

# DEVELOPMENT MANAGEMENT COMMITTEE 17<sup>th</sup> March 2025

**Case No:** 23/02319/S73

**Proposal:** Removal of conditions 3 (Holiday accommodation only in C and H) and 4 (Register) of 18/00719/FUL

**Location:** Pringle Farm Pringle Way Little Stukeley

**Applicant:** Mr S Kidney

**Grid Ref:** 520858 275911

**Date of Registration:** 20.11.2023

**Parish:** The Stukeleys

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## RECOMMENDATION - APPROVE

This application is referred to the Development Management Committee (DMC), in accordance with the current Scheme of Delegation because the Officer recommendation of approval conflicts with The Stukeley Parish Council's recommendation of refusal.

### 1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 This application relates to land at Pringle Farm, Pringle Way Little Stukeley. Full planning permission was granted in August 2018 under planning reference 18/00719/FUL for "Alterations and refurbishment of listed building. Refurbishment, partial demolition and conversion of curtilage listed stable (Barn C) to holiday lets (C3 use). Demolition of modern timber stables (Barns A and D) and replacement with holiday lets Barn H (C3 use), demolition of open Barn F and erection of enclosures".
- 1.2 Planning permission 18/00719/FUL was issued as a delegated decision because the Officer recommendation aligned with Stukeley Parish Council's recommendation of approval. The development has since been built out.
- 1.3 Since the approval of this permission The Stukeley's Neighbourhood Plan was 'made' in July 2023 which contained the village boundary that included the application site. This has changed the position of the site from being outside the built-up area at the time of the original planning application to now within the built-up area. This has changed the policy position of restricting housing within the open countryside to allowing limited new housing within the development boundary of the village.

- 1.4 This current application is for the Removal of conditions 3 (Holiday accommodation only in Barns C and H) and 4 (Register) of 18/00719/FUL.
- 1.5 Condition 3 (Holiday accommodation only in C and H) states: 'The Class C3 holiday accommodation hereby permitted (in 'barns' C and H as shown on drawing LS.PF.P21 rev A received on 22.6.18) shall be used solely for holiday accommodation and shall not be used as the sole or main residence of the occupiers. To ensure that the approved holiday/tourist accommodation is not used for unauthorised residential occupation. For the avoidance of doubt and because the holiday accommodation is located in an area designated as countryside where the Local Planning Authority would not normally permit permanent residential accommodation in accordance with Policies H23 and En17 of the Huntingdonshire Local Plan 1995.
- 1.6 Condition 4 (Register) states: 'The owners and/or operators of the application site shall maintain at all times an up-to-date register of the names of all occupiers of the holiday accommodation in 'barns' C and H on the site, and of their main home addresses, and shall make this information available for inspection at all reasonable times by the Local Planning Authority.' To ensure that the approved holiday/tourist accommodation is not used for unauthorised residential occupation and to enable the Local Planning Authority to verify its use as holiday accommodation.
- 1.7 The site is located within the Little Stukeley Conservation Area, and adjacent to the Listed Building farmhouse. It is surrounded by farmland to the south and west, with residential properties to the east and RAF Alconbury to the north.

## **2. NATIONAL GUIDANCE**

- 2.1 The National Planning Policy Framework 2024 (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 safe places;
  - conserving and enhancing the natural, built and historic environment

- 2.3 Planning Practice Guidance (PPG) 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
- LP5: Flood Risk
- LP6: Waste Water Management
- LP9: Small Settlements
- LP10: The Countryside
- LP11: Design Context
- LP12: Design Implementation
- LP14: Amenity
- LP15: Surface Water
- LP16: Sustainable Travel
- LP17: Parking Provision and Vehicle Movement
- LP19: Rural Economy
- LO23: Tourism and Recreation
- LP30: Biodiversity and Geodiversity
- LP31: Trees, Woodland, Hedges and Hedgerows
- LP33: Rural Buildings
- LP34: Heritage Assets and their Settings
- LP37: Ground Contamination and Groundwater Pollution

#### 3.2 The Stukeleys Neighbourhood Plan 2022-2036 (Made July 2023)

- Policy 1 – Definition of Built Up Area (Settlement Boundary)

#### 3.3 Supplementary Planning Documents

- Huntingdonshire Design Guide (2017)
- Developer Contributions SPD (2011)
- Huntingdonshire Townscape and Landscape Assessment SPD (2022)
- Cambridgeshire Flood and Water SPD 2017
- Huntingdonshire Strategic Flood Risk Assessment (2024)
- Annual Monitoring Review regarding housing land supply (2024)
- ECAP CCC Waste Management Design Guide (CCC SPD) 2012

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

### **4. PLANNING HISTORY**

- 4.1 18/00719/FUL - Alterations and refurbishment of listed building. Refurbishment, partial demolition and conversion of curtilage

listed stable (Barn C) to holiday lets (C3 use). Demolition of modern timber stables (Barns A and D) and replacement with holiday lets Barn H (C3 use), demolition of open Barn F and erection of enclosures - Permission granted 10.08.2018

- 4.2 18/00720/LBC - Alterations and refurbishment of listed building. Refurbishment, partial demolition and conversion of curtilage listed stable (Barn C) to holiday lets (C3 use) - Consent granted 10.08.2018
- 4.3 19/00823/FUL - Installation of low level air source heat pumps and associated timber protective louvred enclosures – Permission granted 29.08.2019
- 4.4 19/00824/LBC - Installation of low level air source heat pumps and associated timber protective louvred enclosures (Barn C Only) - Consent granted 29.08.2019
- 4.5 19/02417/FUL - Dismantle and store Barn B – Finally disposed of 18.05.2022
- 4.6 19/02502/FUL - Installation of new access gates - Permission granted 07.01.2021
- 4.7 19/80051/COND - Conditional Information for 18/00719/FUL: C5 (Ecological), C8 (Hard and Soft Landscape Works), C9 (External Materials) and C10 (Levels) – Condition discharged 20.08.2019
- 4.8 19/80376/COND - Application for approval of details reserved by condition 6 (watch building ancillary repairs) attached to planning permission reference 18/00719/FUL – Condition discharged 08.06.2021
- 4.9 22/01053/AGDET - Agricultural barn – Planning Permission not required 15.06.2022
- 4.10 22/01614/FUL - Proposed single storey visitor reception, office and materials store - Permission granted 21.03.2023
- 4.11 23/80219/COND - Confirmation that conditions 3, 5 and 6 have been complied with in relation to Planning Permission ref 18/00720/LBC - Condition discharged 11.07.2023
- 4.12 23/80359/COND - Discharge of Condition 3 (Joinery) of 18/00720/LBC - Condition not discharged 24.11.2023
- 4.13 23/80471/COND - Discharge of Condition 3 (Joinery) of 18/00720/LBC – Condition not discharged 07.06.2024

## **5. CONSULTATIONS**

Copies of full comments are available on the public access system to view.

- 5.1 **The Stukeleys Parish Council – recommend Refusal.** Stukeley Parish Council have been consulted twice. First response recommend refusal on grounds of vehicular access referring to a previous application (23/00284/FUL) that was subsequently withdrawn. Their objection concerns the single track access road – points are summarised below.:
- The access from the development fronts Pringle Way, a narrow single-track road that varies in width from 3.2m – 6m from the site frontage out to the main road junction Church Way/Ermine Street.
  - The applicant will need to identify areas that can be widened within the highway area as part of this proposal that will allow for two-way vehicle flow. Ideally there should be suitable two way passing for vehicles every 80m, or at a change in direction.
  - The applicant will need to obtain an accurate highway boundary plan from CCC Searches, ensuring that they attend site.
- 5.2 Officer comment – this issue has been subsequently resolved with CCC Highways and the Searches Team. Due to the length of time involved with the application and the final response from Highways, the Parish Council were consulted for a second time. A second recommendation of refusal was received with the following comments:
- Stukeley Parish Council strongly object to this planning application. Removing this condition will increase traffic on an already busy road.
  - Additionally, residents already struggle to find school placements in nearby villages for their children, and this would exacerbate the issue.
- 5.3 **CCC Highways Departments: No objections** – It was noted that following the work site investigation between the applicant's consultant and the Highways Searches Team, a revised drawing has been produced which results in an acceptable proposal. This improves the width at the location of the bend which will enable vehicles to pass at that location. Given the possible increase in vehicle movements associated with the removal of the condition will likely attract, it is considered that proposal is acceptable. A condition is required to secure the works prior to first occupancy or within the first 6 months of occupancy.
- 5.4 **HDC Environmental Health Team: No objections** – A condition is recommended to ensure that there is no residual contamination from previous use (such as agrochemicals, fertilizers, pesticides, herbicides, fuels, lubricants, buried animal carcasses, areas of waste incineration, asbestos containing materials, etc) that may impact on the future occupiers of the development. This may only

require a desk-based study to determine the previous uses of the building. It is noted that this condition would not be required for the temporary nature of holiday lets.

## **6. REPRESENTATIONS**

- 6.1 Two objections have been received from local residents, with the comments summarised below:
- The proposal is against what was agreed with the residents.
  - The units have only one access door into each property, presenting a potential fire risk.
  - The main farmhouse is listed and has been empty for a long time. Should the proposal be accepted, the house would be difficult to sell and will therefore fall into disrepair.
  - The application is development by stealth. The current provision of holiday accommodation means that the units are let spasmodic.
  - The access to the properties is along a narrow lane with a blind bend which is difficult to negotiate even with current traffic levels. If the properties are let on a permanent basis the traffic will increase daily. The lane was not designed to accommodate such traffic.

## **7. ASSESSMENT**

- 7.1 Section 73 of the Town and Country Planning Act 1990 relates to applications for planning permission for the development of land without complying with conditions subject to which a previous planning permission was granted.
- 7.2 Part 2 of Section 73 states that on such an application, the local planning authority shall consider only the question of the conditions subject to which planning permission should be granted, and —
- (a) if they decide that planning permission should be granted subject to conditions differing from those subject to which the previous permission was granted, or that it should be granted unconditionally, they shall grant planning permission accordingly, and
- (b) if they decide that planning permission should be granted subject to the same conditions as those subject to which the previous permission was granted, they shall refuse the application.
- 7.3 The PPG advises that "Where an application under section 73 is granted, the effect is the issue of a new planning permission, sitting alongside the original permission, which remains intact and unamended. A decision notice describing the new permission

should be issued, setting out all of the conditions related to it. To assist with clarity decision notices for the grant of planning permission under section 73 should also repeat the relevant conditions from the original planning permission unless they have already been discharged".

- 7.4 The main issues to consider in the determination of this application is whether the amended scheme is acceptable in terms of:
- Principle of development
  - Highway Safety, Parking Provision and Access
  - Residential amenity

## **The Principle of development**

### Housing Land Supply

- 7.5 NPPF paragraph 78 requires the Council to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against our housing requirement. A substantially revised methodology for calculating local housing need and the reimposition of this as a mandatory approach for establishing housing requirements was introduced on 12th December 2024 in the revised NPPF and associated NPPG (the standard method).
- 7.6 As Huntingdonshire's Local Plan to 2036 is now over 5 years old it is necessary to demonstrate a five year housing land supply (5YHLS) based on the housing requirement set using the standard method. NPPF paragraph 78 also requires provision of a buffer to ensure choice and competition in the market for land. As Huntingdonshire has successfully exceeded the requirements of the Housing Delivery Test a 5% buffer is required here. The 5 year housing land requirement including a 5% buffer is 5,501 homes. The current 5YHLS is 4,430 homes equivalent to 4.03 years' supply.
- 7.7 As a result of this, the presumption in favour of sustainable development is applied for decision-taking in accordance with paragraph 11 (d) and footnote 8 of the NPPF in relation to applications involving the provision of housing. This is generally referred to as 'the tilted balance'. While no 5YHLS can be demonstrated the Local Plan policies concerned with the supply and location of housing as set out in the Development Strategy chapter (policies LP2, LP7, LP8, LP9 and LP10) of Huntingdonshire's Local Plan to 2036 are considered to be out-of-date and can no longer be afforded full weight in the determination of planning applications.

### Location and suitability of the site

- 7.8 The application seeks removal of conditions 3 and 4 which restricts the use of the units in Barn C and H to holiday lets, therefore resulting in the creation of 8 permanent residential dwellings.
- 7.9 Policy LP2 of the Huntingdonshire Local Plan to 2036 (the Local Plan) sets out the overarching development strategy for Huntingdonshire through the plan period. The main objectives are:
- Concentrate development in locations which provide, or have the potential to provide, the most comprehensive range of services and facilities;
  - Direct substantial new development to two strategic expansion locations of sufficient scale to form successful, functioning new communities;
  - Provide opportunities for communities to achieve local development aspirations for housing, employment, commercial or community related schemes;
  - Support a thriving rural economy;
  - Protect the character of existing settlements and recognise the intrinsic character and beauty of the surrounding countryside;
  - Conserve and enhance the historic environment; and
  - Provide complementary green infrastructure enhancement and provision to balance recreational and biodiversity needs and to support climate change adaptation.
- 7.10 Policy LP2 directs approximately a quarter of the objectively assessed need for housing (together with a limited amount of employment growth) to sites dispersed across the Key Service Centres and Small Settlements in order to support the vitality of these communities and provide flexibility and diversity in the housing supply. In addition, rural exception, small and windfall sites will be permitted on sites which are in conformity with other policies of the plan, thereby providing further flexibility in the housing supply.
- 7.11 Policy LP2 is within the Development Strategy chapter of Huntingdonshire's Local Plan to 2036 and is therefore considered to be out-of-date and can no longer be afforded full weight in the determination of planning applications for residential development. Notwithstanding this, weight should still be given to Policy LP2 given that it directs development in locations which provide, or have the potential to provide, the most comprehensive range of services and facilities which is consistent with the NPPF.



- 7.12 In this case, the principle of the development of holiday lets was established under planning permission 18/00719/FUL. Since that permission was granted The Stukeley's Neighbourhood Plan has been 'made' which included a plan of the village boundary. Whilst previously the application site was considered to be outside of the built-up area and therefore a proposal for residential dwellings would not be supported, it is now located within the village boundary, which would allow for permanent residential development proposals to be considered.
- 7.13 Local Plan Policy LP9 (Small Settlements) states:  
Development Proposals within the Built-up Area  
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.
- 7.14 It is noted that the accommodation has already been provided and that this application is for the removal of the holiday let conditions, allowing the dwellings to be used as full-time residential accommodation. No other changes have been proposed as part of this application.
- 7.15 The scheme would result in the provision of 8 permanent residential dwellings, to replace the existing 8 holiday let units previously approved. These would be located 2 units in the former Barn C (1x 2 bed and 1 x 3 bed), and 6 units in the 2 blocks of Barn H (4 x 1 bed, and 2 x 2 bed). These are in addition to the Pringle Farm dwelling on the site frontage.
- 7.16 As outlined above, Little Stukeley is a small settlement. Smaller settlements are, by their nature, considered less sustainable than those locations identified higher up the settlement hierarchy under Policy LP2.
- 7.17 NPPF Para 84 states: Planning decisions should avoid the development of isolated homes in the countryside.
- 7.18 NPPF Para 110 states: The planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and

this should be taken into account in both plan-making and decision-making.

- 7.19 Little Stukeley is in the parish of The Stukeley's, approximately 3 miles north-west of Huntingdon and one mile from Alconbury Weald development. Regular bus services run between Alconbury Weston, Alconbury, Alconbury Weald, Little Stukeley, Great Stukeley and Huntingdon. Within Little Stukeley there is a pub, church, garage and nursery. A full range of services is offered in Huntingdon, with primary schools located in Stukeley Meadows (under 3 miles away) and new school provision and other service provision within Alconbury Weald.
- 7.20 The new development at Alconbury Weald provides a close relationship with Little Stukeley. It is noted that a number of services are provided within the development and that due to its close proximity are also accessible to Little Stukeley. These include a regular bus service as noted above, cycle paths along Ermine Street, providing access to Little Stukeley, supermarket, gym, library, nursery, primary school, secondary school to be built out, SEN school and a new pub. Therefore, whilst it is acknowledged that there are limited services within Little Stukeley, wider provision is accessible a mile away within Alconbury Weald, resulting in a more sustainable location.
- 7.21 Whilst the relatively limited availability of services in Little Stukeley is noted, the proposed development would provide an additional 8 residential units within the built-up area of Little Stukeley through change of use and conversion of existing buildings. It is noted that adequate parking facilities are provided within the scheme and that the site is accessible to both Alconbury Weald and Huntingdon.
- 7.22 It is considered that the development would have limited access to services and facilities within Little Stukeley. However, the development would have means to access other smaller settlements with facilities such as well as larger settlements such as the Market Town of Huntingdon through sustainable modes of transport. In the near future, the development will also be able to benefit from the new large development of Alconbury Weald which will have an array of services and facilities. The development would therefore not result in the development of isolated homes in the countryside, nor would the future occupiers have an over-reliance on the private motor vehicle.
- 7.23 It is determined therefore that the site is considered to be sustainable for the amount of development proposed.

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

- 7.24 Policy LP17 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.

- 7.25 Cambridgeshire County Council Highways Department has been consulted twice on this scheme. Their initial comments noted that the change of use from holiday let to standard residential use would increase the probable vehicle movements associated with the site by 15 vehicle movements per day, which equates to approximately 3.5 dwellings. Therefore, the removal of the conditions would equate to an intensification in use of the site with regards to vehicle movements.
- 7.26 The access from the development fronts Pringle Way, a narrow single-track road that varies in width from 3.2m – 6m from the site frontage out to the main road junction Church Way/Ermine Street. The Highways team therefore requested that the applicant submit (by way of mitigation for the intensification) a plan to identify areas that could be widened within the highway boundary as part of this proposal, that would allow for two-way vehicle passing. Ideally their requirements are that there should be suitable two way passing for vehicles every 80m, or at a change in direction noting the bend to the south of the site.
- 7.27 The Highways Officer advised the applicant to consult with the CCC Searches Team to reach a solution.
- 7.28 A second consultation with the Highways Team confirmed that a solution had been reached, resulting in the improved width of the access road at the location of the bend which would enable vehicles to pass. The Local Highway Authority confirmed that they found these amendments to be acceptable, subject to the imposition of a planning condition to secure the completion of the proposed highway works within six months of the first occupancy of the scheme, if Members are minded to approve the application.
- 7.29 Therefore, given the proposed access road widening works to provide passing bays, and the scale and nature of the proposal, it is considered that the proposal would not have any unacceptable highway safety impacts in terms of additional traffic movements, or on site car parking provision. The proposal, therefore, accords with LP17 of Huntingdonshire's Local Plan to 2036 (2019) in this regard.

### **Residential amenity**

- 7.30 The scheme provides 8 permanent residential dwellings within two barns. The scheme would result in the following permanent residential accommodation:
- 4 x 1 bed houses
  - 3 x 2 bed houses
  - 1 x 3 bed house

- 7.31 The properties are below the Nationally Described Space Standards. However, HDC does not have a policy requiring accordance with the National Space Standards and therefore these are used as an informative. In addition, the original scheme was for the conversion of one barn (C) and the construction of a new barn (H). The barns are within the setting of a listed building and therefore the built form was constrained by the heritage assets within the site.
- 7.32 The dwellings are all single storey with fenestration details at ground floor level. Mature hedging forms the boundary treatment. Therefore, it is considered that there will be no significant detrimental impact upon the residential amenity of neighbouring properties to warrant a refusal of the application.
- 7.33 It is noted that the private amenity space for the dwellings is limited with small areas to the rear of the units within Barn H and a communal area to the front of Barn C. Whilst this is lower than would usually be accepted for a new residential development, there is no set standard within the Huntingdonshire Design Guide SPD 2017 and therefore in this instance the level of provision is considered acceptable.

#### Other Matters

- 7.34 A revised site plan has been received which increases the level of parking provision within the site to 15 places. The level of parking is considered commensurate to the number and size of units. Bicycle and bin storage is provided within Barn E.
- 7.35 The Parish Council were reconsulted following the resolution of the highways issues and confirmed their objection to the application, due to the expected increased level of traffic and the lack of school placements in local schools. The objection is noted. With regard to the increased level of traffic, Cambridgeshire County Council Highways Department has commented on the proposal and is satisfied that the amended plan removes their previous objection and results in an acceptable proposal.
- 7.36 It is noted that the scheme will provide 4 family sized units. Local primary schools are provided in local areas less than 3 miles from the site, with more schools planned within the Alconbury Weald development. It is therefore considered that there is sufficient provision available for the additional four family dwellings.

#### **Conclusion and Planning Balance**

- 7.37 Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

7.38 A revised NPPF was published in December 2024, introducing a substantially revised methodology for calculating local housing need and the reimposition of this as a mandatory approach for establishing housing requirements. This has resulted in the Council being unable to demonstrate a five year housing land supply (5YHLS). While no 5YHLS can be demonstrated the Local Plan policies concerned with the supply and location of housing as set out in the Development Strategy chapter (policies LP2, LP7, LP8, LP9 and LP10) of Huntingdonshire's Local Plan to 2036 are considered to be out-of-date and can no longer be afforded full weight in the determination of planning applications.

7.39 As a result of this, the presumption in favour of sustainable development is applied for decision-taking in accordance with paragraph 11 (d) and footnote 8 of the NPPF in relation to applications involving the provision of housing. This is generally referred to as 'the tilted balance'.

7.40 NPPF para 11 states:

*'Plans and decisions should apply a presumption in favour of sustainable development.'*

*For decision-taking this means:*

*d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*

*i. the application of policies in this Framework that protect areas or assets of particular importance (7\*) provides a strong reason for refusing the development proposed; or*

*ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.*

*7\* Foot note 7 states: The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 194) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75); and areas at risk of flooding or coastal change.'*

- 7.41 As outlined in the report, in light of my considerations, there are no strong reasons for refusal in relation to any habitats sites (and those sites listed in paragraph 194) and/or designated as Sites of Special Scientific Interest, Local Green Space, irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75) and areas at risk of flooding. Therefore, there is no reason to not move forward to test d (ii) as per above and thus the 'tilted balance' is engaged.
- 7.42 As stated above, a tilted balance approach should be applied in the assessment of the proposed development, and a balancing exercise should be carried out to determine the potential any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 7.43 This application relates solely to the change of use of the scheme, from holiday lets to permanent residential accommodation, removing conditions 3 and 4. There are no proposed changes to the appearance of the properties.
- 7.44 It has been established that the proposed development would have access to services and facilities, and that it would not result in an over-reliance on the private motor vehicle. As such, the proposed development would comply with Framework Paragraph 109.
- 7.45 It is noted that the initial Parish Council and CCC Highways concerns have been addressed, and that Cambridgeshire County Council Highways Department now has no objection to the proposal.
- 7.46 It is acknowledged that there is some conflict regarding internal space standards and external amenity areas. However, HDC does not have a policy requirement that space standards should accord with nationally described space standards, and it is noted that due to the nature of the scheme and the conversion of the original barn and the setting of the listed building, this restricted the size and form of the original development. With regard to amenity space, it is noted that there are areas of communal amenity space within the scheme and further recreational space within the village.
- 7.47 The proposal will result in the delivery of 8 homes towards the housing supply. Substantial weight is afforded to this.
- 7.48 In terms of the economic dimension of sustainable development, the proposal would contribute towards economic growth in the longer term through the additional population assisting the local economy through spending on local services/facilities.

- 7.49 It is concluded that the identified harm would not significantly and demonstrably outweigh the benefits when considering all the positives and negatives of the proposal into account.
- 7.50 Having regard to all relevant material considerations, it is recommended that approval be granted.
- 7.51 All conditions imposed under parent permission 18/00719/FUL permission are recommended to be repeated, where relevant and amended to compliance conditions where the conditions have been discharged, as per advice in the PPG.
- 7.52 Two additional conditions are recommended to be imposed if Members are minded to grant permission, as noted above, to secure the proposed works to the highways within six months of the first occupancy, and to ensure there is no residual contamination on site from previous stable use.

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

- Time limit
- Approved plans
- On-site parking and turning area
- Ecological Enhancements
- Use of Barn B
- Parking Areas
- Off-site Highway Improvements
- Residual Contamination investigation

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 **Olivia Manton, Development Management Officer** - [olivia.manton@huntingdonshire.gov.uk](mailto:olivia.manton@huntingdonshire.gov.uk)

**From:** [REDACTED]  
**To:** [DAdmin](mailto:DAdmin)  
**Subject:** Re: Planning Permission Consultation - Pringle Farm Pringle Way Little Stukeley (ref 23/02319/S73)  
**Date:** 27 December 2023 16:06:16

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Good afternoon

The PC refuse this application on the grounds of vehicular access referring to a previous planning application [23/00284](#)/FUL that was withdrawn following a highways report as below. *The access from the development fronts Pringle Way, a narrow single-track road that varies in width from 3.2m – 6m from the site frontage out to the main road junction Church Way/Ermine Street. The applicant will need to identify areas that can be widened within the highway area as part of this proposal that will allow for two-way vehicle flow. Ideally there should be suitable two way passing for vehicles every 80m, or at a change in direction. The applicant will need to obtain an accurate highway boundary plan from CCC Searches, ensuring that they attend site.*

Many Thanks

[REDACTED]  
Clerk of Stukeley PC  
[REDACTED]

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**From:** Dmadmin@huntingdonshire.gov.uk <Dmadmin@huntingdonshire.gov.uk>  
**Sent:** Tuesday, December 5, 2023 11:05 am  
**To:** [REDACTED]  
**Subject:** RE: Planning Permission Consultation - Pringle Farm Pringle Way Little Stukeley (ref 23/02319/S73)

Dear Parish Clerk,

Please find correspondence from Development Management at Huntingdonshire District Council attached to this email in relation to the following application for planning permission.

Proposal: Removal of conditions 3 (Holiday accommodation only in C and H) and 4 (Register) of 18/00719/FUL

Site Address: Pringle Farm Pringle Way Little Stukeley

Reference: 23/02319/S73

Opting out of email correspondence

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Development Management  
Huntingdonshire District Council

T: 01480 388388

E: [dadmin@huntingdonshire.gov.uk](mailto:dadmin@huntingdonshire.gov.uk)

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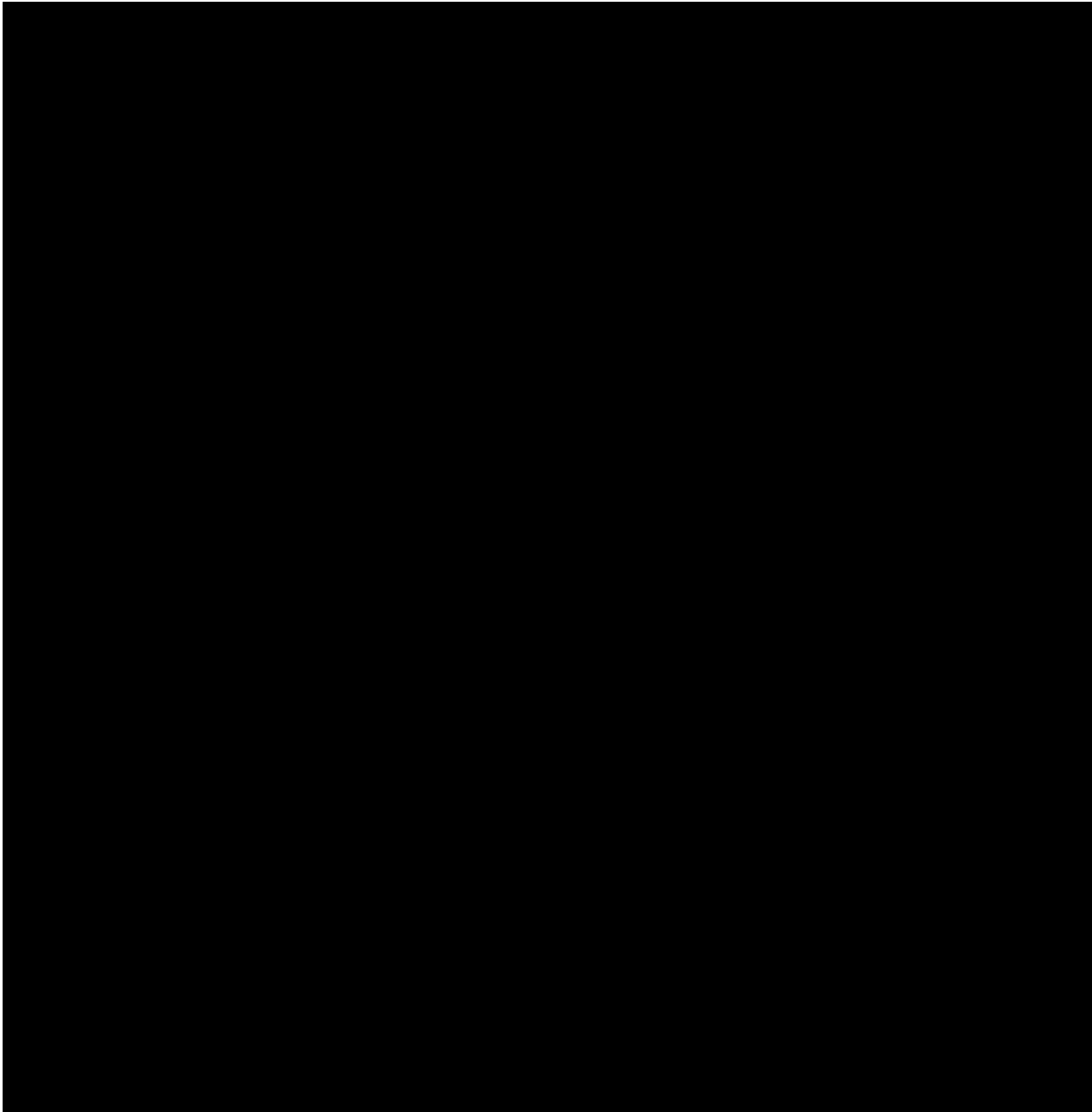
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[REDACTED]

**Subject:** FW: Planning Permission Consultation - Pringle Farm Pringle Way Little Stukeley (ref 23/02319/S73)  
**Date:** 04 February 2025 13:11:13  
**Attachments:** [image001.png](#)

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[REDACTED]

**Sent:** 04 February 2025 11:55

[REDACTED]

**Subject:** RE: Planning Permission Consultation - Pringle Farm Pringle Way Little Stukeley (ref 23/02319/S73)

[REDACTED], please see below Stukeley's PC formal response for the website.

Stukeley Parish Council strongly object to this planning application. Removing this condition will increase traffic on an already busy road. Additionally, residents already struggle to find school

placements in nearby villages for their children, and this would exacerbate the issue.

Many Thanks

Kind Regards

[REDACTED]

Clerk of Stukeley PC

[REDACTED]

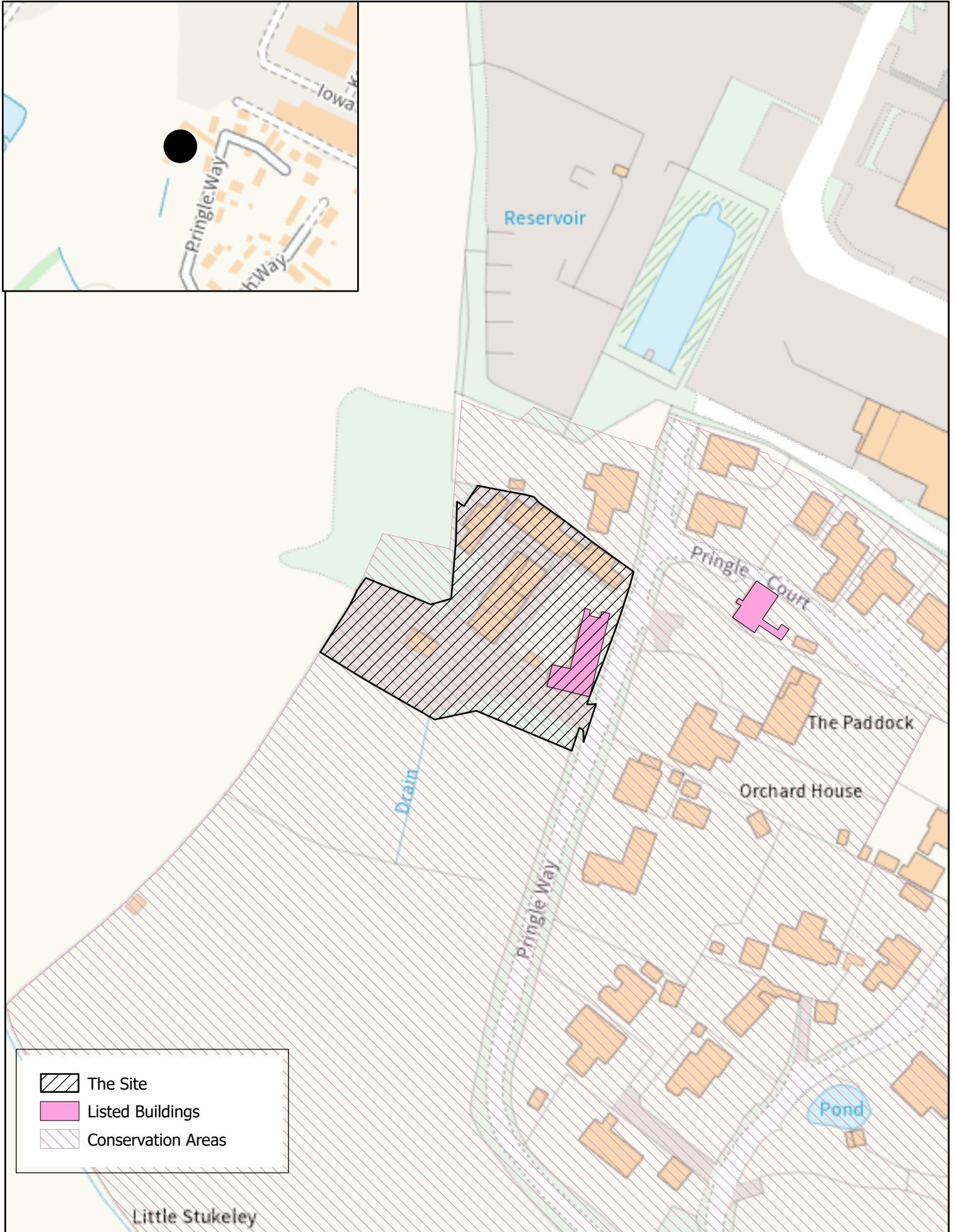
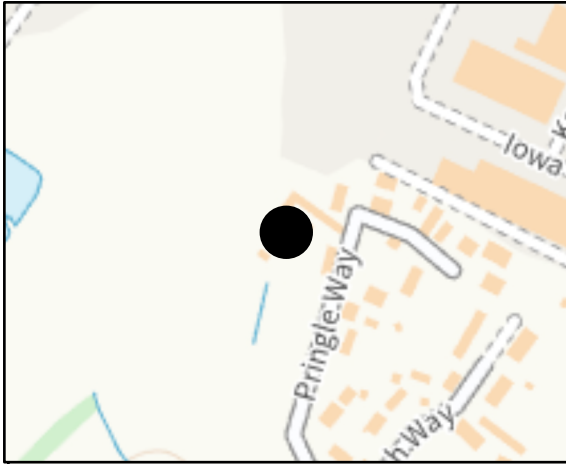
# Development Management Committee

## Application Ref: 23/02319/S73



Scale = 1:1,250

Date Created: 05/03/2025



	The Site
	Listed Buildings
	Conservation Areas



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Original survey by  
Kempston Surveys  
Ltd

24.02.25 B Parking, bin and bike storage  
adjusted for application  
23.02.23 19.573

15.06.18 A Amended in line with email  
comments dated  
13.06.18

date	rev.	revision/author/checker

purpose of issue  
**PLANNING**

project  
Pringle Farm, 31 Pringle Way, Little  
Stukeley, Huntingdon. PE28 4BH

drawing  
Proposed location and block  
plans

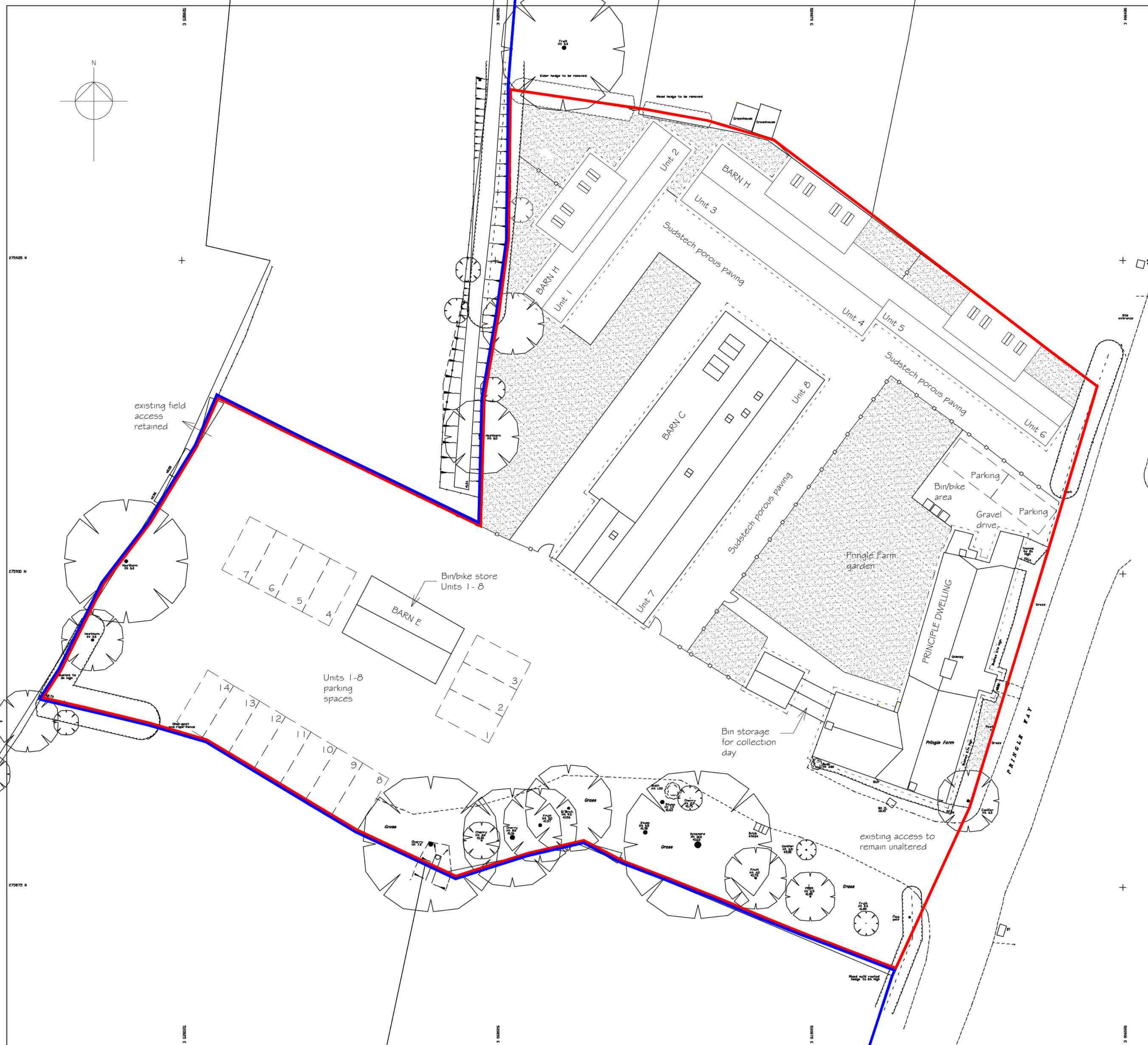
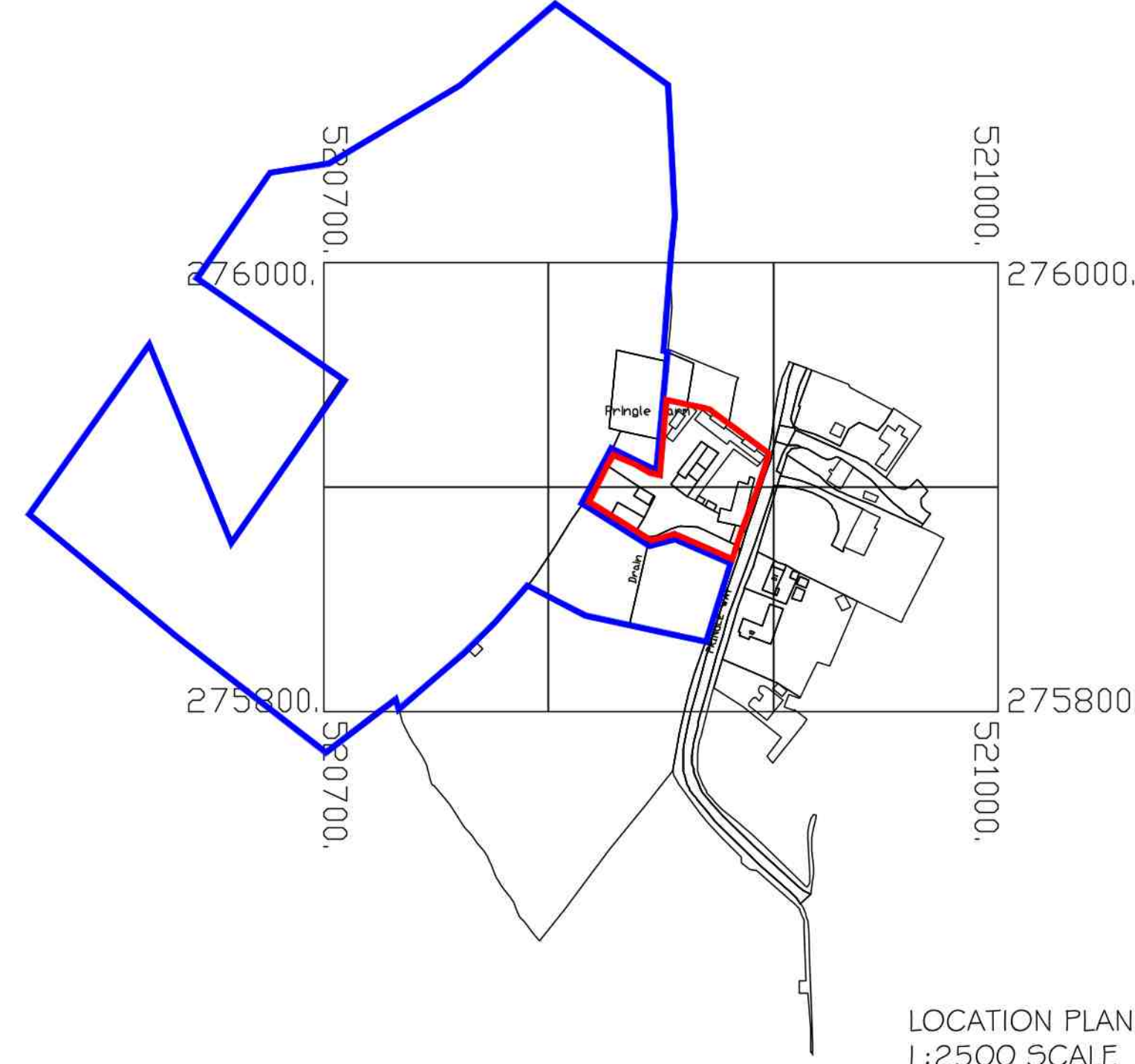
drawing no.  
**LS.PF.P21** B

drawn checked

scale 1/200 and 1/2500 @ A1 date February 2025




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**ARTIFEX  
CONSERVATION**



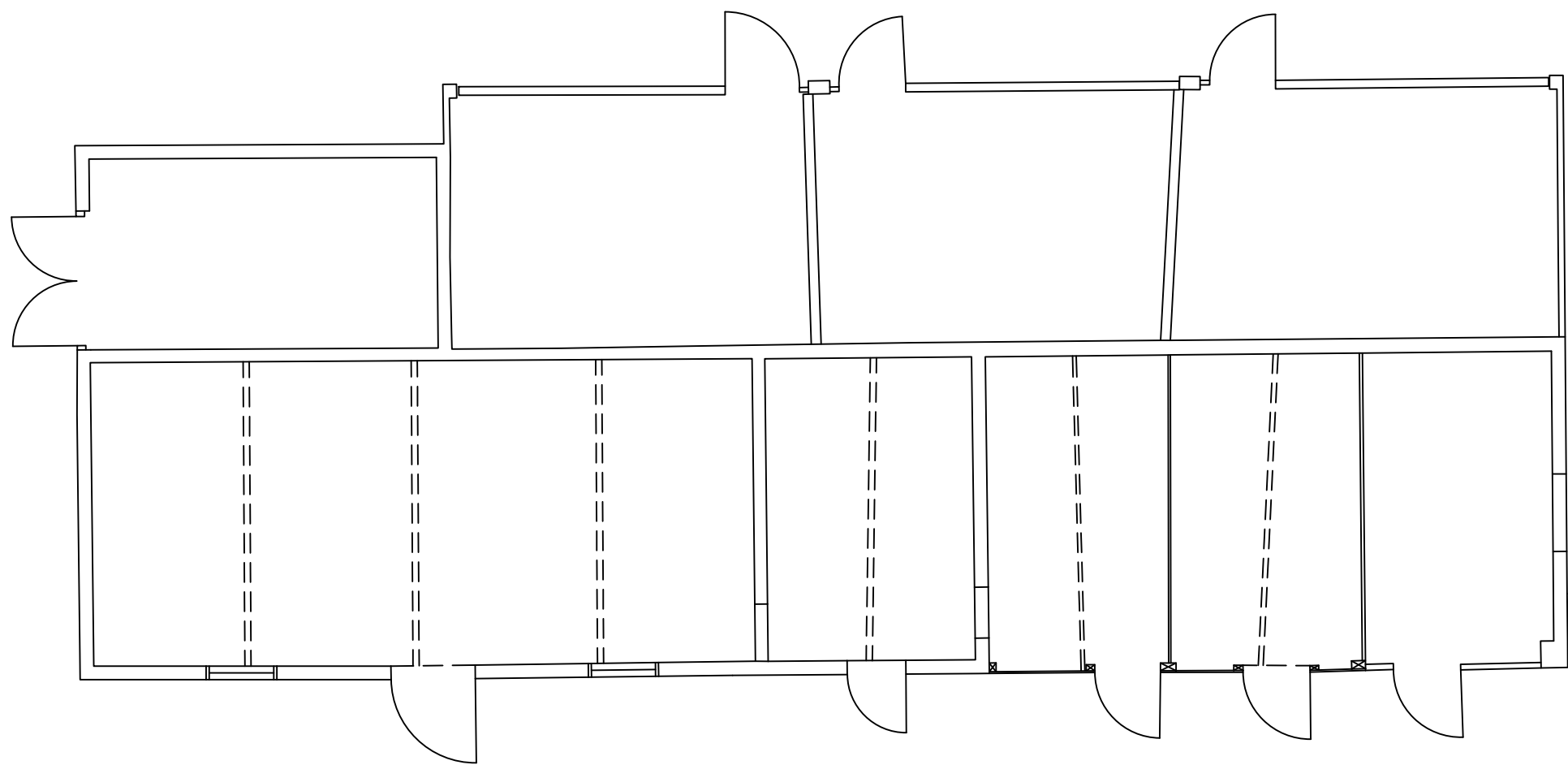
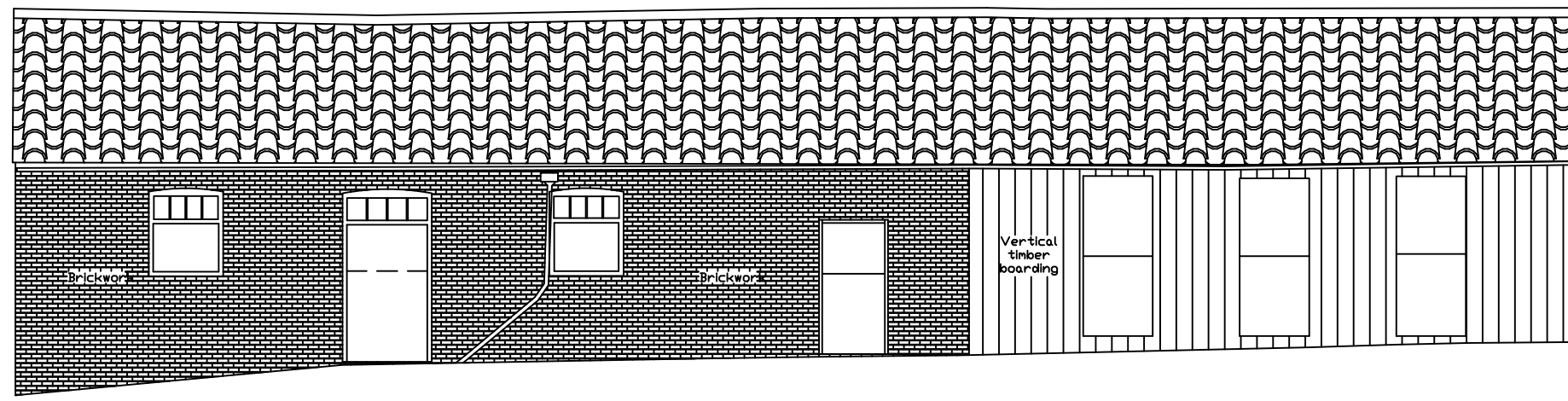
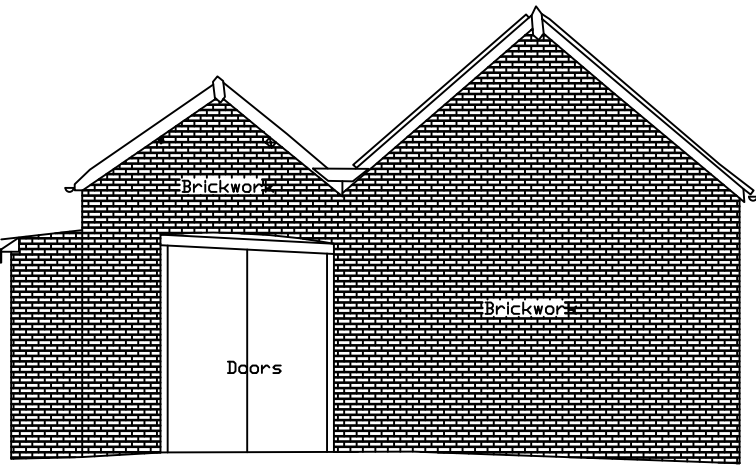
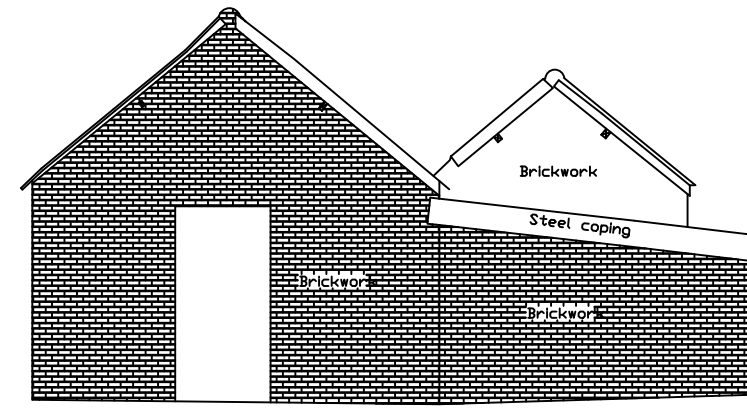
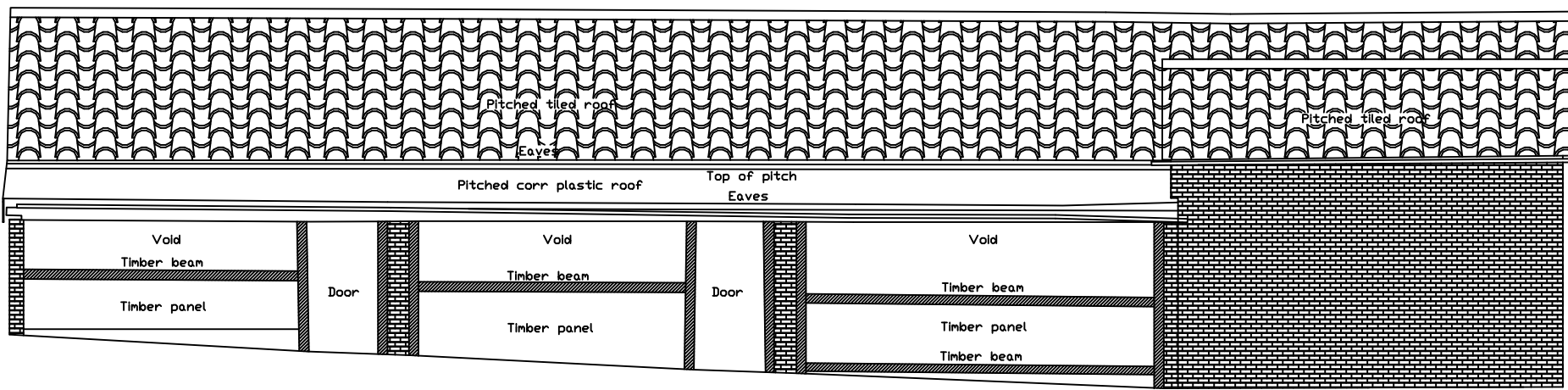
PROPOSED SITE PLAN

KEY

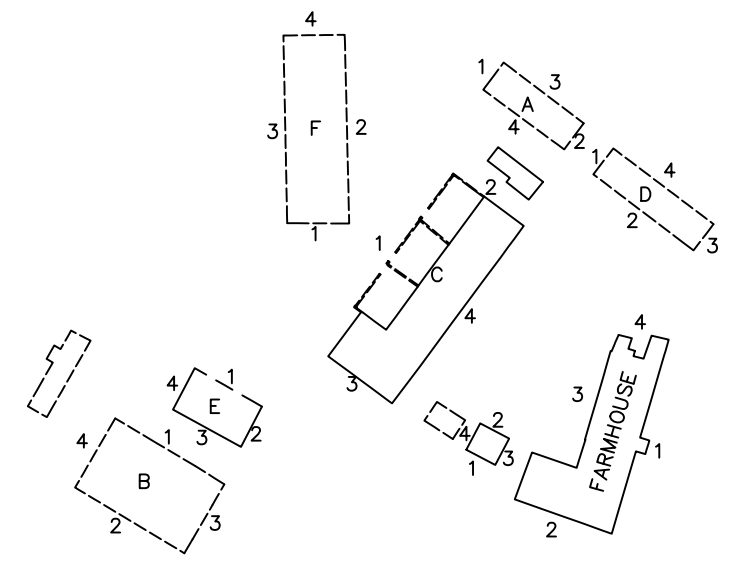
-  grass
-  post and rail fence
-  french drain



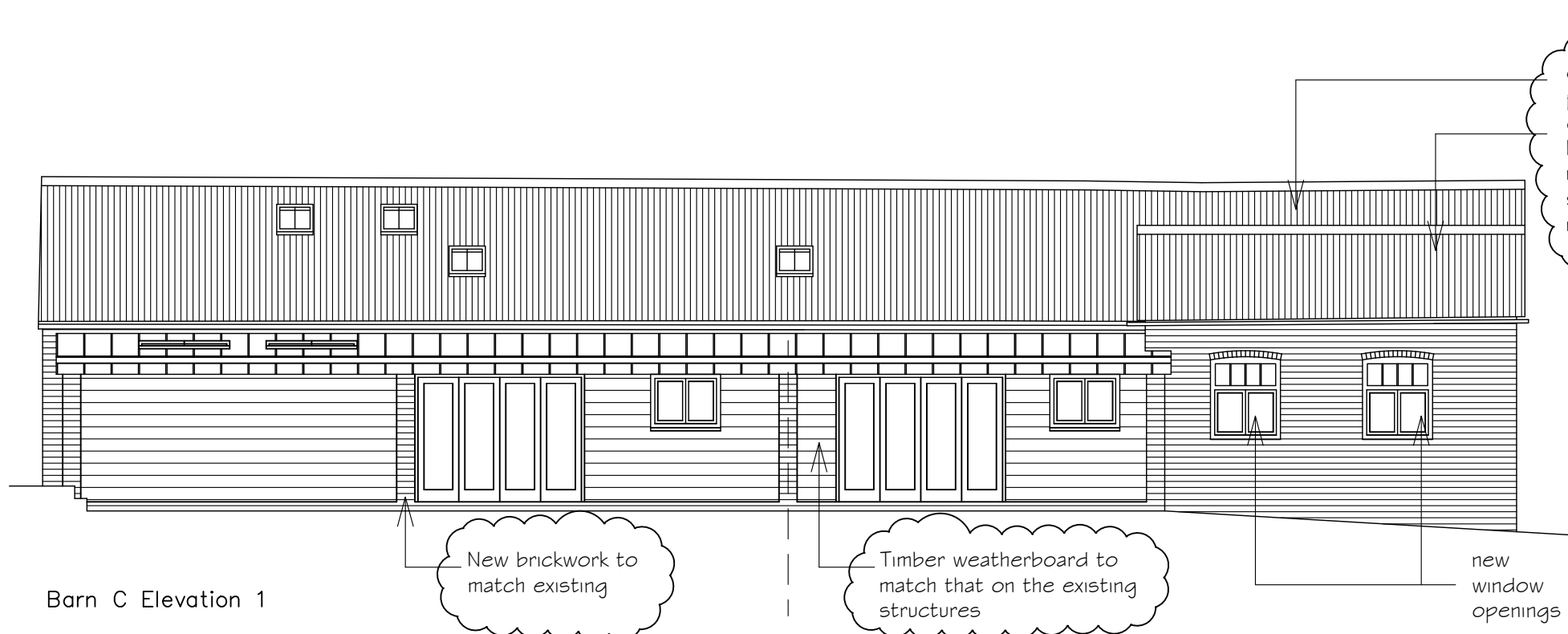
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Original survey by Kempston Surveys Ltd



BARN C Existing plan and elevations



Barn C Elevation 1

Barn C Elevation 2



Barn C Elevation 3

Barn C Elevation 4

BARN C Proposed elevations

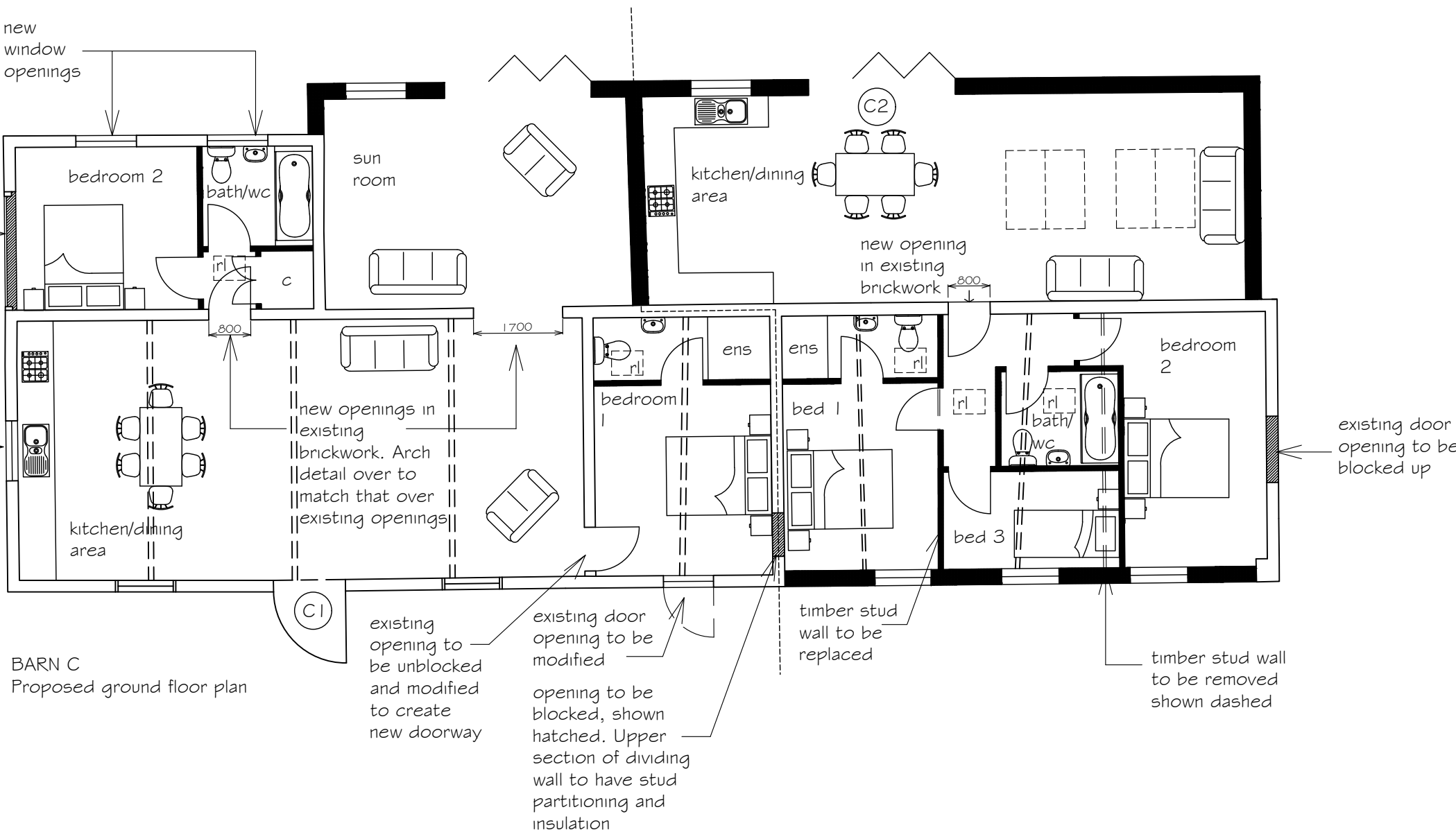
13.06.18 A Elevation 1 revised in line with conservation email comments dated 13.06.18. See revision clouds

date	rev.	revision/author/checker

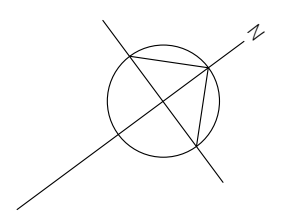
purpose of issue <b>PLANNING</b>	
project Pringle Farm, 31 Pringle Way, Little Stukeley, Huntingdon, PE28 4BH	
drawing Barn C Existing and proposed plan and elevations	

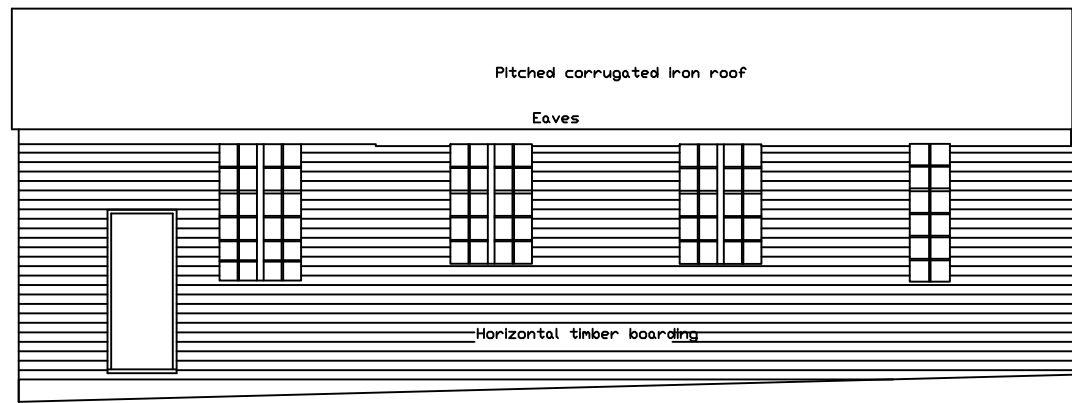
drawing no. <b>LS.PF.P25</b>	<b>A</b>
drawn	checked
scale 1/100 @ A1	date March 2018

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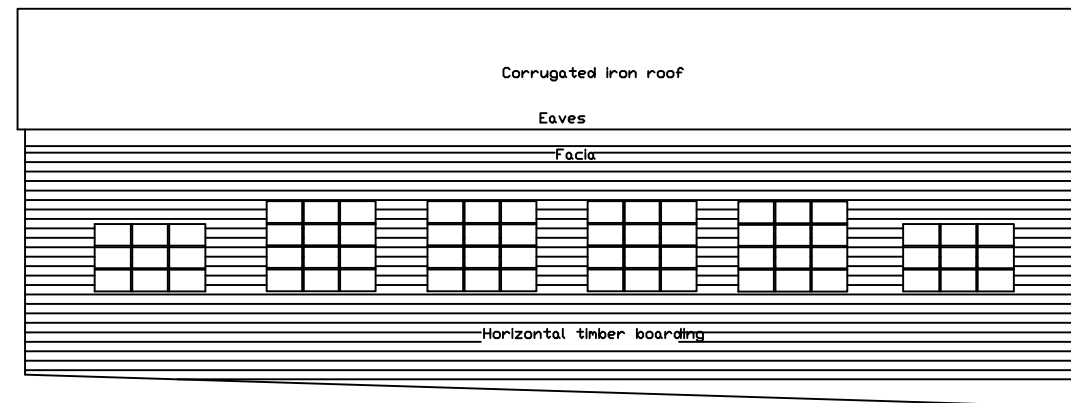


BARN C  
UNIT C1  
2 bed, 97.1msq  
UNIT C2  
3 bed, 112.75msq  
— new walls shown thus

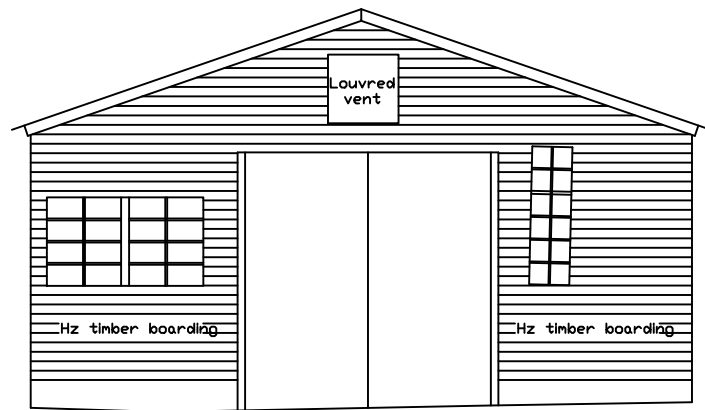




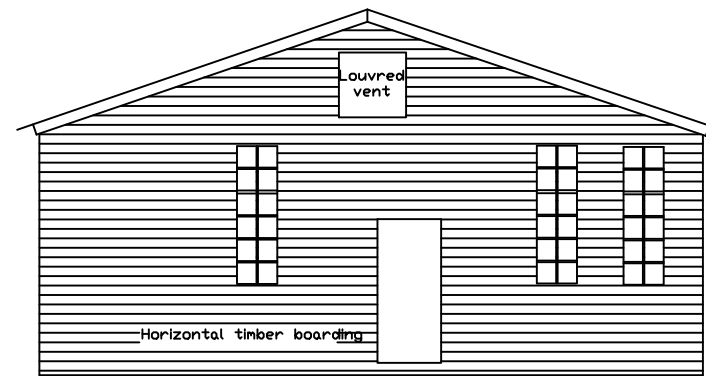
Barn B Elevation 1



Barn B Elevation 2



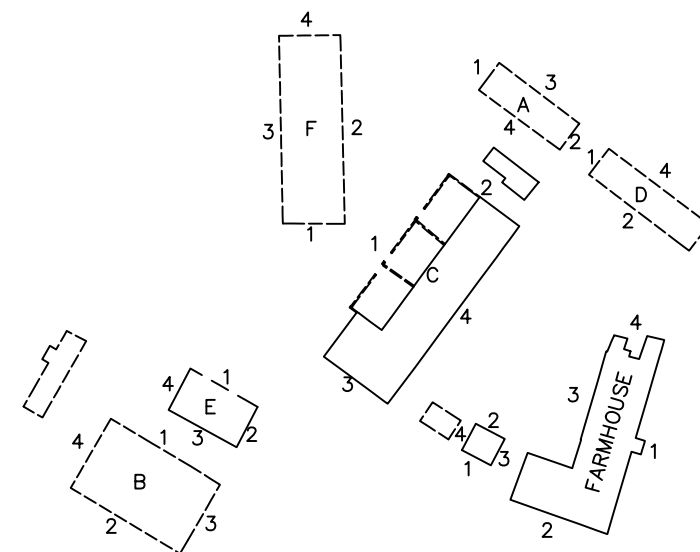
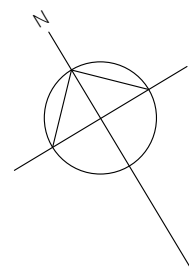
Barn B Elevation 3



Barn B Elevation 4



Barn B (Former Watch Office)  
Existing plan and elevations  
To remain unaltered and repaired on a minimal, like for like basis.



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scale bar



Original survey by Kempston  
Surveys Ltd

date	rev.	revision/author/checker

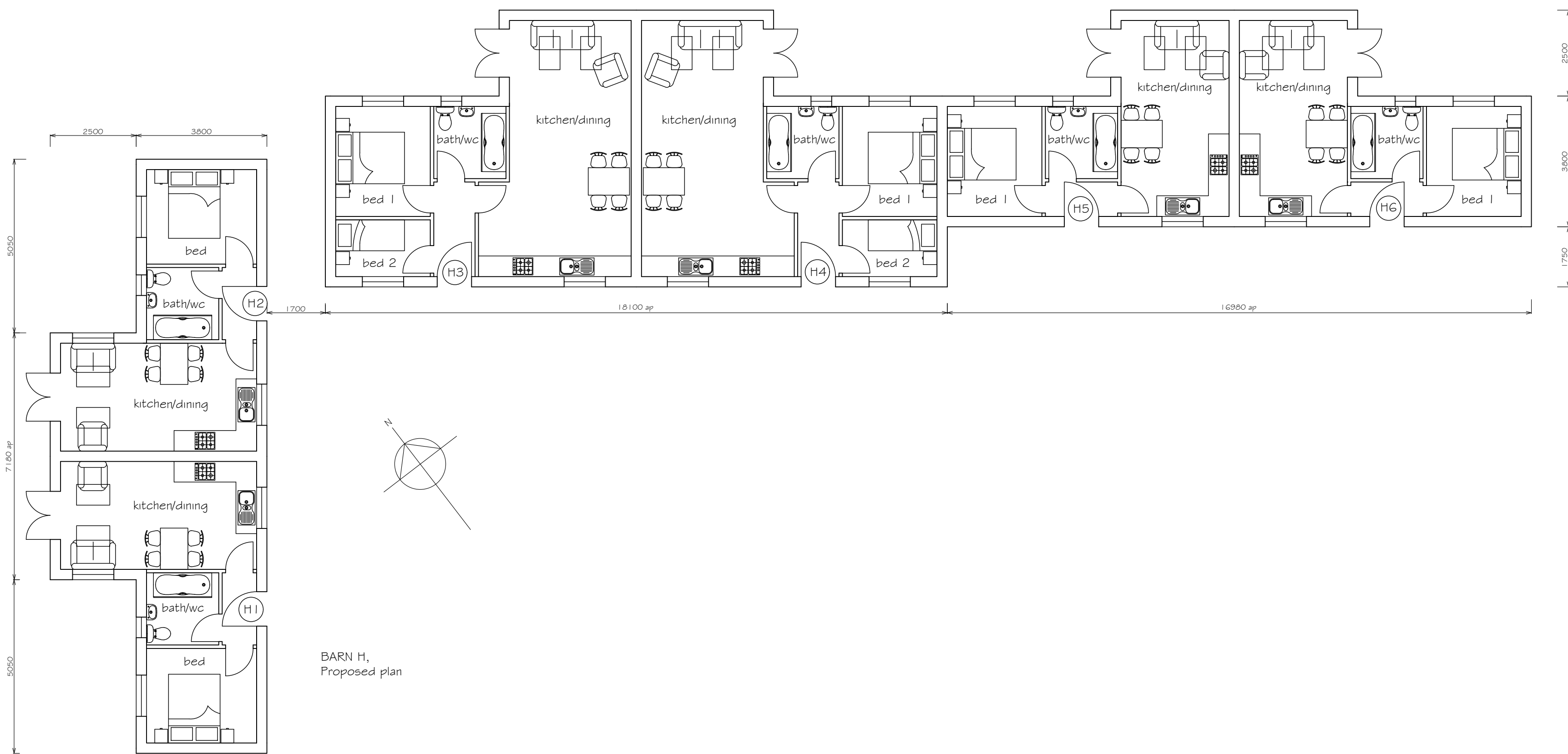
purpose of issue <b>PLANNING</b>
project Pringle Farm, 31 Pringle Way, Little Stukeley, Huntingdon. PE28 4BH
drawing Barn B (Former Watch Office), existing plans and elevations

drawing no. <b>LS.PF.P26</b>	-
drawn	checked
scale 1/100 @ A3	date March 2018

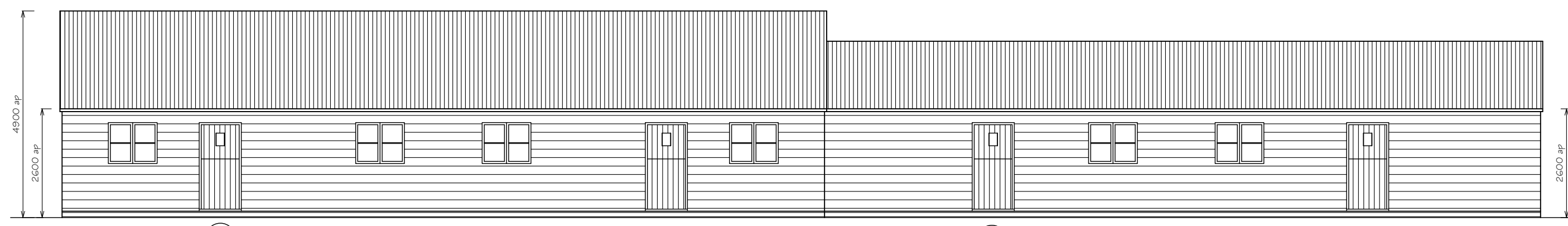
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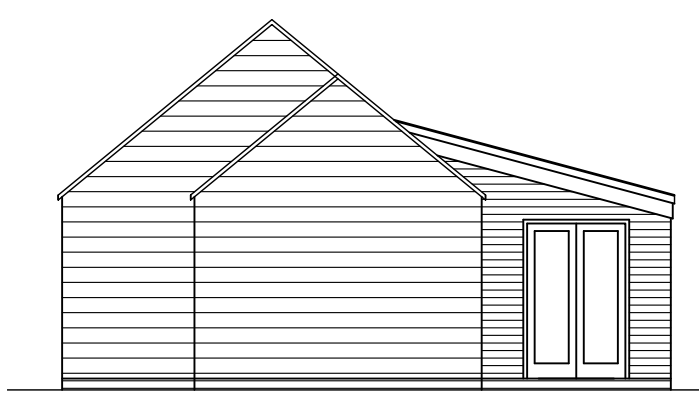




BARN H,  
Proposed plan



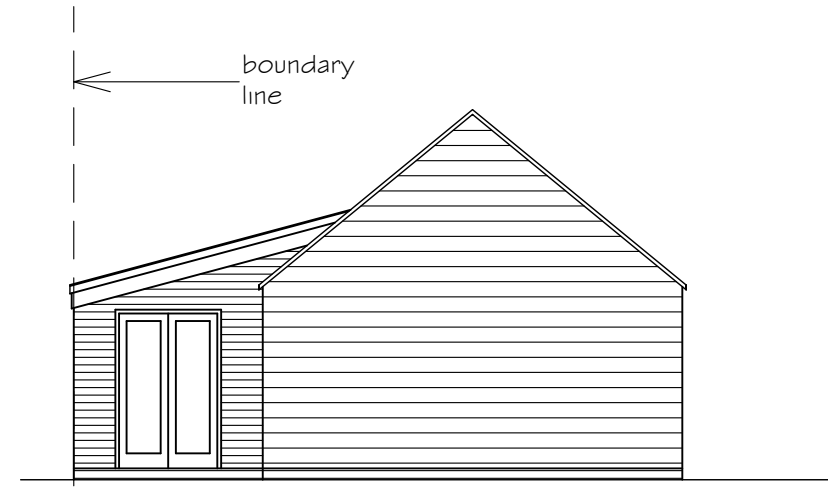
BARN H,  
Proposed south-west elevation



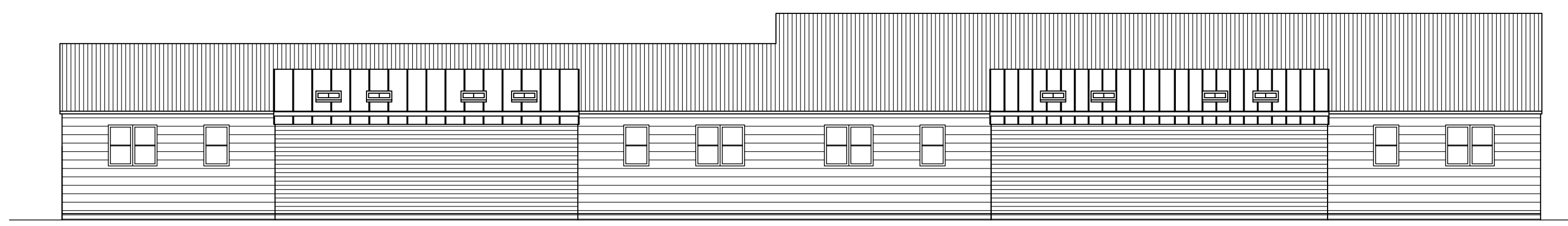
BARN H,  
Proposed south-east elevation



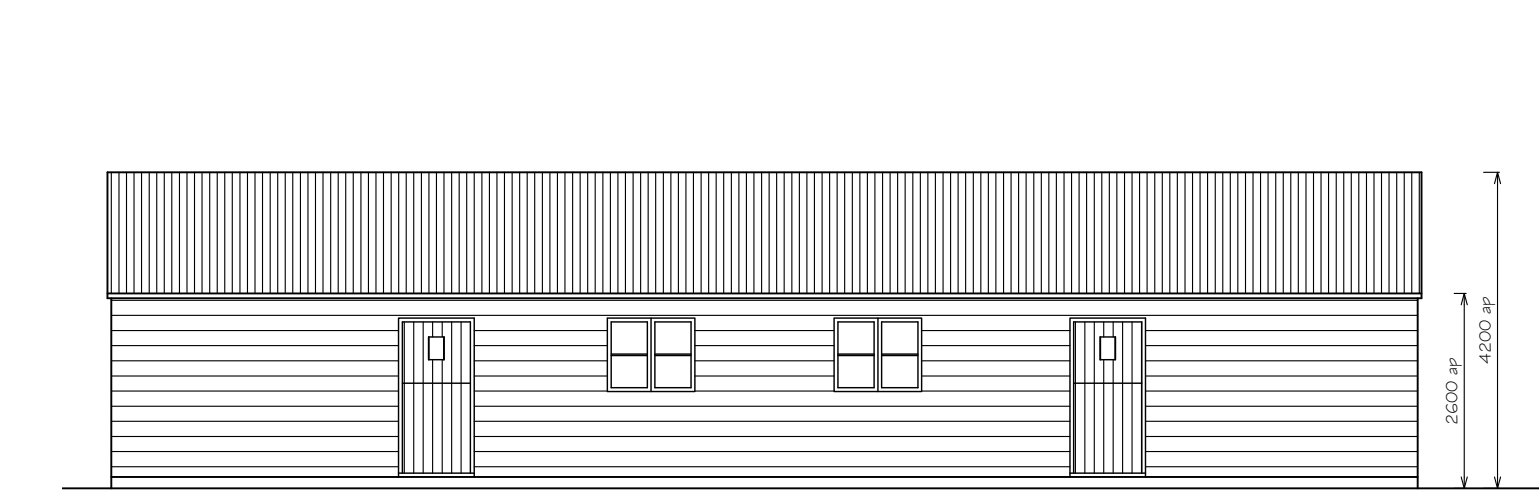
outline of 9m  
long garage to  
new bungalow  
adjacent



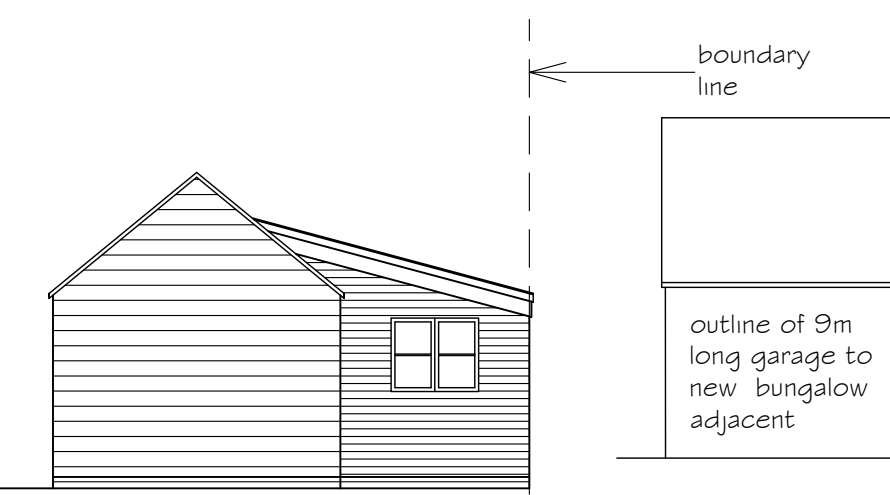
BARN H,  
Proposed north-west elevation



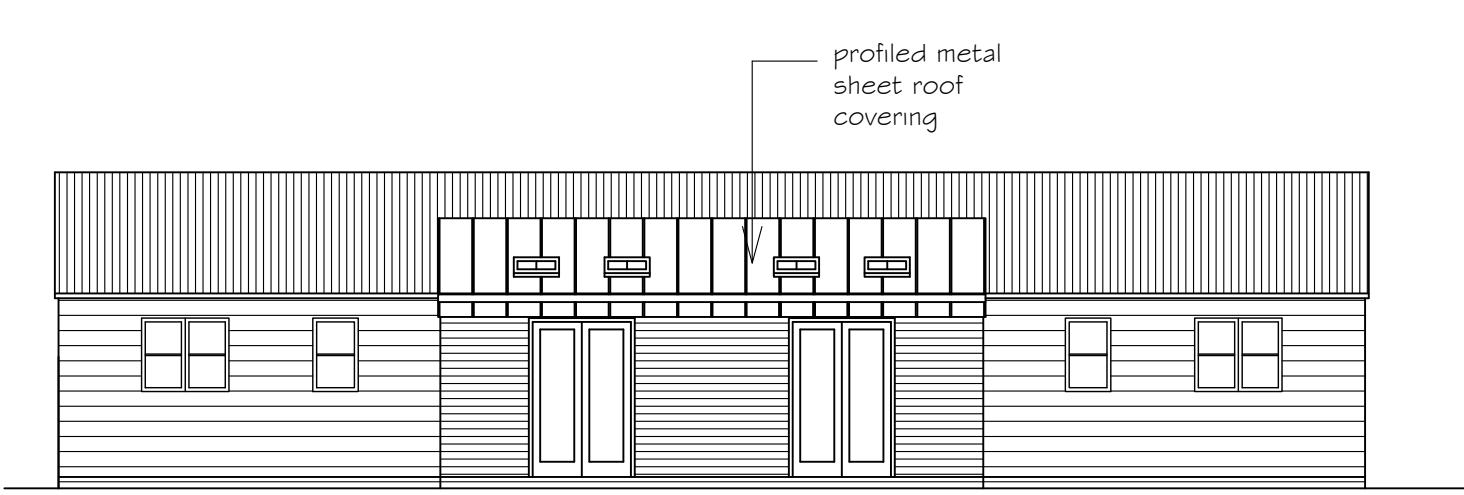
BARN H  
Proposed north-east elevation



BARN H  
south-east elevation



BARN H  
south-west elevation, north-east  
elevation mirrored



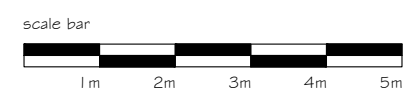
BARN H  
north-west elevation

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BARN H

UNITS H1, H2, H5 AND H6  
1 bed, 34msq

UNITS H3 AND H4  
2 bed, 51msq



MATERIAL PALATE

- Roof; Pantiles to match those over adjacent Barn C
- Walls; Timber weatherboard to match that on the existing structures
- Plinth and link; Brckwork, including bond and mortar colour to match that of adjacent Barn C

date	rev.	revision/author/checker
notes		

purpose of issue <b>PLANNING</b>
project Pringle Farm, 31 Pringle Way, Little Stukeley, Huntingdon. PE28 4BH
drawing New barn H, plans and elevations

drawing no. <b>LS.PF.P27</b>	-
drawn	checked
scale 1/100 @ A1	date March 2018