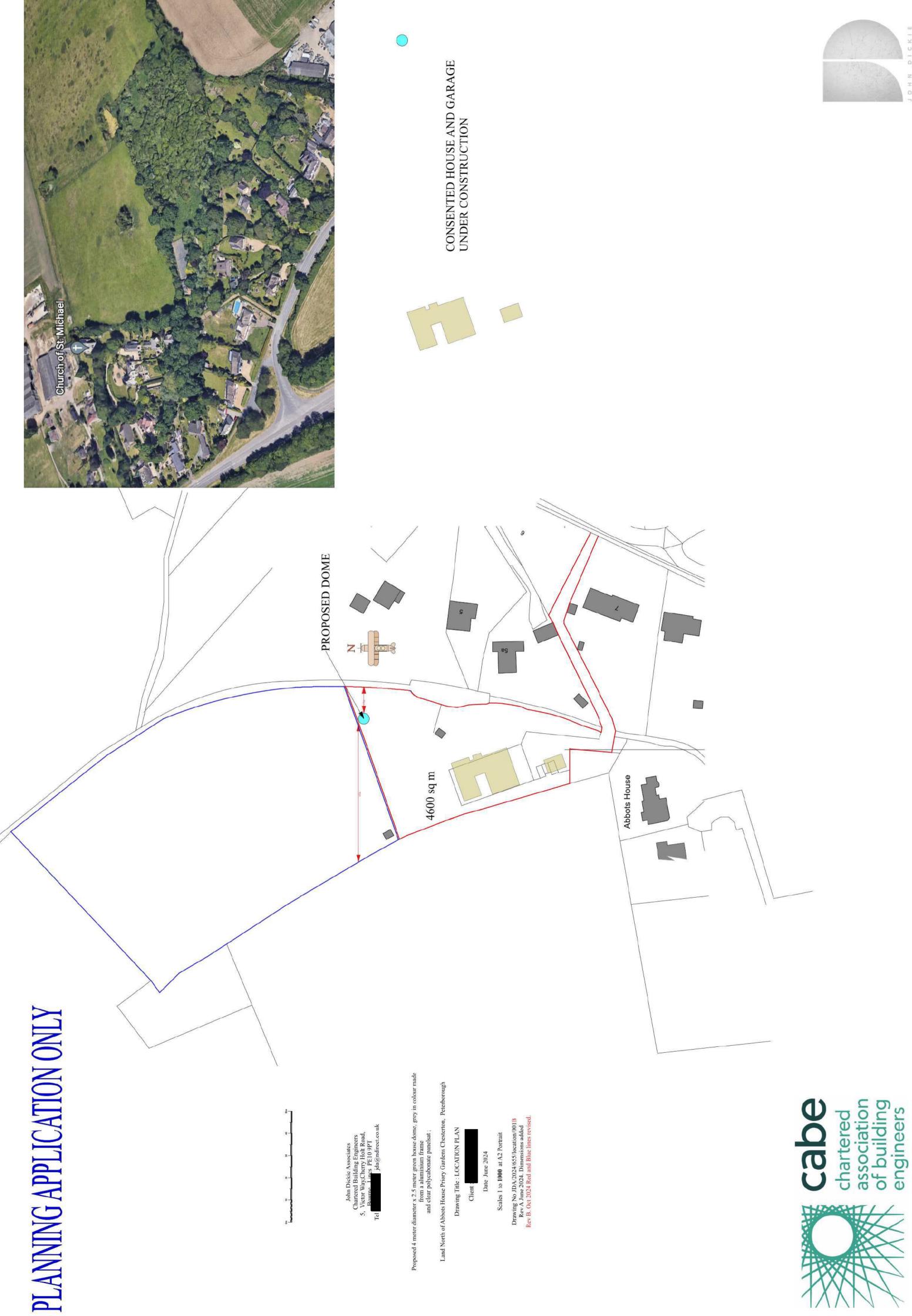
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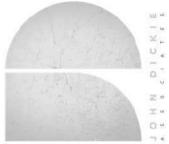


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












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