

DEVELOPMENT MANAGEMENT COMMITTEE 18TH NOVEMBER 2024

Case No: 24/00021/FUL

Proposal: RETROSPECTIVE CONVERSION OF EXISTING
WAREHOUSE INTO AN ANCILLARY MEAT PACKING
FACILITY AND ASSOCIATED WORKS

Location: 16 LATHAM ROAD, HUNTINGDON

Applicant: MR PAUL GILMAN

Grid Ref: 523351 273555

Date of Registration: 5th JANUARY 2024

Parish: HUNTINGDON

RECOMMENDATION - APPROVE

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

1. DESCRIPTION OF SITE AND APPLICATION

1.1 This application seeks approval for the conversion of an existing warehouse into an ancillary meat packing facility and associated works at No. 16 Latham Road, Huntingdon. This application is retrospective with works having been completed in November 2019. The Hilton Foods production facility occupies several units within the Stukeley Meadows Industrial Estate which lies to the north side of Huntingdon.

1.2 The Planning Statement submitted with this application states that as Hilton have developed their business, ancillary equipment, welfare facilities, mechanical and electrical plant and storage facilities have been added around the building. The Company operates from the site as a meat food processor, the interior of the building has been converted over time from commercial warehouse to meat packaging with associated plant located to the rear of the building in order to maintain strict temperature controls within the building.

1.3 The alterations to the building are as follows:-

South (rear) Elevation – addition of fire escape and associated plant and controls mounted on a 40 ft container with a bank of 10x

condensing units (with 20 individual fans operating in pairs). An additional acoustic enclosure raised off the ground above the existing container to a finishing height of 8.6m is proposed to be constructed around the existing plant consisting of acoustic panels to match the existing goosewing grey cladding.

West Elevation – addition of a 40ft storage container, painted green

North (front) Elevation – single storey grey Portacabin 120m² used as canteen and rest facility for production staff and two mechanical and electrical 40ft containers (blue).

- 1.4 The site is located within the Established Employment Area (Policy LP18 of the adopted Huntingdonshire Local Plan to 2036) of Stukeley Meadows Industrial Estate and is within the Huntingdon Neighbourhood Plan 2018-2026 catchment area.
- 1.5 This is a revised application following the withdrawal of the previous planning application (ref: 23/00982/FUL) and has been accompanied by a Noise Mitigation Strategy and the addition of an acoustic enclosure which has been amended during the course of the application in an attempt to address concerns.
- 1.6 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 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
- LP4: Contributing to Infrastructure Delivery
- LP5: Flood Risk
- LP6: Waste Water Management
- LP7: Spatial Planning Areas
- LP11: Design Context
- LP12: Design Implementation
- LP14: Amenity
- LP15: Surface Water
- LP16: Sustainable Travel
- LP17: Parking Provision and Vehicle Movement
- LP18: Established Employment Areas
- LP30: Biodiversity and Geodiversity
- LP31: Trees, Woodland, Hedges and Hedgerows

3.2 Huntingdon Neighbourhood Plan 2018-2026 – adopted September 2019

- E1- Opportunities for Employment
- E2 – Business Investment
- NE3 – Setting of Huntingdon
- BE1 – Design and Landscaping
- BE2 – Local Distinctiveness and Aesthetics
- TT1 – Sustainable Transport

3.3 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)
- 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 23/00982/FUL - Retrospective conversion of existing warehouse into an ancillary meat packing facility and associated works – Withdrawn.

5. CONSULTATIONS

- 5.1 Huntingdon Town Council (26.03.24) - Ordinarily Huntingdon Town Council would support a development in line with policy E1 from the Huntingdon Neighbourhood Plan. However, there are issues with the retrospective nature of the planning application and the noise mitigation should be better. Express concern about the location of the equipment and feel that any placement of this equipment should be in line with the report from Environmental Health.

Huntingdon Town Council (23.09.24) - No objections to the application.

Huntingdon Town Council (09.10.24) - objects due to loss of amenity; Neighbourhood Plan E1, NE3 and Huntingdonshire Local Plan LP14 – Amenity.

- 5.2 Cadent Gas – No objections in principle. Any pipeline in the vicinity of the works area need to be protected at all times. This has easement in place with BPD distances which must not be encroached upon crossed over or nothing to be built on or placed/stored on or over the pipeline in or on top of the mains or easements for all assets in the works area. Request informative on decision notice.
- 5.3 Cambridgeshire County Council's Highway Authority – No objections to the proposal. The traffic generated by that proposed is the same. Given there is no change in movements there are no issues with the proposal and no significant adverse impact upon the Public Highway should result from the proposal.
- 5.4 Huntingdonshire District Council's Environmental Protection Team (15.04.24) – Initially objected to the proposal. The Noise Mitigation Strategy (dated 4th March 2024) indicates that the proposed 7.9m

high screening will not be sufficient to ensure acceptable sound levels at the adjacent property, and that further mitigation is required. The report concludes that additional attenuation measures are currently under investigation by the design team and these will be reviewed by the acoustic consultants. With the information we currently have, noise levels from the site are considered unacceptable and likely to cause a significant adverse impact on the use of the adjacent building.

Huntingdonshire District Council's Environmental Protection Team (12.09.24) – Following receipt of an updated Noise Mitigation Strategy (dated 22nd August 2024) and amended plans it is considered there are insufficient grounds for refusal. The predicted sound levels from the plant, once mitigated are likely to be acceptable and should not give rise to significant adverse impacts on health and quality of life in a workplace. Request a noise impact assessment be completed within 3 months of the works being completed to demonstrate that the sound levels from the plant meet the internal guideline sound levels. Also recommend a condition to ensure that the works proposed within the Clover Noise Mitigation Strategy, dated 22/08/2024 are completed within a specified timeframe from the date of permission.

Officer Note –Given the length of the comments received, the consultation response above is summarised. However, the content of the consultee comments will be discussed in detail within the Summary of Issues section of the report.

6. REPRESENTATIONS

- 6.1 Three letters of objection were received during the course of the application on behalf of Huntingdon Business Centre raising a number of concerns regarding noise and loss of light impacts.

These can be summarised as follows:-

(10th April 2024) –

- Huntingdon business Centre is significantly affected by the noise from the plant equipment which operates 365 days a year, 24 hours a day.
- The Noise Mitigation Strategy by Clover Acoustics (dated 7th March 2024) includes a 7.9m acoustic screen to attempt to address the adverse noise impact. However, the mitigation measures set out would still result in noise levels in excess of the lower and upper guideline levels within the Huntingdon Business Centre office space.
- Further enhancements are required to fully assess the package of mitigation measures robustly.
- Loss of light to the office windows at Huntingdon Business Centre.

(6th August 2024) – The Applicant has still not submitted a robust Noise Mitigation Strategy to mitigate against the noise harm to the Huntingdon Business Centre, which includes insufficient supporting data and reporting errors. Moreover, the latest Noise Mitigation Strategy (dated 31st July 2024) outlines that acceptable noise levels can only be achieved inside the HDC offices when the windows are shut - under no obligation to keep windows closed permanently.

(6th September 2024) - The latest objection was also supported by a technical Note by Spectrum Acoustic Consultants which assessed the updated Noise Mitigation Strategy (NMS) (dated 22nd August 2024). The key points from Spectrum's Technical Note are summarised as follows:-

- Clover Acoustics have significantly underestimated the noise levels generated by the plant equipment by approximately 12dB. Due to the underestimation of the equipment's sound power levels, the proposed mitigation measures would not be capable of reducing noise from the plant to an acceptable level.
- Clover Acoustics report references that noise criteria are without a specific character, i.e. anonymous noise. The noise emanating from the plant cannot be described as anonymous, as it has a distinctive character. The Spectrum Technical note concludes that the noise levels are “hugely significant noise impact present according to BS 4142:2014+A1:2019, even with the proposed mitigation measures in place.”
- The Clover Acoustic report concludes that “with windows open the predicted internal levels would be in excess of the BS8233 guideline internal noise criteria.” It is unacceptable to require that the windows at the Huntingdon Business Centre be permanently closed. Our clients are also under no obligation to upgrade the façade of the building in order to improve its sound insulation performance.
- The number of iterations to the noise mitigation strategy reinforces Spectrum's view that it is physically impossible to achieve acceptable internal noise levels at the Huntingdon Business Centre due to the close proximity of the plant equipment and the extremely high noise levels it generates.

(19th September 2024) –

- The proposed mitigation solution requires third-party land (in the form of their windows being shut at all times) to achieve a suitable solution - query whether this would be lawful?
- The offices at HBC do not have mechanical ventilation/trickle vents and therefore the office windows need to be regularly opened to ventilate and cool the

internal spaces. Consequently, keeping the windows closed is not an option.

- The external chiller equipment is circa 4m from the windows and operates continuously.
- Due to the proximity and significant sound power levels of the plant, no amount of mitigation would be capable of reducing noise from the plant to an acceptable level. The plant should be relocated to avoid any doubts.

Huntingdon Business Centre has also made the following comments in addition to those above:-

- Reference to an application at 7 Percy Road (20/01671/FUL) and the noise condition associated with this approval.
- The latest NMS again ignores the effect the noise has on the external amenity area provided for HBC tenants.
- There is no reference in the latest NMS Report to the possible impact on 'loss of daylight' to HBC's offices from the proposed new height of the enclosure.
- Huntingdon Business Centre has now incurred three consecutive years of lost revenue as a result of a.) the prospective applicant's decision to move forward without planning permission and b.) the prolonged planning process.

Officer Note – with regard to the noise condition associated with 20/01671/FUL, each application is determined based upon its own merits and any information submitted in support of the application is considered, including Noise Impact Assessments. The condition referred to was based upon recommended limits proposed by the applicants noise consultant and was considered appropriate and reasonable in that particular case.

A further representation from Legal Advisors to Huntingdon Business Centre was received on 27th September 2024 making the following points:-

There are serious doubts over whether any reasonable mitigation between the parties could be effective in securing an acceptable standard of environment. The Applicant's noise mitigation solution relies on our client's windows being closed at all times to achieve a suitable solution. The Court in *Cemex (UK Operations) Ltd v Richmondshire District & Anor [2018]* where the mitigation included the closing of windows held that the Council failed to have proper regard to the PPG.

A suitable noise mitigation solution is unlikely feasible given the proximity of the plant equipment to the office unit as confirmed by our client's noise consultant.

Officer Response – this application relates to 4 windows on the northern façade of the Business Centre building. These 4

windows are not required to be shut at all times, workers can open the windows, however the internal guideline sound levels are more likely to be breached with the windows open.

The Cemex case that is referenced appear to be commercial noise impact on a residential property – not industrial to commercial as is the case here.

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 applications) consists of:
- Huntingdonshire's Local Plan to 2036 (2019)
 - Huntingdon Neighbourhood Plan (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
 - Design, Visual Amenity and Impact Upon the Character of the Area
 - Residential/ Other Amenity and Noise
 - Highway Safety, Access and parking provision
 - Flood Risk and Surface Water

Principle of Development

- 7.6 The site is located within a built-up area of Huntingdon, which the Huntingdonshire Local Plan identifies as a Spatial Planning Area. The site is also located within an Existing Employment Area. As such, Policies LP7 and LP18 of the Huntingdonshire Local Plan are relevant.
- 7.7 Given the proposal involves alterations to an existing industrial use within an Established Employment Area, the principle of development is considered to be acceptable, subject to all other planning matters being addressed.

Design, Visual Amenity and Impact Upon the Character of the Area

- 7.8 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. This is also reflected in Policies NE3, BE1 and BE2 of the Huntingdon Neighbourhood Plan, the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework.
- 7.9 The proposal involves various external alterations including ancillary equipment, mechanical and electrical plant and storage facilities around the building which have already been installed. This application also proposes the addition of an acoustic enclosure to be added around the plant on the southern elevation. It will be elevated above the existing container and enclose a 12m wide attenuator. The acoustic screen will be raised 2.6m above ground level, finishing at a height of 8.65m, slightly above the existing eaves height of the building and will be goosewing grey to match the existing cladding.
- 7.10 Given the industrial nature of the immediate surroundings, the proposed alterations are considered to be consistent with the character and appearance of the area and are considered to be acceptable in terms of design and visual amenity. The various containers are considered to be acceptable as they are discreetly located around the building. The proposed acoustic enclosure is also considered to be of an acceptable design that would match the existing cladding colour and would not be visually prominent on the building. As such, the proposal would not result in any detrimental impacts upon the streetscene of Latham Road or the surrounding area.
- 7.11 Overall, the proposal is considered to be in accordance with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036,

Policies NE3, BE1 and BE2 of the Huntingdon Neighbourhood Plan, the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework in this regard.

Residential/ Other Amenity and Noise

- 7.12 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.
- 7.13 Paragraph 193 of the NPPF states that ‘Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or ‘agent of change’) should be required to provide suitable mitigation before the development has been completed.’
- 7.14 It is worth noting that given the sites location within the Stukeley Meadows Industrial Estate, the proposal would not result in any impacts on any residential dwellings. However, policy LP14 does not just refer to residential neighbours but to all neighbouring users as well as future occupiers of the site itself.
- 7.15 The closest neighbouring property that is most likely to be impacted upon as a result of the proposed development is Huntingdon Business Centre, 14-16 Blackstone Road which contains offices and warehousing and is located approximately 1.8m from the southern boundary of the site. This property has raised a number of objections to the application and has also submitted a technical note produced by Spectrum Acoustic Consultants.
- 7.16 Following the withdrawal of planning permission (23/00982/FUL), this application has been accompanied by a Noise Mitigation Strategy, produced by Clover Acoustics, which has been amended during the course of this application following concerns raised by the Council’s Environmental Protection Team and the neighbouring site.
- 7.17 The most recent Noise Mitigation Strategy (dated 22nd August 2024) reviews the external chillers installed on the south elevation of the building adjacent to Huntingdon Business Centre. The report models the noise for the attenuator elements of the proposal

to predict the external noise levels. An internal noise prediction within the adjacent offices has also been carried out and compared against the guideline office criteria from BS8233:2014. The proposed mitigation scheme is predicted to offer an overall sound reduction of -21dB. Therefore it concludes that with windows closed the internal noise criteria is likely to be achieved. With windows open the predicted internal levels would be in excess of the BS8233 guideline internal noise criteria.

- 7.18 The Councils Environmental Health Officer has visited the site and considers that this is an unusual case as it is usual to consider noise impact on residential amenity, whereas in this case the consideration is on the impact on offices located on an industrial estate. Currently the sound levels exceed those that would be considered acceptable under the planning regime and mitigation measures are therefore required to bring the sound levels to a more acceptable level.
- 7.19 Sound power levels of the unit have been provided and these are in line with monitoring completed by WBM and Clover Acoustics on behalf of the applicant. Huntingdon Business Centre, located adjacent to Hilton Foods have also employed an acoustic consultant (Spectrum Acoustics) who attended the site in July 2024 and gained a measurement of 85dB(A) at 1m from the façade of their building. This is 6dB higher than the level modelled and predicted by Clover Acoustics utilising the onsite measurements and the provided sound power levels. The figure of 85dB(A) will include reflections and potential weather impacts, therefore there is a level of uncertainty with the proposed 104dB sound power level modelled by Spectrum (12dB higher than the manufacturers information).
- 7.20 The proposed attenuation is predicted to provide a reduction in sound levels of 21dB. This results in an external level at the nearest receptor of 58dB(A) according to Clover or 70dB(A) according to Spectrum (however this figure appears incorrect as 85dB – 21dB would result in 64dB – this was queried with Spectrum).
- 7.21 Window attenuation is predicted to be 23dB if using the modelled external figure of 79dB(A) and the worst case measured internal figure of 56dB(A). Window attenuation could potentially be higher if using Spectrum's external figure of 85dB(A), or internally measured sound levels on the first floor with windows closed (as per WBM's measurements in 2022).
- 7.22 Using the lower window attenuation figure as worst case, internal sound levels are likely to be in the range of 35dB(A) if external sound levels are 58dB(A) or 41dB(A) if external levels are 64dB(A) (Clover and Spectrums predicted levels respectively).

- 7.23 In line with BS8233 guidance, the target internal sound levels are therefore likely to be met with the windows closed – however, the guideline sound levels may be breached when windows are open. There is a balance between the competing demands of closed windows to mitigate external noise ingress into offices, and of open windows to provide reasonable ventilation / thermal conditions. The points that have been considered in this case are the location and surrounding land use, as well as the direction of the most impacted windows (located on the northern façade, therefore unlikely to have significant solar gains), availability of windows on quieter facades, overall sensitivity of the receptor, and the expectation of being able to open windows and meet internal guidelines.
- 7.24 A relaxation of the guideline levels during periods when windows are open is considered reasonable in the case of naturally ventilated buildings or where the occupants of a commercial building have the option of opening windows for occasional periods, especially on an industrial estate such as this where there is an expectation of noise. Taking these factors into account it is not considered unreasonable in an industrial setting to have periods where workers are exposed to higher levels of noise (above the recommended guidelines) if they wish to have windows open to prevent overheating, as there should be a reasonable expectation of some noise in this location. The point raised by Spectrum Acoustics about the anonymous nature of noise is noted, however in BS8233 this appears to be given more weighting for residential premises.
- 7.25 Using a -13dB reduction for windows partially open this would result in levels internally in the region of 45dB(A) or 51dB(A) if using the higher level of 64dB(A) externally predicted by Spectrum.
- 7.26 It must also be noted that the Mitigation Strategy states that the applicant has attempted to contact the neighbouring property to discuss methods of upgrading the sound insulation of the neighbouring premises which could include upgrading the building envelope, enhanced double glazing and air conditioning for thermal comfort to negate the need for opening the windows. However, to date no agreement has been made.
- 7.27 The adjacent premises has also raised the issue of the impact on an external amenity area. The Council's Environmental Health Team note that there is no relevant noise guidance for commercial external amenity areas. Spectrum Acoustics have referred to BS4142 in the submitted NMS, however within the scope of BS4142 it specifically stipulates that it's use is to assess the likely effects of sound on people who might be "inside or outside a dwelling or premises used for residential purposes upon which

sound is incident”, therefore it is considered inappropriate for use in this instance.

- 7.28 Another approach would be to utilise BS8233 and whilst the noise source is not traffic noise, it is constant, without tonal or intermittent characteristics. This guidance advises an upper threshold of 55dB, however it should be highlighted that this is for residential areas (gardens/patios) and recognises that ‘in higher noise areas a compromise between elevated noise levels and other factors, such as the convenience of living in these locations or making efficient use of land resources to ensure development needs can be met, might be warranted. In such a situation, development should be designed to achieve the lowest practicable levels in these external amenity spaces, but should not be prohibited’. The predicted sound level of the plant is 58dB(A) according to Clover and 64dB(A) according to Spectrum. This is at the receptor building at height and is likely to be lower at ground level. Due to the location of the external amenity area and the reasonable expectation of noise on an industrial estate, in close proximity to the A141, this is considered acceptable for the likely short duration of exposure.
- 7.29 Based on the information provided, the Council’s Environmental Health Team have therefore concluded that there are insufficient grounds for refusal of planning permission in this instance. The predicted sound levels from the plant, once mitigated via suitably worded conditions, are likely to be acceptable and should not give rise to significant adverse impacts on health and quality of life in a workplace.
- 7.30 A further objection relates to loss of light to the office windows at Huntingdon Business Centre as a result of the proposed enclosure. The proposed acoustic enclosure is approximately 2.3m from the side elevation of the neighbouring property at the closest point. The windows in question are located on the north elevation of the building and previously looked directly onto a high belt of trees which formed the boundary prior to the external chiller unit being installed. Accordingly, due to the orientation of the windows and the fact that the proposed acoustic screen does not extend much beyond the eaves height of the existing building, the Local Planning Authority are satisfied that the proposal would not result in any significantly detrimental impacts on the neighbouring property.
- 7.31 As such, the proposed development is considered to be in accordance 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.

Highway Safety, access and parking provision

- 7.32 Policy LP17 of the Huntingdonshire Local Plan states that a proposal will be supported where it incorporates appropriate space for vehicle movements, facilitates accessibility for service and emergency vehicles and incorporates adequate parking for vehicles and cycles.
- 7.33 The site would be accessed via the existing access arrangements off Latham Road, an unclassified road subject to a 30mph speed limit. The proposal does not involve any alterations to the existing access, off-street car parking or turning facilities. The submitted Planning Statement confirms that there are no significant implications regarding traffic movements servicing Hilton's use of the building compared to the previous warehouse use. Accordingly the Local Planning Authority are satisfied that the proposal does not adversely affect highway safety and Cambridgeshire County Council Highway Authority have no objections to the proposal.
- 7.34 As such, the proposal is considered to be in accordance with Policy LP17 of Huntingdonshire's Local Plan to 2036, Policy TT1 of the Huntingdon Neighbourhood Plan and Section 9 of the National Planning Policy Framework in this regard.

Flood Risk and Surface Water

- 7.35 National guidance and Policy LP5 of the Local Plan to 2036 seek to steer new developments to areas at lowest risk of flooding and advises this should be done through application of the Sequential Test, and if appropriate the Exceptions Test (as set out in paragraphs 165-175 of the NPPF (2023)).
- 7.36 The application site lies within Flood Zone 1 which means that it has a low probability of fluvial flooding. The proposal involves alterations to an existing industrial/warehouse building - which is classified as 'Less Vulnerable' development. This type of development is considered to be acceptable in Flood Zone 1 and accordingly Exception or Sequential Tests are not required.
- 7.37 It is also worth noting that no alterations are proposed to foul drainage disposal and no external alterations are proposed that would impact the existing surface water drainage.
- 7.38 Overall, the proposal is considered to be acceptable with regard to its impact on flood risk and surface water and foul drainage and therefore accords with Policies LP5 and LP15 of Huntingdonshire's Local Plan to 2036 and Section 14 of the National Planning Policy Framework in this regard.

Conclusion

7.39 As outlined above, all planning applications should be determined in accordance with the development plan, unless material considerations indicate otherwise.

7.40 On balance, the proposal supports the expansion of a large scale commercial use in an established Industrial Estate and whilst the issues of noise and disturbance to the neighbouring property are noted, it is considered that the predicted sound levels from the plant, once mitigated via suitably worded conditions, are likely to be acceptable and should not give rise to significant adverse impacts on health and quality of life in a workplace.

7.41 The proposed development is therefore considered to be compliant with the relevant national and local policy as it is:

*Acceptable in principle

And it:

- * Is of an appropriate scale and design;
- * Would not have a significantly detrimental impact upon the amenity of neighbours.
- * Would not be detrimental to highway safety in the locality;
- * Would not result in an increased risk of flooding in the locality;
- * There are no other material planning considerations which lead to the conclusion that the proposal is unacceptable.

Taking national and local planning policies into account, and having regard for all relevant material considerations, it is recommended that planning permission be granted, subject to the imposition of appropriate conditions.

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

- Approved plans
- Materials
- Noise Mitigation Strategy
- Maintenance scheme
- Acoustic Attenuation Measures compliance
- Permitted Development - no additional or replacement plant or machinery

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.

[REDACTED]

From: [REDACTED] [REDACTED]@huntingdowntown.gov.uk>
Sent: 09 October 2024 13:04
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 24/00021/FUL - 16 Latham Road, Huntingdon

Follow Up Flag: Follow up
Flag Status: Completed

Hi [REDACTED],

Huntingdon Town Council objects due to loss of amenity; Neighbourhood Plan E1, NE3 and Huntingdonshire Local Plan LP14 – Amenity.

Best wishes,

[REDACTED]

From: [REDACTED]@huntingdonshire.gov.uk>
Sent: 08 October 2024 13:52
To: [REDACTED]@huntingdowntown.gov.uk>
Cc: [REDACTED]@huntingdonshire.gov.uk>
Subject: RE: 24/00021/FUL - 16 Latham Road, Huntingdon

[REDACTED]

I refer to your recent email. For clarity I would be grateful if you could confirm your position as to whether Huntingdon Town Council object or do not object giving material planning reasons for your decision.

Kind Regards

[REDACTED]

On behalf of

[REDACTED]

From: [REDACTED]@huntingdowntown.gov.uk>
Sent: Monday, October 7, 2024 4:17 PM
To: [REDACTED]@huntingdonshire.gov.uk>
Subject: FW: 24/00021/FUL - 16 Latham Road, Huntingdon

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

Hi [REDACTED]

I've been contacted by Brown and Co over the weekend and someone called [REDACTED] today. After looking into this further this was the comment that should have been submitted regarding this application:

While Huntingdon Town Council will defer to Huntingdonshire District Council's expertise and particularly that of the Environmental Health Officer, we reiterate our concerns around noise from the chillers. In particular, we do not think requiring the neighbouring property to keep their windows closed in order to meet acceptable noise levels is

reasonable, and we note the concern expressed by Brown & Co. regarding the outside amenity area that appears not to have been addressed.

Best wishes,

[REDACTED]

From: [REDACTED]
Sent: 23 September 2024 13:31
To: [REDACTED] <[\[REDACTED\]@huntingdonshire.gov.uk](mailto:[REDACTED]@huntingdonshire.gov.uk)>
Subject: FW: 24/00021/FUL - 16 Latham Road, Huntingdon

Hi [REDACTED]

[REDACTED]

Huntingdon Town Council has no objections to this planning application.

Best wishes,

[REDACTED]

From: Huntingdon Town Council <TownCouncil@huntingdowntown.gov.uk>
Sent: 20 September 2024 11:50
To: [REDACTED] <[\[REDACTED\]@huntingdowntown.gov.uk](mailto:[REDACTED]@huntingdowntown.gov.uk)>
Subject: FW: 24/00021/FUL - 16 Latham Road, Huntingdon

From: [REDACTED] <[\[REDACTED\]@huntingdonshire.gov.uk](mailto:[REDACTED]@huntingdonshire.gov.uk)>
Sent: 20 September 2024 11:46
To: Huntingdon Town Council <TownCouncil@huntingdowntown.gov.uk>
Cc: [REDACTED] <[\[REDACTED\]@huntingdonshire.gov.uk](mailto:[REDACTED]@huntingdonshire.gov.uk)>
Subject: 24/00021/FUL - 16 Latham Road, Huntingdon

Huntingdon Town Council,

I am writing regarding the above planning application and your comments dated 26th March 2024. I note that at that time you expressed concern about the location of the equipment and requested that it should be in line with the report from Environmental Health. Following the subsequent submission of a Noise Mitigation Strategy Environmental Health have removed their objection to the proposal and I enclose a copy of their latest comments for your information.

I believe that you have been re-consulted on this application following the submission of the latest Noise Mitigation Strategy and I would be grateful if you would confirm whether your objection to the application still stands?

Your earliest response would be appreciated so that the application can be progressed.

Kind Regards,

[REDACTED]

On behalf of [REDACTED]

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived

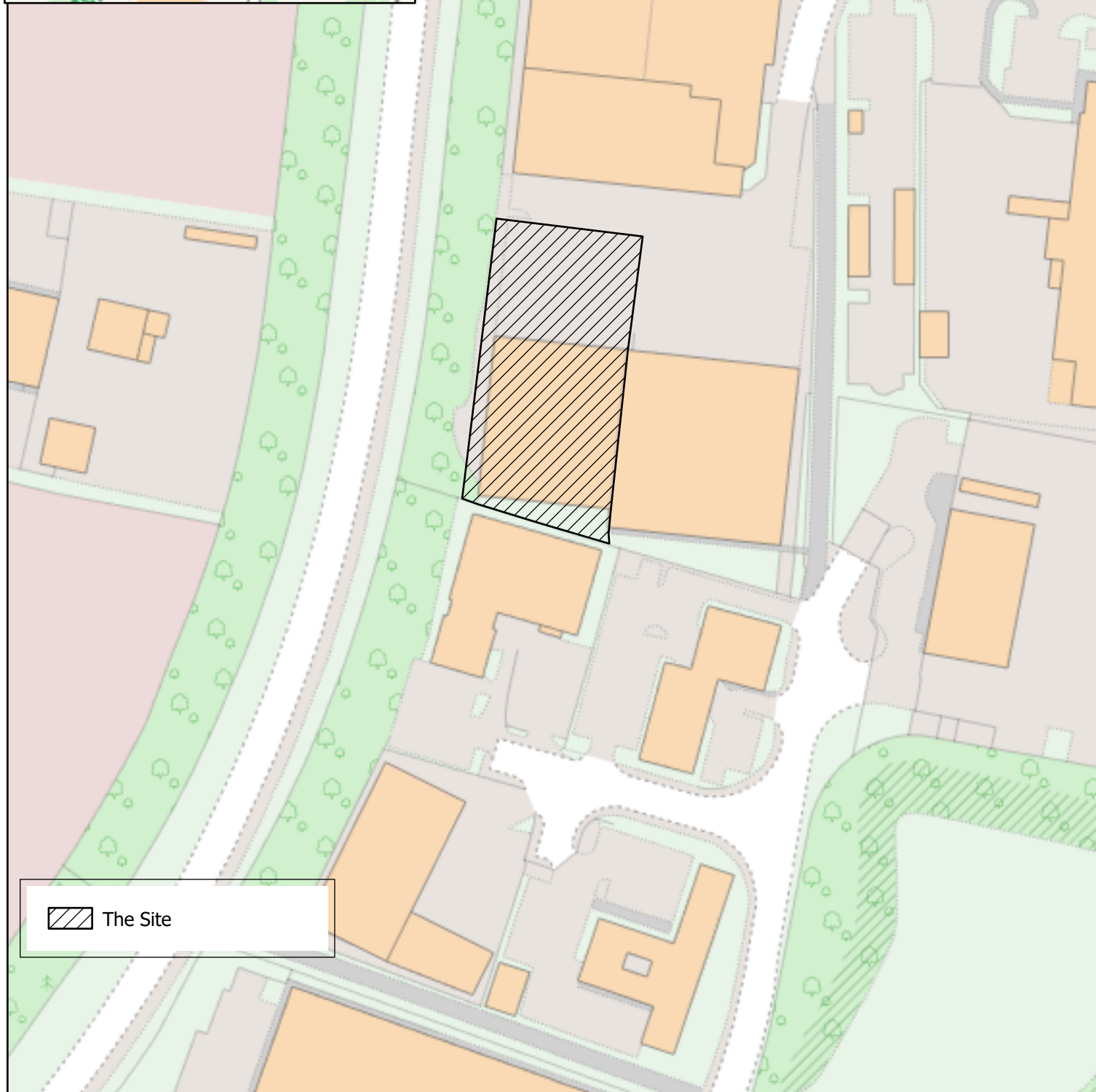
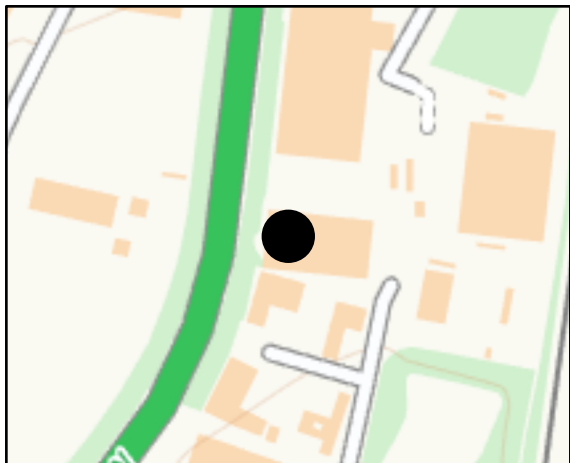
Development Management Committee


Application Ref: 24/00021/FUL



Scale = 1:1,250

Date Created: 06/11/2024



 The Site

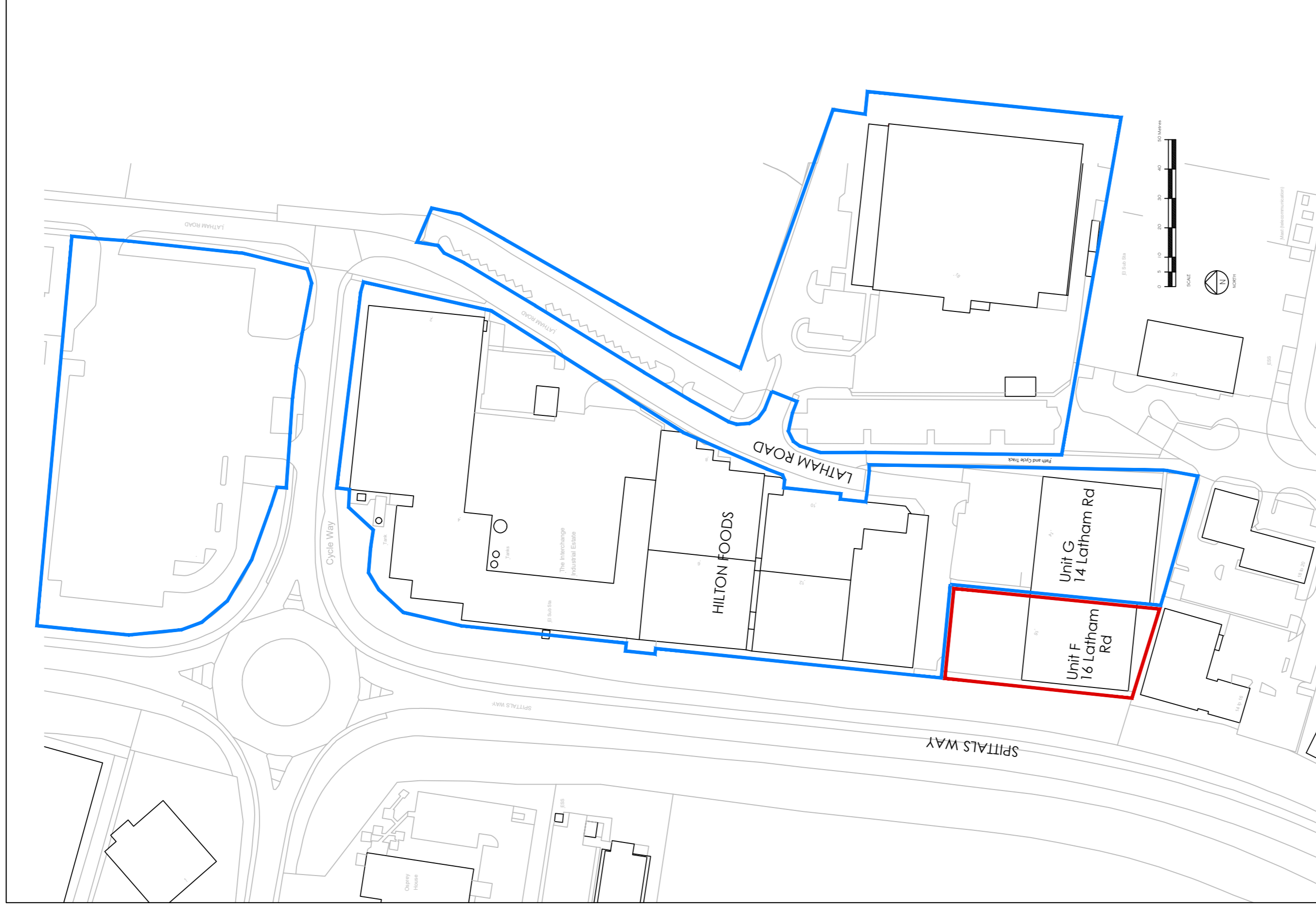
NOTES:

Ordnance Survey Data
©Crown Copyright. All rights reserved.
Licence no. 100053865

Revision

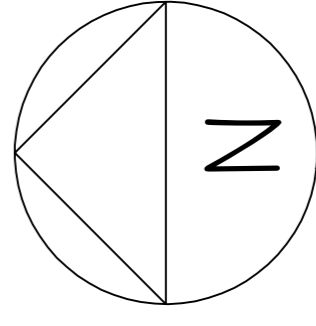
- P01 First issue
- P02 4 Mar 2024 Building Numbering Revised

Unit F



Location Plan 1:1250

Hilton Foods, The Interchange, Latham Road, Huntingdon

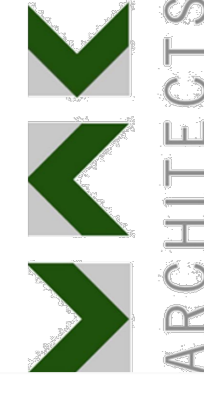


NORTH

Purpose

DRAWING STATUS	
FEASIBILITY	TENDER
PLANNING	✓ CONSTRUCTION
BUILDING REGS	AS BUILT

PROJECT	Unit F 16 Latham Rd Hilton Foods		
CLIENT	Concept Designs		
DRAWING	Location Plan		
SCALE	1:1250	@A1	DATE: Apr 23
NO.	5965	MWK XX 100	DR 1A 10003 P02
REVISION	S2	PLANNING	
NOTE: IF DRAWING PRINTED @ A3, SCALE TO BE: N/A			



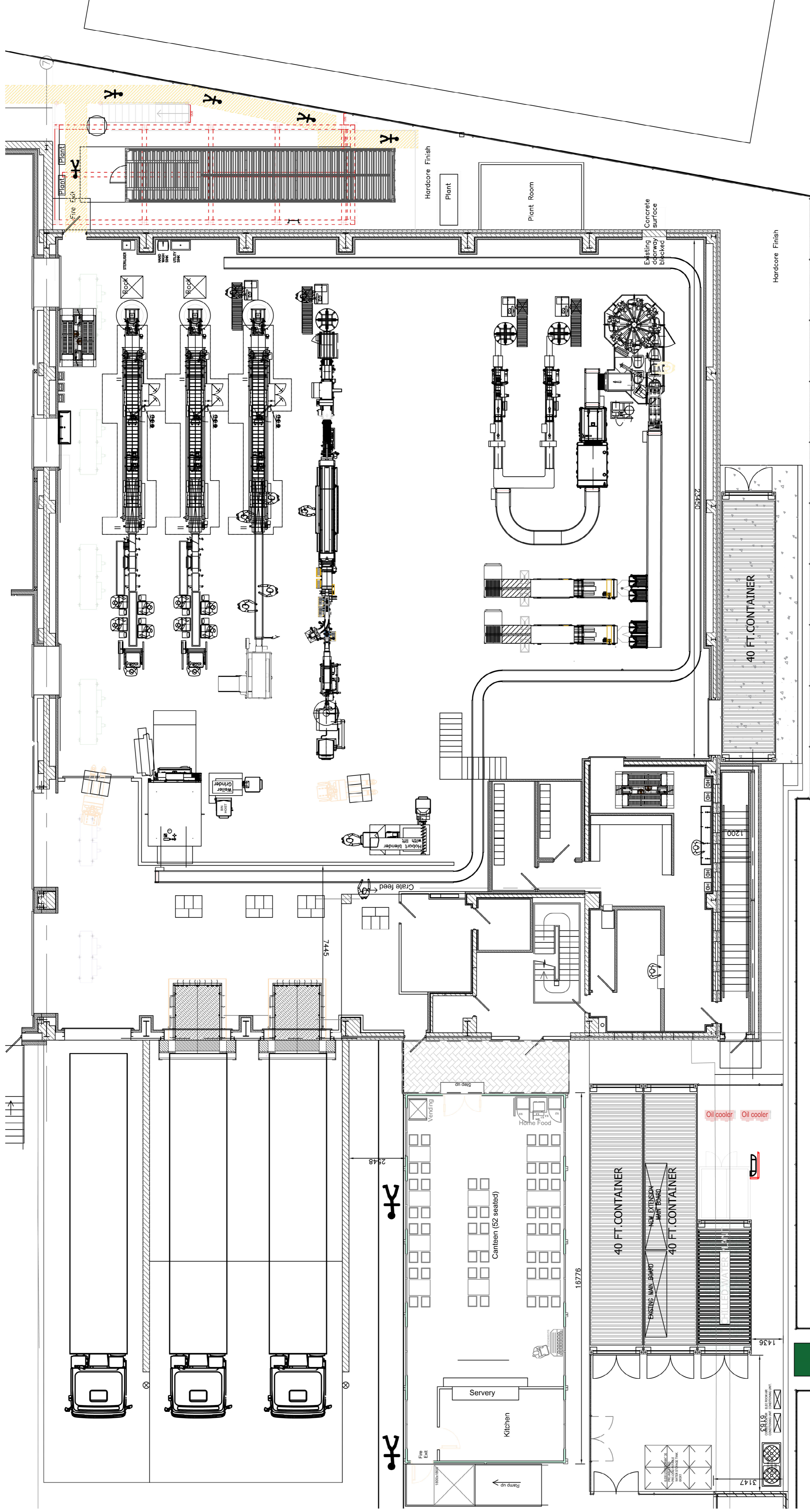
MwK Architects Ltd
The Studio,
63 West Street, Ecton,
Northampton, Northants, NN16 0GF
Tel: 01604 661800
E: office@mwkarchitects.co.uk
W: www.mwkarchitects.co.uk

NOTES:

Ordinance Survey Data
 ©Crown Copyright. All rights reserved.
 Licence no. 100053865

Revision

- P01 May 2023 : Planning
- P02 02.01.2024 : Drawing revised post measured building survey and acoustic barrier proposed.
- P03 06.08.2024 :
 -Units raised at the level of the existing fire exit from attic.
 -A new service walkway has been created around the units, alongside fair to access it.
 -Acoustic screen has been raised at existing eaves height.
 -Acoustic screen base starts from 1st floor.
 -Steel frame has been proposed to be enhanced to support the acoustic screen and raising the units.
- P04 21.08.24 :
 -Changes made in line with specialist comments.
 -Indicative position of the neighboring building to the South
 -Revised acoustic enclosure.



Boundary to Spitals Way

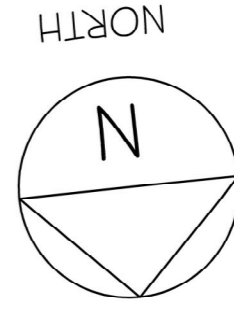
Purpose

DRAWING STATUS	
FEASIBILITY	TENDER
PLANNING	✓ CONSTRUCTION
BUILDING REGS	AS BUILT

PROJECT	Unit 16 Hilton Foods
CLIENT	Concept Designs
DATE	Proposed Ground Floor
SCALE	@A1 August 2024
NO	1:50
PROJECT NO	MWK XX 00 DR A 0021
DISCIPLINE	PLANNING
REV	P04
DATE	S2
NOTE	IF DRAWING PRINTED @ A3: SCALE TO BE: 1:100

MWK ARCHITECTS
 The Studio,
 63 West Street, Ecton,
 Northampton, Northants. NN6 0QF
 Tel: 01604 661800
 E: office@mwkarchitects.co.uk
 W: www.mwkarchitects.co.uk

Proposed Ground Floor

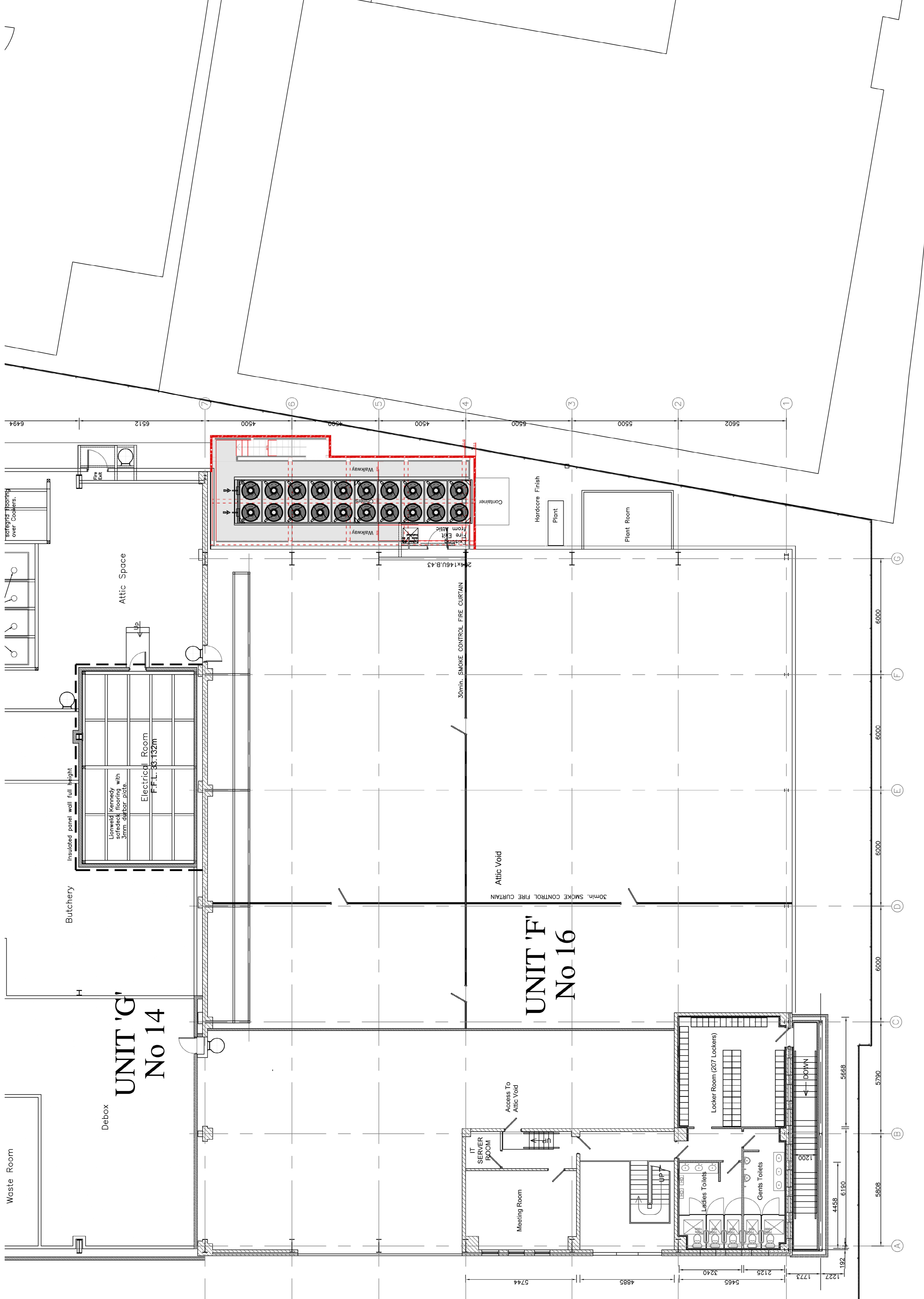


NOTES:

Ordnance Survey Data
©Crown Copyright. All rights reserved.
Licence no. 100053865

Revision

- P01 May 2023 : Planning
- P02 02.01.2024 : Drawing revised post measured building survey and acoustic barrier proposed.
- P03 06.08.2024 :
-Units raised at the level of the existing fire exit from attic.
-A new service walkway has been created around the units, alongside fair to access it.
-Acoustic screen has been raised at existing eaves height.
-Acoustic screen base starts from 1st floor.
-Steel frame has been proposed to be enhanced to support the acoustic screen and raising the units.
- P04 21.08.24 :
-Changes made in line with specialist comments.
-Indicative position of the neighboring building to the South
-Revised acoustic enclosure.

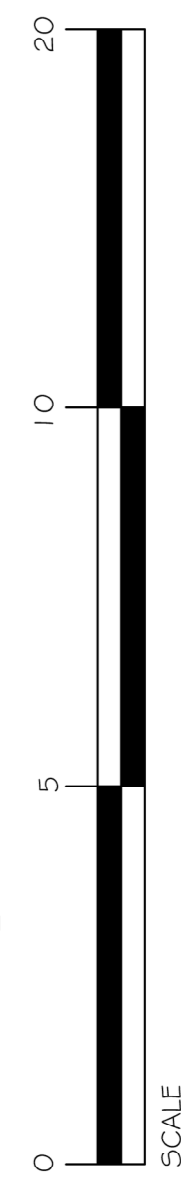
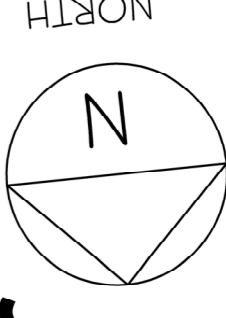


Purpose

DRAWING STATUS	
FEASIBILITY	TENDER
PLANNING	✓ CONSTRUCTION
BUILDING REGS	AS BUILT

PROJECT	Unit 16 Hilton Foods		
CLIENT	Concept Designs		
DATE	@A1	DATE	August 2024
SCALE	1:100	DATE	0023
NO	5965	DR	A
NO	S2	PLANNING	P04
NOTE: IF DRAWING PRINTED @ A3: SCALE TO BE: 1:100			

Proposed First Floor



MWK ARCHITECTS
The Studio,
63 West Street, Ecton,
Northampton, Northants. NN6 0QF
Tel: 01604 661800
E: office@mwkarchitects.co.uk
W: www.mwkarchitects.co.uk