

DEVELOPMENT MANAGEMENT COMMITTEE 17th FEBRUARY 2025

Case No: 22/01915/S73

Proposal: VARIATION OF CONDITIONS 1 AND 8 AND REMOVAL OF CONDITIONS 2 AND 3 OF 16/02196/FUL.

Location: ONE ACRE STABLES, MIDDLE DROVE, RAMSEY HEIGHTS, HUNTINGDON, PE26 2RG

Applicant: MRS SHIRLEY HARROD

Grid Ref: 524401 285526

Date of Registration: 6th September 2022

Parish: RAMSEY

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 Parish Council.

1. DESCRIPTION OF SITE AND APPLICATION

Site and Surroundings

- 1.1 The site lies to the west of the main settlement of Ramsey Heights and is accessed via Middle Drove, a predominantly single track, unmade and unadopted road which extends westwards from Ugg Mere Court Road for approximately 1.7Km. This access also serves a group of dwellings at School Drove, immediately behind the ribbon of dwellings fronting Ugg Mere Court Road.
- 1.2 Middle Drove is characterised by sporadic and sparse development set in open countryside. Various small scale stables and structures are pepper potted along either sides of the Drove. All bar one of the dwellinghouses are found along the northern side of Middle Drove. The area is considered rural in character, with open countryside and agricultural land extending in all directions and with the aforementioned School Drove and ribbon of development of along Ugg Mere Court Road found to the east.
- 1.3 The site itself comprises 0.20Ha of former Grade 1 agricultural land which lies along the southern side of Middle Drove and has been enclosed along its north, east and southern boundary by post and rail fencing and established hedgerow and loose gravel has

been laid across the site. The site is occupied by the applicant and their family.

- 1.4 The majority of the site lies within Flood Zone 3a as defined by the Environment Agency mapping and within the 1 in 100 year with climate change allowance areas as defined by the Councils Level 1 Strategic Flood Risk Assessment, 2017.

Proposal

- 1.5 Temporary planning permission for a period of 5 years was granted on 11th September 2017 under planning permission reference 16/02196/FUL for Change of use of land to Travellers site involving the siting of two static and two touring caravans (retrospective).
- 1.6 This section 73 application was submitted on 6th September 2022 and seeks the Removal of Condition 2 (expiration date) and 3 (scheme of improvement) and the variation of condition 1 (approved plans) and condition 8 (restricting the number of pitches and caravans) of 16/02196/FUL. It was therefore submitted prior to the temporary expiry date of the original permission.
- 1.7 This application has been accompanied by the following:
- Supporting statement
 - Flood Risk Assessment
- 1.8 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 2024) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2024 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 2024 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 [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
- 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
- LP27 Gypsies, Travellers and Travelling Showpeople
- 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 (2024)
- 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 16/02196/FUL Change of use of land to Travellers site involving the siting of two static and two touring caravans (retrospective). (approved 5 year temporary consent)

5. CONSULTATIONS

- 5.1 Ramsey Town Council – Recommend refusal.
- Conditions were imposed for valid reasons and should be enforced.
 - It also felt that with the number of sites increasing, the character of the Heights development was changing.
- 5.2 It is considered that consultation responses from the Highway Authority, Emergency Planner and the Environment Agency made on 22/01787/S73 for the adjacent site would also be relevant to this application, as they are almost identical situations.

6. REPRESENTATIONS

- 6.1 No representations 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 the provisions of the development plan, so far as material to the application, and to any other material considerations. This is reiterated within the NPPF (2024). 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 Planning Practice Guidance (PPG) advises that the Section 73 application process can be used to vary a condition on a planning permission which, if approved, will result in a completely new standalone planning permission:

"Permission granted under Section 73 takes effect as a new, independent permission to carry out the same development as previously permitted subject to new or amended conditions. The new permission sits alongside the original permission, which remains intact and unamended. It is open to the applicant to decide whether to implement the new permission or the one originally granted. A decision notice describing the new permission should clearly express that it is made under Section 73. It should set out all of the conditions imposed on the new permission, and, for the purpose of clarity restate the conditions imposed on earlier permissions that continue to have effect."

7.6 Temporary planning permission for a period of 5 years was granted on 11 September 2017 under planning permission reference 16/02196/FUL for Change of use of land to Travellers site involving the siting of two static and two touring caravans (retrospective).

7.7 This section 73 application was submitted on 6 September 2022 and seeks the Removal of Condition 2 (expiration date) and 3 (scheme of improvement) and the variation of condition 1 (approved plans) and condition 8 (restricting the number of pitches and caravans) of 16/02196/FUL. It was therefore submitted prior to the expiry date of the original permission.

7.8 Condition 1 stated:

The development hereby permitted shall be carried out in accordance with the approved plans listed in the table above.

Reason: For the avoidance of doubt to ensure that the development is carried out in accordance with the approved plans.

7.9 Condition 2 stated:

The use hereby permitted shall be for a limited period being the period of 5 (five) years from the date of this decision. At the end of this period the use shall cease and all caravans, structures, equipment and materials (including hardcore and hardstandings) brought onto the land for the purposes of such use shall be removed within 28 days, and the land restored to grassland.

Reason: The use hereby permitted is deemed suitable only for a temporary period in view of the flood risk level of the site having regard to local plan policies CS6 of the Huntingdonshire Core Strategy 2009, policy LP12 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013), policy LP26 of the Huntingdonshire Local Plan to 2036: Consultation Draft 2017 and Policy B, paragraph 13 g) of the Planning Policy for Traveller Sites, 2015. The land is required to be restored to grassland following the cessation of the use in order to protect the character of the area in accordance with policy En25 of the Huntingdonshire Local Plan 1995.

7.10 Condition 3 stated:

The use hereby permitted shall cease and all caravans, structures, equipment and materials (including hardcore and hardstandings) brought onto the land for the purposes of such use shall be removed within 28 days of the date of failure to meet any one of the requirement set out in (i) to (iv) below:

- (i) Within 2 months of the date of this decision, a scheme for the improvement of the section of Middle Drove leading to its junction with Ugg Mere Court Road shall have been submitted for the written approval of the local planning authority. The scheme shall provide construction specification for the road to be improved in accordance with drawing number DE0001, namely the widening to a minimum width of 5 metres for a distance of 10 metres from the edge of carriageway on Ugg Mere Court Road and 5 metre radii on both sides of the junction, and a timetable for the implementation of the works.*
- (ii) If within 4 months of the date of this decision the site development scheme has not been approved by the local planning authority or, if the local planning authority refuse to approve the scheme, or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by the Secretary of State.*
- (iii) The scheme shall have been completed fully in accordance with the details as submitted and approved under step (i).*

- (iv) *If an appeal is made in pursuance of (ii) above, that appeal shall have been finally determined and the submitted scheme shall have been approved by the Secretary of State.*

Reason - The improvement works to the junction are fundamental to the acceptability of the development in the interests of highway safety in accordance with T18 of the Huntingdonshire Local Plan 1995, CS1 of the Core Strategy (2009), LP17 of the Draft Huntingdonshire Local Plan to 2036 (2013) and LP15 of the Huntingdonshire Local Plan to 2036: Consultation Draft 2017.

7.11 Condition 8 stated:

There shall be no more than 1 pitch on the site and, subject to the exception specified in condition 14, no more than four caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968, shall be stationed at any one time, of which only two caravans shall be residential mobile homes (referred to as Static on the approved 'Block Plan' ref: BP0001)

Reason: To protect the general amenity and character of the area in accordance with policies En25 of the Huntingdonshire Local Plan (1995); HL5 of the Huntingdonshire Local Plan Alterations (2002); CS1 and CS6 of the Huntingdonshire Local Development Framework Core Strategy (2009); LP12 and LP13 of the Huntingdonshire Local Plan to 2036: Stage 3 (2013); LP26 of the Huntingdonshire Local Plan to 2036: Consultation Draft 2017 and Policy B and H of the Planning Policy for Traveller Sites, 2015.

7.12 Looking at the reasons for the four conditions, the main issues to consider in the determination of this application are:

- Flood Risk
- Highway Safety
- Impact on the character of the area

7.13 Under planning permission 16/02196/FUL, it has been established that the occupiers met the definition of a Gypsy and Traveller.

Flood Risk

7.14 The site is recognised as lying within Flood Zone 3a in accordance with the EA's latest planning flood mapping and the Council's 2017 level 1 SFRA and therefore at a high probability of flooding. The 2017 SFRA does not take into account the existing defences under control by the Middle Level Commissioners Internal Drainage board (IDB).

7.15 The applicant has submitted an FRA in which it concurs that the applications site is within Flood Zone 3 but considers the residual

risk to be low due to the existing maintenance of current flood defences by the IDB.

- 7.16 The EA considers that the main source of flood risk at the location is associated with watercourses under the jurisdiction of the IDB and therefore raises no objection subject to finished floor levels being raised 300mm above ground level and all caravans anchored to the ground. However, the EA does remind the LPA of their requirement to determine whether the application passes the sequential test based on the flood vulnerability of the development and SFRA maps. They go on to advise that caravans are classed as 'highly vulnerable' development for the purposes of flood risk whereby the NPPF and associated PPG advise that highly vulnerable development in high probability food risk areas should not be permitted.
- 7.17 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 170-179 of the NPPF 2024). The Planning Policy for Traveller Sites (PPTS) reinforces this approach in advising that when allocating traveller sites, these should not be located in areas at high risk of flooding.
- 7.18 Where development is proposed in areas of high or moderate probability of flooding (FZ3 and FZ2 respectively), the proposal must be sequentially assessed to identify through evidence whether there are other site(s) in lower areas of flood risk reasonably available to accommodate the proposal. It is for local planning authorities, taking advice from the Environment Agency as appropriate, to consider the extent to which Sequential Test considerations have been satisfied, taking into account the particular circumstances in any given case. The developer should justify with evidence to the local planning authority what area of search has been used when making the application, in accordance with Policy LP5
- 7.19 The applicant submitted a sequential and exception test with the original application 16/02196/FUL which was considered to be acceptable and both tests are passed. Whilst the submitted flood risk assessment for this current application contains reference to the sequential test, it is not considered that it qualifies as an updated sequential test.
- 7.20 The PPG's "Table 3: flood risk vulnerability and flood zone 'compatibility'" sets out development types whereby, following acceptance of the sequential test, the exception test should be applied. It states therein that 'highly vulnerable' development should not be permitted in areas in Flood Zone 3a. As such and notwithstanding that there are no identified sites more appropriate

for the development, national guidance is clear in that the proposed development is not appropriate in Flood Zone 3a.

- 7.21 The approach is supported by paragraph 13 g) of the PPTS and there is no evidence that indicates that the development proposed warrants a departure from the PPG guidance. There is therefore a clear conflict with the PPG and PPTS as well as policy LP5 of the Local Plan.
- 7.22 In respect of the wider community benefits, permitting the development would address the immediate housing needs of the applicant and their family thereby preventing a potential roadside existence for them.
- 7.23 The applicant has provided a site specific FRA which considers flood resilience measures. This was supported by the Environment Agency and the Council's Emergency Planner on the other S73 (22/01787/S73) site at Two Acre Stables and so considered to also be applicable on this site. Furthermore, given that the proposal is for raised structures, any flood water would be able to flow freely underneath the caravans and would therefore not be dispersed onto adjacent land thereby increasing avoiding flooding elsewhere. For the avoidance of doubt, a condition is recommended to be imposed ensuring that these have been carried out. Both the Environment Agency and the Council's Emergency Planner requested the submission of an updated flood evacuation plan on the adjacent 22/01787/S73 and it is considered this would also apply here. A condition is therefore recommended to secure this.

Highway Safety

- 7.24 Condition 3 of 16/02196/FUL sought a scheme for the improvement of the section of Middle Drove leading to its junction with Ugg Mere Court Road.
- 7.25 The applicant has argued that appeal decision dated 18th June 2019 for 17/00591/FUL (APP/H0520/W/18/3196305) on a nearby site on Middle Drove provides justification that condition 3 that was imposed on the original permission and subject now of this application was unreasonable. In that appeal case the Inspector did not impose a condition relating to the improvement of the Middle Drove Ugg Mere Court Road junction, para 69, on the basis that with 'a temporary grant of permission this would place a disproportionate burden on the appellant and would not be reasonable in that respect', para 71. At para 70 of appeal decision APP/H0520/W/18/3196305 the Inspector found: 'The junction does have more limited visibility than is ideal but in terms of this particular permission before me, the addition of 1 further pitch would not, in my view, necessitate the works on highway safety grounds'.

- 7.26 The Highway Authority has been consulted on the other 22/01787/S73 for an identical proposal and did not object to the removal of condition 3 given the Inspectors comments on the relevant appeal mentioned above. therefore the same would apply to this proposal.
- 7.27 It is therefore considered that condition 3 was unreasonable and unproportionate to be imposed on such a small scale development and one which was only temporary in nature, especially in light of the above mentioned appeal decision. Therefore Officers are in agreement that it should be removed, if Members are minded to approve the application.

Impact on the character of the area

- 7.28 The proposal also seeks to vary conditions 1 and 8 to reflect how the site has actually been developed and how the site occupants wish to continue occupying the site.
- 7.29 The main differences between the previously approved block plan and the proposed block plan are:
- the close boarded wooden fence between the front and rear pitches, which divides the site into two separate pitches;
 - the separate access into the rear pitch off the access track that runs between One Acre Stables and Two Acre Stables;
 - the separate gates to the two pitches; and
 - the wooden shed and partially completed wash room to the rear pitch.
- 7.30 The supporting statement outlines that the proposed changes provide additional security and safety for vulnerable occupants.
- 7.31 The description of development on 16/02196/FUL was 'Change of use of land to Travellers site involving the siting of two static and two touring caravans (retrospective)'.
- 7.32 The description refers to a travellers site. The number of pitches was controlled through condition 8. Generally a pitch includes 1 static caravan and 1 mobile/touring caravan. It is clear from the number of caravans and the layout of the site that is reflected 2 pitches. Officers consider the proposed layout changes are minimal and would not have an adverse impact upon the character of the area or wider countryside. The proposed variation to condition 1 to substitute the block plan and the associated variation to condition 8 to allow for 2 pitches instead of 1 is considered to be acceptable in this case. The proposal is therefore acceptable in this regard to Policies LP10 and LP12 of the Local Plan.

Conclusion

- 7.33 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 7.34 The majority of the site lies within Flood Zone 3a.
- 7.35 Application 16/02196/FUL was granted for a 5 year temporary period only, on the basis that alternative sites may come forward at lower risk of flooding.
- 7.36 It was concluded on 16/02196/FUL that:

It is acknowledged that the site falls in an IDB (pumped) area, it is therefore a controlled area by means of a pumped system, and in the extreme event of a serious blockage or pumping station failure occurring to the arterial drainage system, protection will be afforded by the proposed raising of floor levels by 300mm above the existing ground levels. Furthermore, as the proposal seeks permission for raised structures, any flood water could flow freely, rather than being dispersed to other land thereby increasing flood risk elsewhere. In addition, the applicant has demonstrated that in such an event, flood resilience measures and evacuation plans would reduce the hazard from flooding and these approaches are supported by the Environment Agency and the Council's Emergency Planner.

There are no suitable alternative sites currently available to the Applicant who is clearly in need of accommodation in-keeping with their culture. It is possible that more suitable pitches, and certainly pitches with a lower flood risk, may become available in the District in the next 5 years through windfall sites. Due to the flood risk issues, it is considered that a permanent permission cannot be supported as there is no evidence to suggest that in the longer term, flood risk in the area will be reduced. Indeed it may be that in the longer term, flood risk may increase due to the effects of climate change. A comparison of the 2010 SFRA against the latest 2017 version indicates an increase of Flood Zone 3 area across Ramsey Heights over the last seven years.

- 7.37 The NPPG states:

Under section 72 of the Town and Country Planning Act 1990 the local planning authority may grant planning permission for a specified temporary period only.

Circumstances where a temporary permission may be appropriate include where a trial run is needed in order to assess the effect of the development on the area or where it is expected that the planning circumstances will change in a particular way at the end of that period.

A temporary planning permission may also be appropriate to enable the temporary use of vacant land or buildings prior to any longer-term proposals coming forward (a 'meanwhile use').

It will rarely be justifiable to grant a second temporary permission (except in cases where changing circumstances provide a clear rationale, such as temporary classrooms and other school facilities). Further permissions can normally be granted permanently or refused if there is clear justification for doing so. There is no presumption that a temporary grant of planning permission will then be granted permanently.

Paragraph: 014 Reference ID: 21a-014-20140306

Revision date: 06 03 2014

- 7.38 Since the granting of the temporary permission in 2017, the Council has undertaken updating the Gypsy and Traveller accommodation assessment (GTAA) to inform the Local Plan Review. Officers have had sight of a draft updated GTAA which demonstrates an unmet need within the District. The full extent of the need is still under review.
- 7.39 The Council is also currently carrying out the call for sites exercise as part of the Local Plan Review. The preferred options should be identified later this year. It is considered that there is a possibility of legitimate alternative sites at lower risk of flooding becoming available through that process.
- 7.40 The Inspector for the appeal on 18/00840/FUL at Legacy Park, Somersham (also within Flood Zone 3a) for 4 pitches on the 30th May 2024 deemed that a 5 year temporary planning permission was appropriate and the appeal was allowed on that basis. Members approved a further 7 pitches on the same site under 23/02358/FUL in July 2024 on the same basis.
- 7.41 Article 1 of the First Protocol (Human Rights Act) sets out that a person is entitled to the peaceful enjoyment of his possessions and that no one shall be deprived of his possessions except in the public interest. Article 8 of the Human Rights Act states that everyone has the right to respect for his private and family life and his home. Refusing would represent an interference with the home and family life of the proposed occupiers, such that both Articles would be engaged. There is also a positive obligation imposed by Article 8 to facilitate the gypsy way of life.
- 7.42 The occupants of the pitches are an ethnic minority, and thus have the protected characteristic of race under s149(7) of the Equality Act 2010. The proposal would meet the needs of those persons with a relevant protected characteristic, by reason of race, and so, as required by section 149(1) of the Equality Act 2010, the public sector equality duty is applicable.

- 7.43 It is noted that the NPPG clearly advises that it will rarely be justifiable to grant a second temporary permission (except in cases where changing circumstances provide a clear rationale). It is considered in this case, that a further five year temporary consent would allow for the Council to complete the Local Plan Review and for the possibility that legitimate alternative sites at lower risk of flooding may become available through that process. This clearly meets the exception to the granting of a further temporary consent.
- 7.44 The section 73 application sought the removal of Condition 2 (expiration date). For the reasons outlined above, it is recommended that condition 2 is not removed, but amended/varied to allow a further five year temporary permission.
- 7.45 The section 73 application also sought the removal of Condition 3 (scheme of improvement). It is agreed for the reasons outlined above that this condition should be removed, as it does not meet the 6 tests for condition as set out in the NPPF.
- 7.46 The section 73 application also sought variation to conditions 1 and 8 which is deemed to be acceptable for the reasons outlined above.
- 7.47 All other relevant conditions on 16/02196/FUL will be reapplied.

8. RECOMMENDATION - APPROVAL subject to the following conditions:

- Plans
- Temporary permission - 5 years
- Submission of an updated Flood evacuation plan
- Foul and surface water drainage
- G&T definition
- Flood resilience measures
- Pd rights removal for gates
- Restrict to 2 pitch: maximum 2 static caravans, 2 touring caravans
- No vehicle over 3.5 tonnes
- No commercial activities
- Provision of area for turning and parking to be retained during the lifetime of the development
- External lighting

- Mitigation from ground gases
- 1 additional caravan 28 days of the year

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 **Lewis Tomlinson Senior Development Management Officer** – lewis.tomlinson@huntingdonshire.gov.uk

From: developmentcontrol@huntingdonshire.gov.uk
Sent: 30 September 2022 09:56
To: DevelopmentControl
Subject: Comments for Planning Application 22/01915/S73

Categories: [REDACTED]

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 30/09/2022 9:56 AM from [REDACTED].

Application Summary

Address:	One Acre Stables Middle Drove Ramsey Heights Huntingdon PE26 2RG
Proposal:	Variation of conditions 1 and 8 and removal of conditions 2 and 3 of 16/02196/FUL.
Case Officer:	Thomas Gabriel

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	7A Church Green, Ramsey, Huntingdon PE26 1DW

Comments Details

Commenter Type:	Town or Parish Council
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Refused by 7 votes with abstention. Council were of the opinion that conditions were imposed for valid reasons and should be enforced. It also felt that with the number of sites increasing the character of the Heights development was changing.

Kind regards

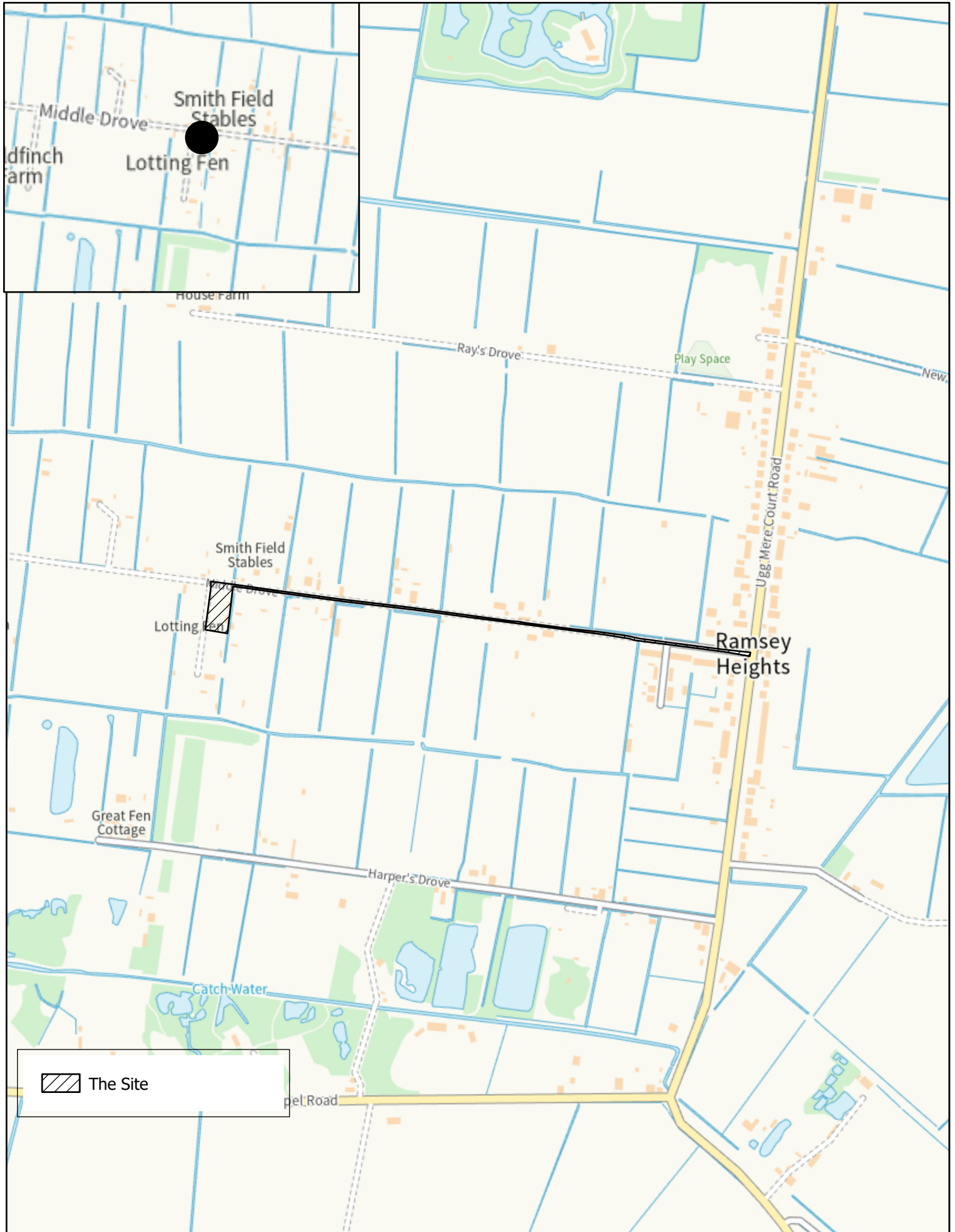
Development Management Committee

Application Ref: 22/01915/S73

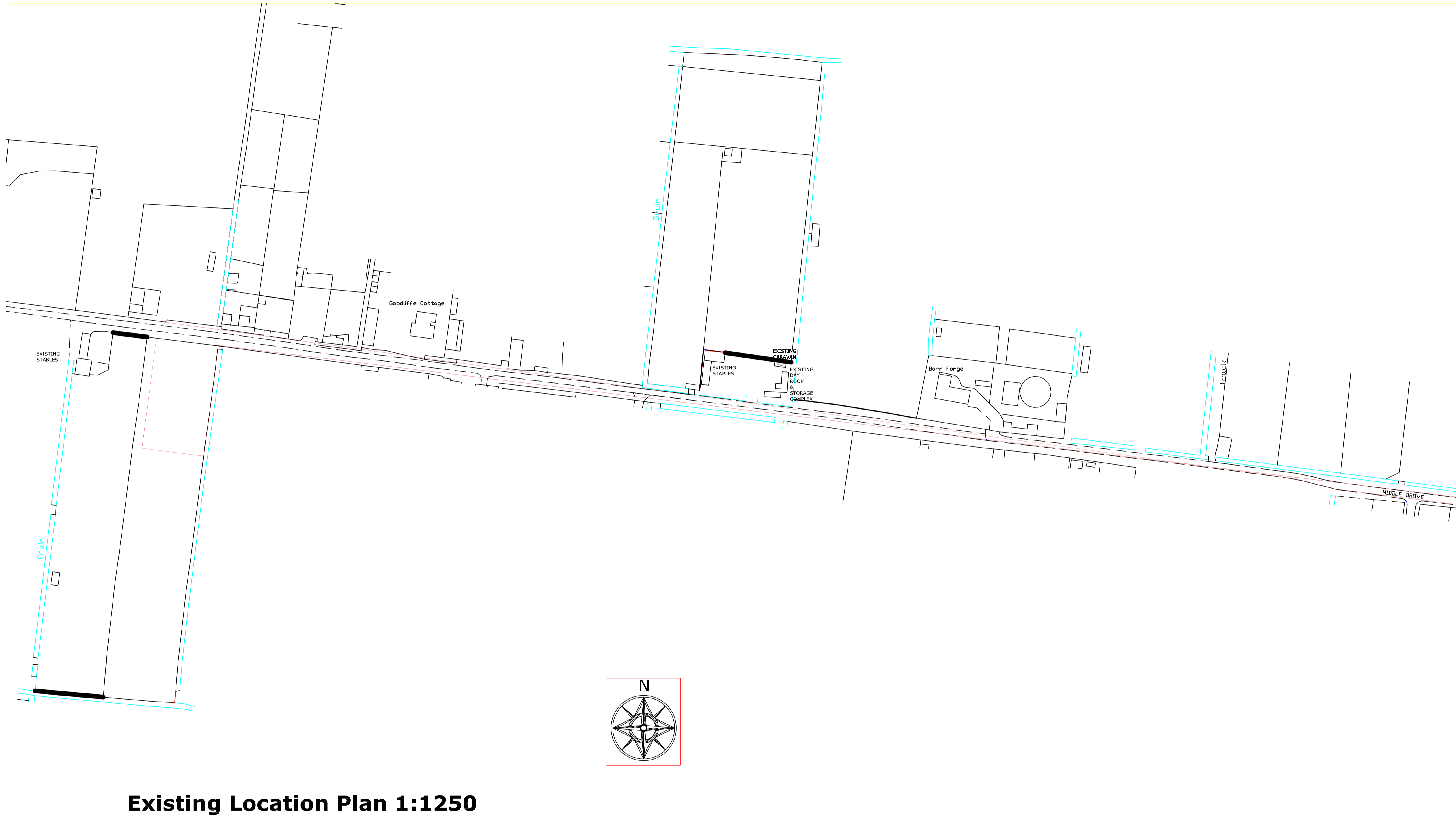


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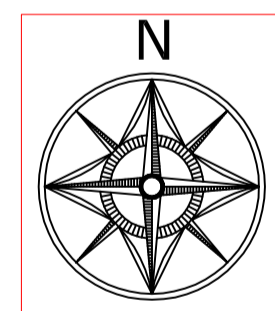
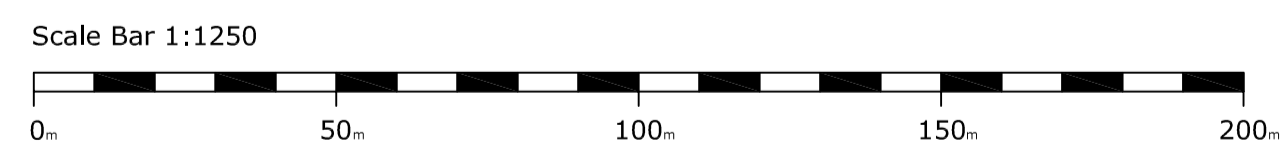
Date Created: 05/02/2025



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 The General Contractor is to check all dimensions on site and report discrepancies to the Designer.
 All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Designer, so that design amendments may be considered.



Existing Location Plan 1:1250



Rev No.	Detail	Date	Checked

**ARCHITECTURAL
&
SURVEYING SERVICES LTD**

Project
**1 ACRE STABLES
 MIDDLE DROVE
 CAMBS**

Drawing
**Existing Location Plan
 1:1250**

Scale	Date	Drawn
@A1	24/09/16	RH
Project No.	Drawing No.	Checked
PE1340	OS0001	RH

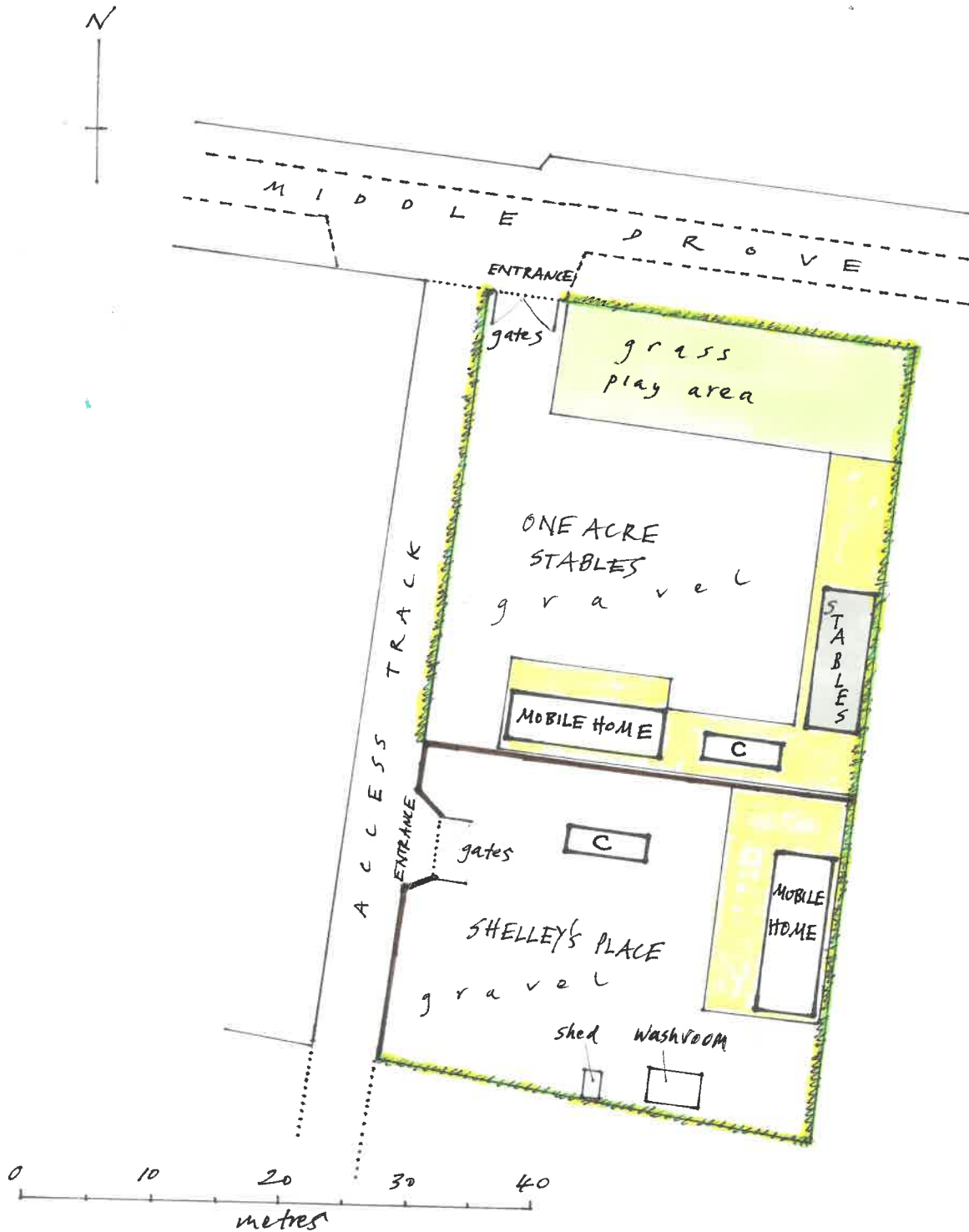
Revisions




**One Acre Stables: SH01 Block Plan,
01 September 2022**

Scale 1: 500 at A4

Drawn by C J Tyler

MICHAEL HARGREAVES PLANNING
5 HIGH STREET SWAFFHAM PRIOR
CAMBRIDGE CB25 0LD



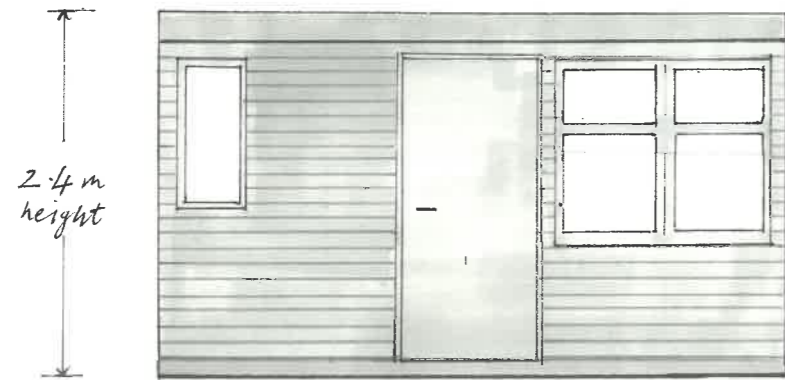
KEY	
	Touring Caravan
	Area of block paving
Boundary Treatments	
	Wooden close-boarded fencing : 1.85m high fence between One Acre Stables and Shelley's Place. 1.95m high fence along western boundary of Shelley's Place.
	Laurel hedge planting around perimeter of site, varying from 2-3m in height

One Acre Stables: SH02 Shed Plans and Elevations, 01 September 2022

Scale 1: 50 at A3

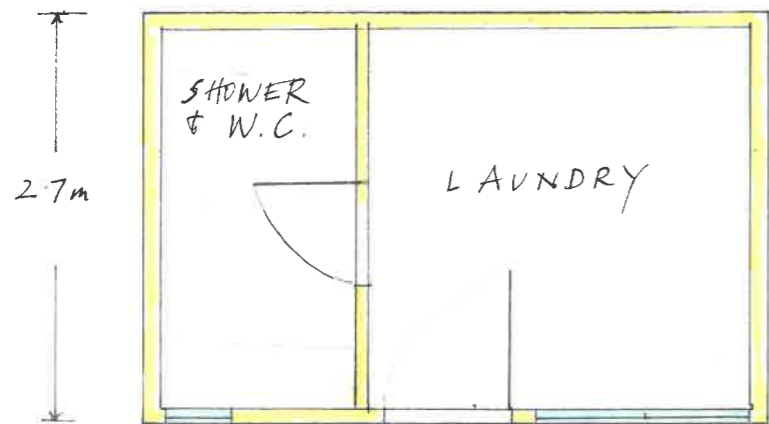
Drawn by C J Tyler

MICHAEL HARGREAVES PLANNING
5 HIGH STREET SWAFFHAM PRIOR
CAMBRIDGE CB25 0LD

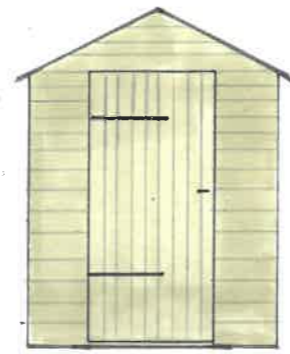


WASHROOM: FRONT ELEVATION

4.1m

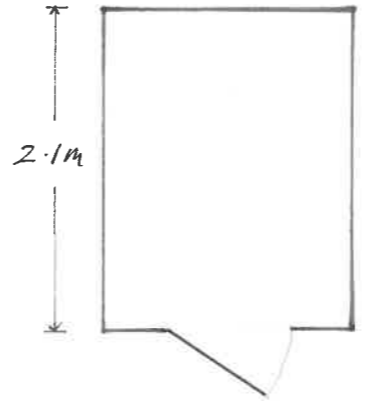


PLAN OF WASHROOM

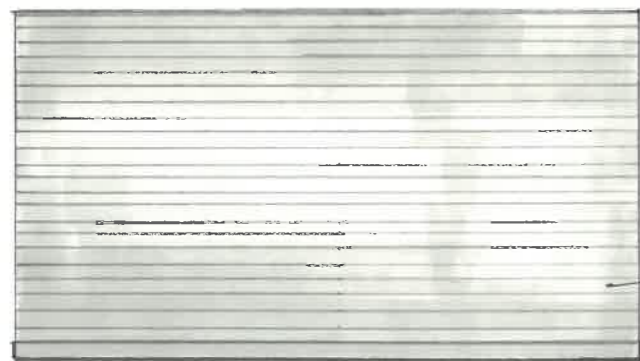
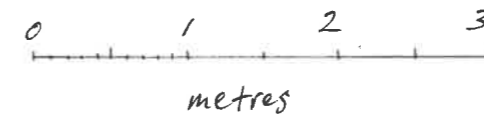


SHED: FRONT ELEVATION

1.6m



PLAN OF SHED



REAR ELEVATION

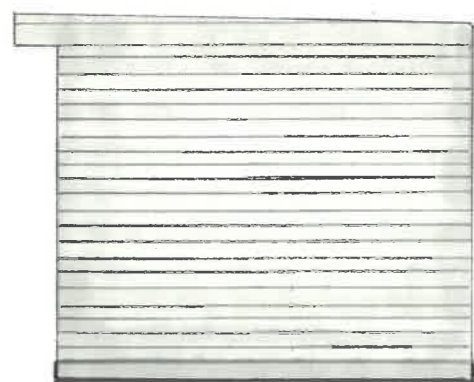
EXTERIOR FINISHES

Timber cladding
Grey P.V.C. cladding

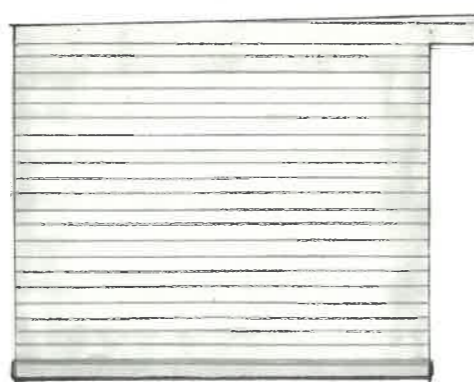


REAR ELEVATION

2.4m height



SIDE ELEVATION



SIDE ELEVATION



SIDE ELEVATION



SIDE ELEVATION