

DEVELOPMENT MANAGEMENT COMMITTEE 17TH NOVEMBER 2025

Case No: 25/01003/FUL

Proposal: Proposed erection of a self-build detached dwelling along with conversion of an existing garage into carport and associated works (Resubmission of Application Ref:24/02387/FUL)

Location: 26-28 High Street, Fenstanton, PE28 9JZ

Applicant: Mr Tristan Young

Grid Ref: 531730 268382

Date of Registration: 3rd June 2025

Parish: Fenstanton

RECOMMENDATION - APPROVE

This application is referred to the Development Management Committee (DMC) as the Officer's recommendation of approval is contrary to that of the Parish Council.

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 This application seeks approval for the erection of a single 2-bedroom self-build detached dwelling together with the conversion of an existing garage (currently used by the landowner for storage as opposed to parking) into a carport to serve the proposed dwelling.
- 1.2 The application site is in Fenstanton which is a Key Service Centre defined by Policy LP8 of the Local Plan to 2036 and it is also located within the Fenstanton Conservation Area. There are also some Grade II Listed Buildings in the surrounding vicinity of the site but none immediately adjacent to it and there are also trees subject to a Preservation Order to the north (but outside of the site boundary in the curtilage of 9 Bell Lane).
- 1.3 This application has been accompanied by the following:
 - Design and Access Statement (including Heritage Statement);
 - Preliminary Ecological Appraisal;
 - Arboricultural Impact Assessment;
 - Flood Risk Assessment
 - Required location and existing and proposed plans.

- 1.4 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 Sections 66 and 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.

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
 - LP8: Key Service Centres
 - LP11: Design Context
 - LP12: Design Implementation
 - LP14: Amenity
 - LP15: Surface Water
 - LP16: Sustainable Travel
 - LP17: Parking Provision and Vehicle Movement
 - LP25: Housing Mix
 - LP30: Biodiversity and Geodiversity
 - LP31: Trees, Woodland, Hedges and Hedgerows
 - LP34: Heritage Assets and their Settings
 - LP37: Ground Contamination and Groundwater Pollution

3.2 Supplementary Planning Documents (SPD) and Guidance:

- Huntingdonshire Strategic Flood Risk Assessment (2024)
- Huntingdonshire Design Guide Supplementary Planning Document (2017)
- Developer Contributions SPD 2011
- Huntingdonshire Landscape and Townscape SPD (2022)
- Cambridgeshire Flood and Water SPD 2017
- Annual Monitoring Review regarding housing land supply (2024)
- Fenstanton Conservation Area Character Statement (1996)

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. RELEVANT PLANNING HISTORY

- 4.1 8701943FUL – Change of use of flats to offices, 26 & 28 High Street, Fenstanton (Approved)
- 4.2 1101884FUL - Change of use from A1 (retail) to A1 (retail) and A5 (takeaway) (Approved)
- 4.3 1300088FUL – Proposed extension to rear to be used as a cold storage unit (Approved)
- 4.4 19/00282/P3JPA - Change of use from office to residential, rear of 26 to 28 High Street, Fenstanton (Refused)

- 4.5 19/00794/P3JPA – Change of use from office to residential, rear of 26 to 28 High Street, Fenstanton (Approved)
- 4.6 24/02387/FUL - Proposed erection of a self-build detached dwelling along with conversion of an existing garage into carport and associated works (Withdrawn)

5. CONSULTATIONS

- 5.1 Fenstanton Parish Council – Recommend refusal as the application doesn't offer enough protection for protected trees.
- 5.2 Cambridgeshire County Council Highway Authority – No objections subject to conditions.
- 5.3 Huntingdonshire District Council Conservation Officer – No objection.
- 5.4 Huntingdonshire District Council Environmental Health Officer – No objections to the proposal with regards to environmental health matters.
- 5.5 Huntingdonshire District Council Arboricultural Officer – No objections subject to conditions (further details in the proceeding sections of this report).

6. REPRESENTATIONS

- 6.1 One objection has been received in relation to impact on the tree to the north of the site. This is summarised below:
- Inadequate protection provided for the Ash Tree which is significant in the landscape and environmentally.
 - Tree should qualify as notable and possibly as an ancient or veteran tree and so should benefit from greater protection than that proposed (enlarged root protection area – (RPA)) etc.
 - Mitigation is unclear in terms of methods of work.
 - Lack of clarity on tree protection measures proposed.

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 48 of 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 application) consists of:
- Huntingdonshire’s Local Plan to 2036 (2019)
 - Cambridgeshire & Peterborough Minerals and Waste Local Plan (2021)
- 7.4 The statutory term ‘material considerations’ has been broadly construed to include any consideration relevant in the circumstances which bears on the use or development of the land: *Cala Homes (South) Ltd v Secretary of State for Communities and Local Government & Anor* [2011] EWHC 97 (Admin); [2011] 1 P. & C.R. 22, per Lindblom J. Whilst accepting that the NPPF does not change the statutory status of the Development Plan, paragraph 2 confirms that it is a material consideration and significant weight is given to this in determining applications.
- 7.5 The main issues to consider in the determination of this application are:
- The Principle of Development
 - Design, Visual Amenity and Impact on Heritage Assets
 - Residential Amenity
 - Highway Safety, Access and parking provision
 - Flood Risk and Surface Water
 - Biodiversity
 - Impact on Trees
 - Other Matters

The Principle of Development

Housing Land Supply

- 7.6 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).
- 7.7 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 5,586 homes. The current 5YHLS is 4330 homes equivalent to 3.88 years' supply.

- 7.8 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

- 7.9 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 The site is located within the built-up area of Fenstanton, which is defined as a Key Service Centre within the adopted Huntingdonshire Local Plan to 2036. As such, Policy LP8 is considered relevant in this instance. Policy LP8 of the adopted Local Plan states that a proposal for development on a site which is additional to those allocated in the Local Plan will be supported where it is appropriately located within a built-up area of an identified Key Service Centre.
- 7.13 Given the proposal seeks approval for the erection of 1 residential dwelling within the built-up area of Fenstanton, the development is therefore considered in principle to be situated in an appropriate sustainable location and therefore in accordance with LP8 of the Local Plan.
- 7.14 A new residential dwelling on this sustainable site, located in the built-up area of Fenstanton is therefore considered to be acceptable in principle subject to compliance with all other material planning considerations and any required planning conditions.

Design, Visual Amenity and Impact on Heritage Assets

- 7.15 The Local Planning Authority is required to ensure that special regard is given to preserving listed buildings and their settings in relation to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The Local Planning Authority is also required to ensure that with respect to any buildings or other land within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area, through the Planning (Listed Buildings and Conservation Areas) Act 1990 at Section 72. This is also reflected in Policy LP34 of the Huntingdonshire Local Plan to 2036 and Section 16 of the National Planning Policy Framework.
- 7.16 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 Section 12 of the National Planning Policy Framework (2024).

- 7.17 This application seeks planning approval for the erection of a 1.5 storey detached single aspect, 2-bedroom dwelling with the existing garage building retaining its scale and form but being converted to a carport by virtue of 'opening up' of the eastern elevation. A cycle store and garden area will be provided to the east of the site to serve the proposed dwelling.
- 7.18 The proposed dwelling would be located with its western elevation positioned close to the shared boundary with No.24 High Street (The Nursery) and its southern elevation closely aligned with the proposed carport. It would have an eaves height of 3.62m and ridge of 6.77m with 2 dormer windows and a roof light on the east facing roof plane. The materials proposed are a red brick base with black timber featheredge cladding and a slate roof.
- 7.19 There is a clear variance in the age, scale and design of the buildings on the surrounding High Street streetscene and this scheme, given its location set back in excess of 20m from the High Street and to the rear of the established buildings on the High Street frontage would have a neutral visual impact. Officers have given regard to the recent approval for the redevelopment of the adjacent site (Tudor Hotel) under reference number 25/01273/S73 which approved six dwellings with material finish of (including other elements) red bricks and black timber detailing under reference number 25/80226/COND. Materials proposed (examples provided within the Design, Access and Heritage Statement) are considered to be consistent with the adjacent development but will also integrate well with the varied surroundings. Officers recommend that should Members be minded to approve the application, that these be secured by means of a planning condition.
- 7.20 The closest Listed Buildings are 9 Bell Lane (approx. 50m north), Swan Cottage (approx. 70m east), 41 High Street (approx. 86m south-east) and 19 High Street (approx. 83m south-west). Arguably, the only one of these directly related to the site is 9 Bell Lane. However, due to the relatively large degree of separation, the intervening tree coverage and the relatively modest scale of development proposed, it is not considered the proposed dwelling would be readily visible or harmful from this direction.
- 7.21 The application is accompanied by a Design, Access and Heritage Statement which considers the impact on the heritage assets and HDC's Conservation Team have been consulted. Having reviewed the submitted details and plans they raise no objections observing that the dwelling would not be readily perceived from the High Street due to the intervening buildings already referenced in this report.

- 7.22 In terms of outside space, given the site layout the main defensible space is to the front. The existing garage (becoming a carport) sits comfortably to the south of the dwelling with cycle and wheeled bin storage to the north. Whilst defensible space to the front is generally not supported (due to the impacts of required extensive boundary treatments facing the street), in this case this is set to the rear of the High Street and will be adjacent to an approved parking area for the Tudor Hotel development and the rear gardens of plots 1-5 are relatively linear to this. 1.8m close boarded fencing separates the two sites with a gated 1.8m brick wall separating the parking/driveway area. There is a mixture of hard and soft landscaping which is considered acceptable and commensurate to the development proposed and which if Members are minded to approve is recommended to be secured by a planning condition.
- 7.23 Overall, having regard to the above assessment, including matters which could be secured by condition and the favourable comments from specialists, the development proposed is considered to be acceptable with regard to design and visual amenity and its impact on surrounding designated heritage assets including Listed Buildings and the Conservation Area. The proposed development would therefore comply with Policies LP2, LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036, and the NPPF (2024).

Residential Amenity

- 7.24 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.
- 7.25 In terms of any overbearing, overshadowing or loss of light impacts, it is considered that there would be adequate separation between the proposed dwelling and the property to the north No.9 Bell Lane. Although there would be an increased mass by positioning of the proposed 1.5 storey dwelling, approx. 1.1m from the boundary with No.9 (at the closest point). No.9 has an approximately 50m rear garden depth, with mature tree planting on its rear boundary, therefore the proposed dwelling would not result in any unacceptable impacts on their residential amenity in planning terms, in respect of overbearing, overshadowing or reduced light impacts. The application is also accompanied by a plan showing the proposed dwellings relationship with the adjacent former Tudor Hotel/Restaurant site and its redevelopment proposal for housing referenced previously, which has the benefit of planning permission, but which has not as yet been implemented. Again, the proposed arrangement ensures no impact on either occupants of that site or those occupying this development.

- 7.26 There is residential accommodation above the units on the High Street frontage (26a and 26b). The north elevation facing the development site only hosts an open stairwell to the first-floor door of 26b. There is approx. 8m between this door and the southern elevation of the dwelling. The door does not provide natural light into the flat and, given the separation and its elevated position the impact of the proposed dwelling on this adjacent flat is considered to be acceptable.
- 7.27 Turning attention to the property to the west (24 High Street) this is occupied by a Day Nursery as opposed to any residential accommodation. A certificate of lawful development (reference number 17/02187/CLED) was issued on the 11th of December 2017 confirming the entirety of the site adjacent to the boundary as being a Nursery (Use Class D1 at that time). Officers have confirmed with the Nursery that this remains the case and no sections are given over to residential accommodation. There is a single storey pitched roof building immediately adjacent the site boundary (associated with the Nursery). There is also a two-storey rear projection on the rear of the Nursery (approx. 12m to the dwelling) and a further single storey element which appears to be partially covered by a canopy. This is approx. 10m from the dwelling. In this case, given that this is a commercial site with a large degree of built development in the vicinity of the development site and the relatively limited scale) eaves height of 3.62m and ridge of 6.77m) the impact is neutral in practice.
- 7.28 In terms of overlooking and loss of privacy, the dwelling has been designed such that there are no proposed windows in the west, south or north elevations with all fenestration to the east (looking towards the former Tudor Hotel site). Given the arrangement of the site there would be no overlooking into any of the proposed dwellings on this site. It is however noted that there would be approx. 15m from the upper floor windows of this dwelling to the garden boundary of Unit 1 on the Tudor Hotel site which may result in some minor degree of overlooking but it must be regarded that this will be viewed across the garden associated with this proposed dwelling, the boundary treatments and parking area associated with the Tudor Hotel site. As such, the impact will be negligible in practice, and the impact is unlikely to be any worse than views which would be afforded from the other adjoining units themselves on this adjacent site.
- 7.29 Having regard to the impact on the occupants of the dwelling, it complies with the technical housing standards in terms of space and bedroom scale and the garden area is commensurate with the scale of development and that of its neighbours particularly when the sustainability of the location is considered. The plot (for a relatively small space) is considered to be thoughtfully designed in order to minimise disturbance from vehicle movements, and ancillary activities to either the occupants or to those occupying neighbouring dwellings. In considering this aspect, Officers have

given regard to the potential noise impacts arising from the Nursery on the future occupants of the dwelling given its close proximity to the common boundary. It is noted that the dwelling is single aspect (all windows are in the eastern elevation facing away from the Nursery site and any associated noise). The building itself (given its height) and associated carport will also provide some acoustic screening to the proposed garden area the dwelling. Furthermore, HDC's Environmental Health Team have been consulted and have not raised any objections in terms of noise. Environmental Health have also raised no objections in terms of odour or contaminated land.

- 7.30 Overall, taking the above assessment into consideration, the development proposed is considered to be acceptable with regard to its impacts and approach to residential amenity of the proposed and surrounding dwellings and therefore accords with Policies LP14 and LP37 of the Huntingdonshire Local Plan to 2036.

Highway Safety, access and Parking Provision

- 7.31 Policies LP16 and LP17 of the Local Plan to 2036 seeks to ensure that new development incorporates appropriate space for vehicle movements, facilitates access for emergency vehicles and service vehicles and incorporates adequate parking for vehicles and cycles.
- 7.32 The proposed dwelling would be accessed from the High Street sharing the vehicle access arrangements approved for the adjacent Tudor Hotel site redevelopment. This includes the creation of a 5m wide access with 2x2m and 2.3x43m pedestrian and vehicular visibility splays. A section of 1.7m high wall to the west of the access will also be demolished to achieve these splays. Cambridgeshire County Council's Highways Team have been consulted and raise no objections subject to conditions. Recommended conditions would ensure that the required measures would be in place in the event that the redevelopment of the adjacent site is not fully realised.
- 7.33 The proposed two-bedroom dwelling would benefit from two parking spaces (within the carport) and, whilst this does not strictly accord with the guidance contained within the Huntingdonshire Design Guide Supplementary Planning Document (2017) in terms of its length, this is making use of an existing building and so is constrained by this. Furthermore, as a carport it has an open frontage and so, in practice, the length of 5m will allow the parking provision intended. Cycle storage providing at least one space per bedroom is provided and it is recommended to be secured by condition.
- 7.34 In terms of any loss of provision, Officers have sought clarity from the agent who has confirmed that the existing garage (within their ownership) is used for storage as opposed to parking. A parking

plan has been provided which shows parking for No's 26 and 28 High Street as well as one space each per flat (26a and 26b). Further, confirmation has been received that there is no material change to the level of parking provision allocated to these units and so no additional pressure will be placed on on-street parking. Whilst it is acknowledged that this will result in some intensification of the site Officers are satisfied that there is sufficient space for vehicles using the intended provision to manoeuvre and therefore enter and leave the site in forward gear.

- 7.35 As such, subject to the recommended highway conditions, the proposal is considered acceptable in terms of its impact on highway safety and provision for sustainable travel modes and therefore accords with Policies LP16 and LP17 of Huntingdonshire's Local Plan to 2036 and the NPPF (2024).

Flood Risk and Surface Water

- 7.36 The site is at the lowest risk of flooding according to the Environment Agency Flood Map for Planning (Flood Zone 1) and the proposal is for minor development. Accordingly, the sequential and exceptions tests for flooding are not considered necessary in this instance in accordance with the NPPF and NPPG. Whilst given this position a Flood Risk Assessment is not strictly required one has been provided in this instance. It concludes that the development would not increase flood risk on site nor increase it elsewhere. It is noted that the plans detail that the finished floor level will be 300mm above the existing levels in order to further mitigate risk and this is recommended to be secured by condition.
- 7.37 It is proposed to manage surface water from the proposed development through the use of sustainable drainage systems (SuDS), Whilst wastewater (foul) is not referenced in the application, Officers are satisfied that full details of the surface and foul water drainage can be secured as part of building regulations and other relevant legislative requirements in this instance.
- 7.38 As such, the proposal is considered to be acceptable with regard to its impact on flood risk, surface water and wastewater management therefore accords with Policies LP5, LP6 and LP15 of Huntingdonshire's Local Plan to 2036.

Biodiversity

- 7.39 Policy LP30 of the Local Plan requires a development to ensure no net loss of biodiversity and achieve a net gain where possible. As well as this (and separate from the requirements of LP30) qualifying new development is subject to Biodiversity Net Gain legislation pursuant to the Environment Act 2021. This means that a 10% statutory Biodiversity Net Gain (BNG) is required, following the hierarchy of onsite provision; mixture of on-site and

off-site provision; and the last resort of statutory biodiversity credits unless it can be demonstrated that the development would be exempt.

- 7.40 In this case, the application is accompanied by a Preliminary Ecological Appraisal (PEA) prepared by Hawthorn Ecology and dated May 2025. This does not identify that any protected species would be harmed by the proposed development, nor would there be any issues which would prevent the development of the site. It goes on to make suggestions for ecological enhancement. A separate Biodiversity Enhancement Plan has been provided which exceeds the suggested measures. Whilst these are shown on a plan, no specific details have been provided as to how and when these will be implemented, nor details of ongoing maintenance and monitoring. If Members are minded to approve the proposal it is recommended this be secured by a planning condition.
- 7.41 In terms of BNG, as a proposed self-build dwelling (which would be required to be secured by a planning condition if Members are minded to approve the proposal) the proposal would fall into an exempt category as per the legislation and therefore the 10% BNG enhancement would not be applicable to this development.
- 7.42 Overall, Officers are satisfied with the findings of the submitted PEA and broadly supportive of the proposed enhancements. As such, the proposal is considered to accords with Policy LP30 of the Huntingdonshire Local Plan to 2036 subject to the imposition of conditions.

Impact on Trees

- 7.43 As detailed in the preceding sections of this report, the land to the north of the application site (outside of the red line within the curtilage of 9 Bell Lane) is covered by a Tree Preservation Order (TPO) (007/71) which covers all trees on the land. Trees in the vicinity are also afforded protection by virtue of their location within the Conservation Area. The only trees to be removed from the site are category C trees which are covered in more detail in the proceeding sections of this report. Objections have been raised by a neighbour and Fenstanton Parish Council with regard to potential impact on trees. The previous application (24/02387/FUL) was withdrawn due to a highways query (now resolved) and also concerns in respect of impact on trees as the Arboricultural Officer could not be confident that the detail provided with that application demonstrated that the development could be undertaken without causing an impact on the protected tree. As set out in the proceeding sections of this report, this is considered to have been resolved under this application.

- 7.44 Of main concern is potential impact on a large Ash Tree, located on the neighbouring site No.9 Bell Lane. The application is accompanied by an Arboricultural Impact Assessment (AIA) prepared by Ligna Consultancy and dated 29th of May 2025. This refers to the tree as T1 and a category B tree, a tree of moderate quality. It is acknowledged that the objection considers that the tree has been undervalued and Officers rely on the advice of specialists in such matters (as set out later in this section).
- 7.45 The AIA references T1 (The Ash) which is a category B tree, and category C trees referenced as: T2 (Hawthorn) T3 (Sycamore). It goes on to reference T4, T5 & T6 which are also category C trees and which are to be removed as part of the planning permission on the adjacent site, the Tudor Hotel re-development. Officers have confirmed that this was part of the original permission for Tudor (application reference 24/00975/FUL) later superseded by reference 25/01273/S73. Category C trees are generally low-quality trees and ones that could usually be deemed acceptable to remove. The AIA goes on to state that there is adequate clearance between T3 and the building which is to be converted into a carport. The Hawthorn (T2) is well separated from the development site. It is likely that in order to facilitate the development trees 4, 5 & 6 would still need to be removed, but as detailed above, this removal has already been approved under application reference No's. 24/00975/FUL and 25/01273/S73. At the time of writing this report Officers understand that demolition on the adjacent site has commenced.
- 7.46 HDC's Arboricultural Officer has been consulted and has reviewed the submitted details and completed a site visit. He raises no objections to the details provided in relation to trees 2-6 and focuses his comments on tree 1. He notes that the AIA includes a Tree Protection Plan and Method Statement which demonstrates that damage to the tree during the construction phases could be avoided but also states that no working space has been provided for scaffolding or working space around the building.
- 7.47 Further comments from this Officer advise that much of the construction works within the root protection area (RPA) will take place on top of existing surfaces, this is particularly in respect of the new bike/bin store and patio area, which would provide acceptable protection to the roots during this period. The retention of the existing surface will be critical in avoiding damage to the roots of the trees. He goes on to advise that a maximum 20% incursion into an RPA is allowable if essential and the tree survey submitted shows that there is less than this for the proposed foundations, it is noted repeated incursions should be avoided. Pile and beam or cantilever foundations would result in less possibility of damage in these areas. A query has been raised on the extent of the red line in Appendix 3 and Appendix 4 of the AIA. Appendix 3 shows that the red line extends further east which would result in an unacceptable level of incursion into the RPA.

The agent has confirmed that Appendix 4 (the preference of the Arboricultural Officer) is correct and this is in line with the submitted location plan.

- 7.48 In summary, whilst the concerns raised in the objections are noted and the Arboricultural Officer has some reservations regarding some aspects of the scheme (risk of pressure for future pruning due to shading and detritus falling on the garden/cycle store area etc) he does consider that having visited the site that the development proposed can proceed without resulting in unacceptable impacts on the T1 Ash tree. This is subject to adherence to the Tree Protection Plan and Method Statement which is recommended to be conditioned should Members be minded to support the proposal. Officers would also recommend it prudent to impose a pre-commencement condition that requires full details of the structural engineering (in terms of the foundations) to be provided to the LPA for their approval prior to the commencement of any development on site. It remains that any future occupant may find any overhang of the canopy of the tree unsavoury, but Officers consider the relationship to be acceptable in planning terms, and any future works to this Protected Tree would require the consent from the Local Planning Authority. Whilst the concerns of the neighbour in respect of the undervaluing of this tree in terms of its categorisation is noted, this view is not shared by the Council's Arboricultural Officer. It is not considered that the presence of the Protected tree would cause a significant degree of impact or harm that would render the residential amenity of future occupiers unacceptable.
- 7.49 Overall, having regard to the advice from specialists, the assessment above and matters which can be secured by way of planning conditions, the scheme is considered to be acceptable with regard to its impact on trees and therefore is in accordance with Policy LP31 of the Local Plan to 2036.

Accessible and Adaptable Dwellings

- 7.50 Policy LP25 of the Huntingdonshire's Local Plan to 2036 states that proposal for new housing will be supported where they meet the optional Building regulation requirement M4(2) 'accessible and adaptable dwellings' unless it can be demonstrated that site specific factors make this impractical or unviable.
- 7.51 Compliance is referenced within the submitted Design, Access and Heritage Statement. To ensure that the development meets these standards a condition is recommended to be imposed on any permission that may be granted in this regard in accordance with Policy LP25 of Huntingdonshire's Local Plan to 2036.

Water Efficiency

- 7.52 Policy LP12 (j) of the Local Plan to 2036 states that new dwellings must comply with the optional Building Regulation requirement for water efficiency set out in Approved Document G of the Building Regulations. A condition is recommended to be attached to any consent given to ensure compliance with the above, in accordance with Policy LP12 (j) of Huntingdonshire's Local Plan to 2036.

Development Obligations

Bins

- 7.53 Part H of the Developer Contributions SPD (2011) requires a payment towards refuse bins for new residential development. A Unilateral Undertaking Form in respect of wheeled bins has been received by the Local Planning Authority dated 15th of September 2025. The proposed development is therefore considered to accord with Policy LP4 of Huntingdonshire's Local Plan to 2036 and the Developers Contributions SPD (2011).

Community Infrastructure Levy (CIL)

- 7.54 Community Infrastructure Levy is not payable on a self-build dwelling and as such is not applicable in this case. The development would accord with Policy LP4 of Huntingdonshire's Local Plan to 2036.

Conclusion

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

The proposed development is considered to be compliant with the relevant national and local policy as it is acceptable in principle, would be visually acceptable and would not be harmful in terms of heritage impacts, residential amenity, contaminated land, highway safety, flood risk, impact on trees or ecology.

Having regard to all relevant material considerations the proposed development is considered to comply with Policies LP2, LP4, LP5, LP6, LP9, LP11, LP12, LP14, LP15, LP16, LP17, LP30, LP31, LP34 and LP37 of Huntingdonshire's Local Plan to 2036 and consequently, it is recommended that planning permission be granted, subject to the imposition of conditions set out below.

Conditions

- Time limit
- Approved plans
- Materials compliance
- Landscaping compliance
- Cycle storage
- Removal of permitted development rights for gates
- Access width
- Access construction
- Parking and turning provided
- Temporary facilities for parking, turning and loading
- Provision of visibility splays in accordance with plans
- Access surface water drainage
- Metalled surface provision
- Finished floor levels
- Biodiversity Method Statement required
- Compliance with tree protection measures and method statement
- Details of foundation design
- Compliance with Self Build definition
- Accessible homes
- Efficient use of Water

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388640 and we will try to accommodate your needs.

CONTACT OFFICER:

Enquires about this report to **Kevin Simpson – Senior Development Management Officer -**
kevin.simpson@huntingdonshire.gov.uk

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Developmentcontrol@huntingdonshire.gov.uk

01480 388424
www.huntingdonshire.gov.uk

**The Hub
High Street
Fenstanton
PE28 9LQ**

Our Ref : 25/01003/FUL

5th June 2025

Dear Clerk

PARISH COUNCIL CONSULTATION – APPLICATION REF. 25/01003/FUL

**Proposed erection of a self-build detached dwelling along with conversion of an existing garage into carport and associated works (Resubmission of Application Ref:24/02387/FUL)
26 - 28 High Street Fenstanton Huntingdon PE28 9JZ**

Enclosed is the form relating to the above application.

I would be grateful to receive any views your Council would wish to make in respect of the proposed development. Any representations made should be representations of the Parish Council as such and not of individuals and should include material planning reasons for any recommendation of approval or refusal.

Residential neighbours abutting the site will be notified of its submission and invited to make comments. I will suggest to them that they may wish to let you have a copy of their comments but would remind you that it is inappropriate to delay your recommendation for this.

I should be pleased to receive your Council's views as soon as possible or in any case by 26th June 2025.

Cont.....

The application including documents and plans, is also available to view from Huntingdonshire District Council's Web site at <http://publicaccess.huntingdonshire.gov.uk/online-applications/>. It is also possible to submit any comments you care to make direct from this site to this office. Alternatively, you may submit comments by post, email or fax. The quickest way to submit comments is by e-mail to developmentcontrol@huntingdonshire.gov.uk.

If you wish to discuss this matter further, please contact the team via email to **developmentcontrol@huntingdonshire.gov.uk**.

Yours faithfully
Clara Kerr
Chief Planning Officer

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Developmentcontrol@huntingdonshire.gov.uk

01480 388424
www.huntingdonshire.gov.uk

Head of Planning Services
Pathfinder House
St. Mary's Street
Huntingdon
Cambridgeshire PE 29 3TN

Application Number: 25/01003/FUL Case Officer Kevin Simpson

Proposal: Proposed erection of a self-build detached dwelling along with conversion of an existing garage into carport and associated works (Resubmission of Application Ref:24/02387/FUL)

Location: 26 - 28 High Street Fenstanton Huntingdon

Observations of Fenstanton Town/Parish Council.

Please ✓ box as appropriate

☐ Recommend **approval** because(please give relevant planning reasons in space below)

☒ Recommend **refusal** because...(please give relevant planning reasons in space below)
The planning committee recommends this application for refusal as still doesn't offer enough protection for the tree but the proposers investigate alternative to traditional foundations as stated in our replt of 11.04.2025

☐ No observations either in favour or against the proposal

 Assistant Clerk to Fenstanton Town/Parish Council. (For GDPR purposes please do not sign)

Date :20.06.2025

Failure to return this form within the time indicated will be taken as an indication that the Town or Parish Council do not express any opinion either for or against the application.

Please send response to email address below:-

Development.control@huntingdonshire.gov.uk

(Development Management)

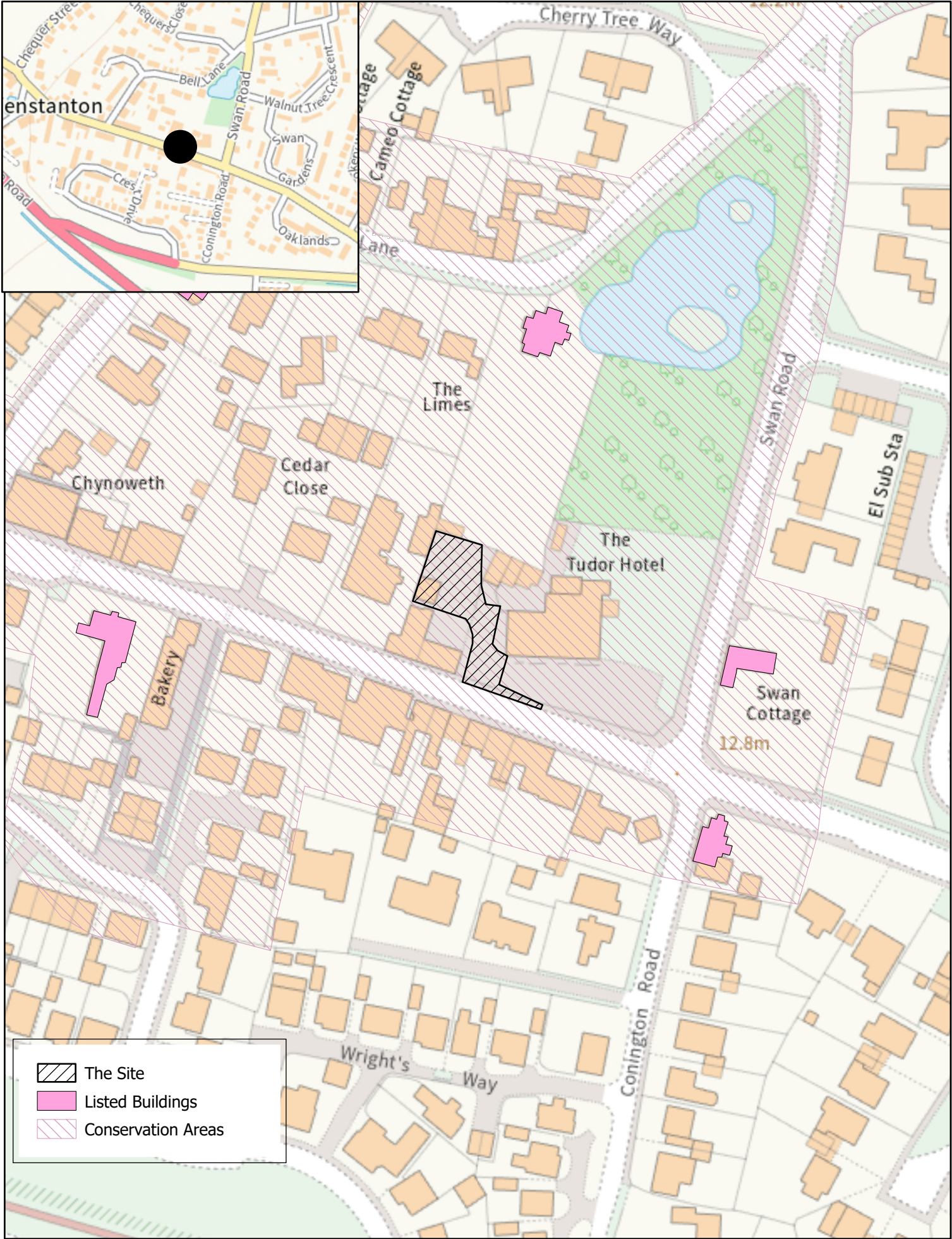
Development Management Committee

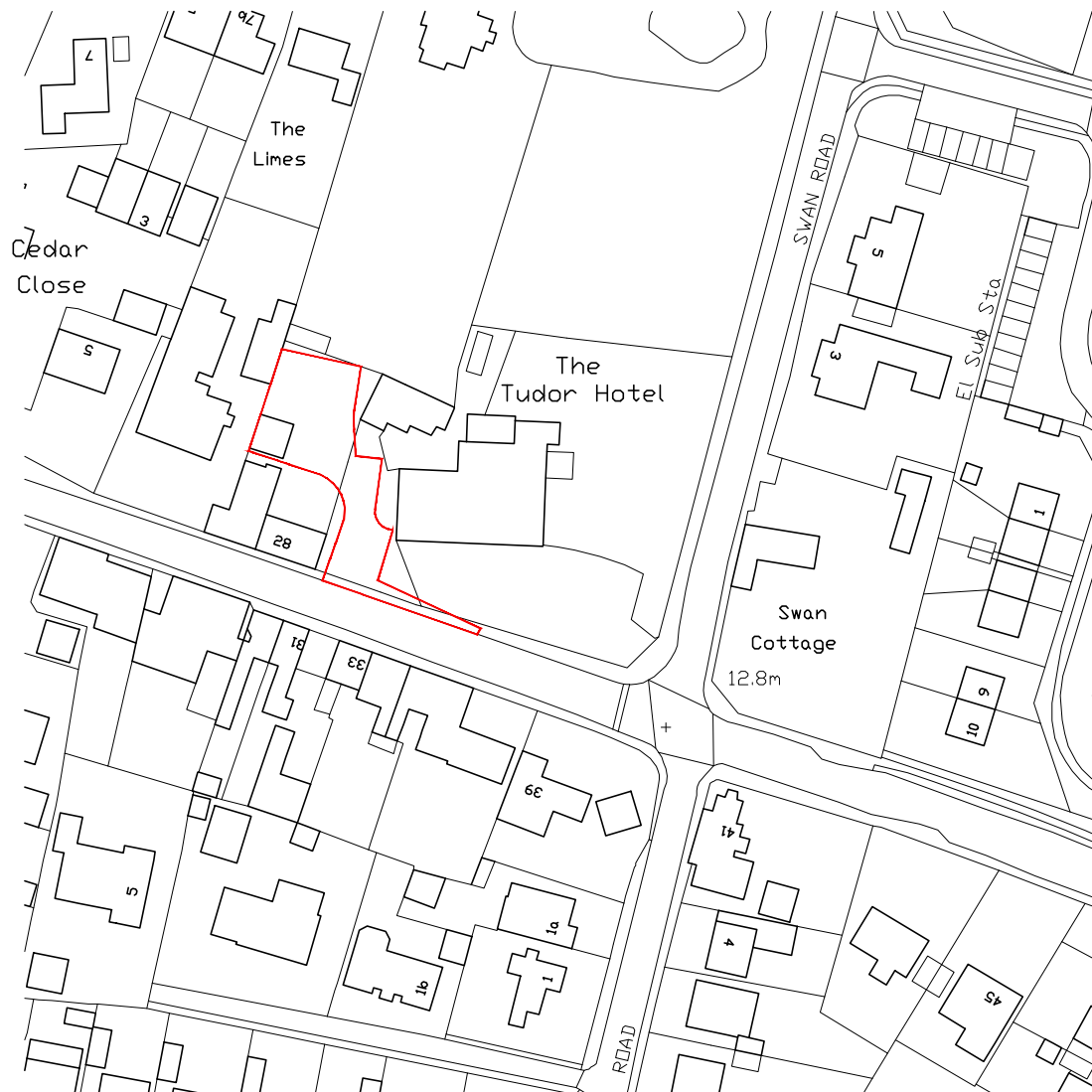
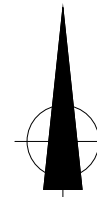
Application Ref: 25/01003/FUL



Scale = 1:1,250

Date Created: 05/11/2025





Serial number: 269200

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drawing title **LOCATION PLAN** **REV-P2**

scale **1:1250** original **A4**

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Cambridge
Cambridgeshire
CB1 3EB

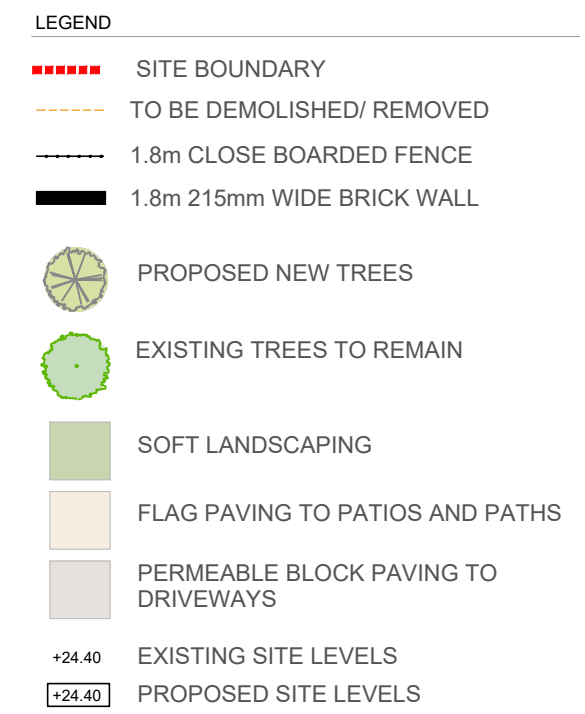
telephone +44 (0)1223 212253
email info@29architecture.co.uk
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Unless otherwise stated, all dimensions are in mm.



client

drawing title **Proposed Site Plan**

address 25 Cromwell Road
Cambridge
Cambridgeshire
CB1 3EB



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**ARCHITECTURE
+ PLANNING**

general notes

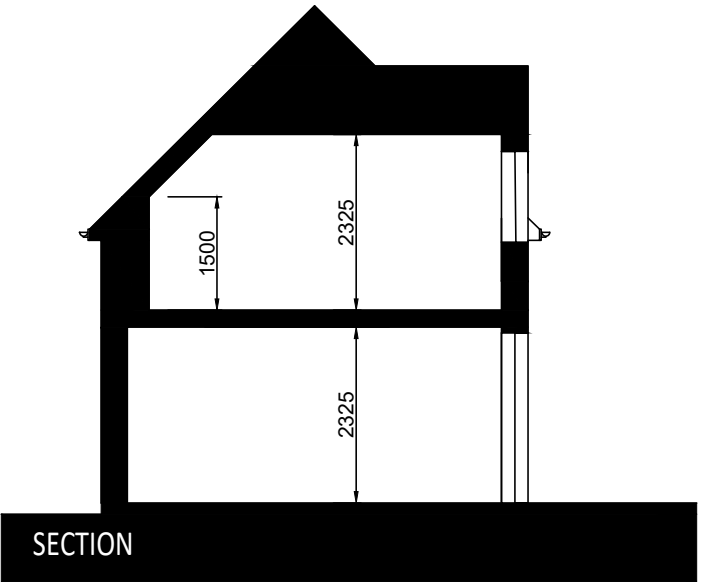
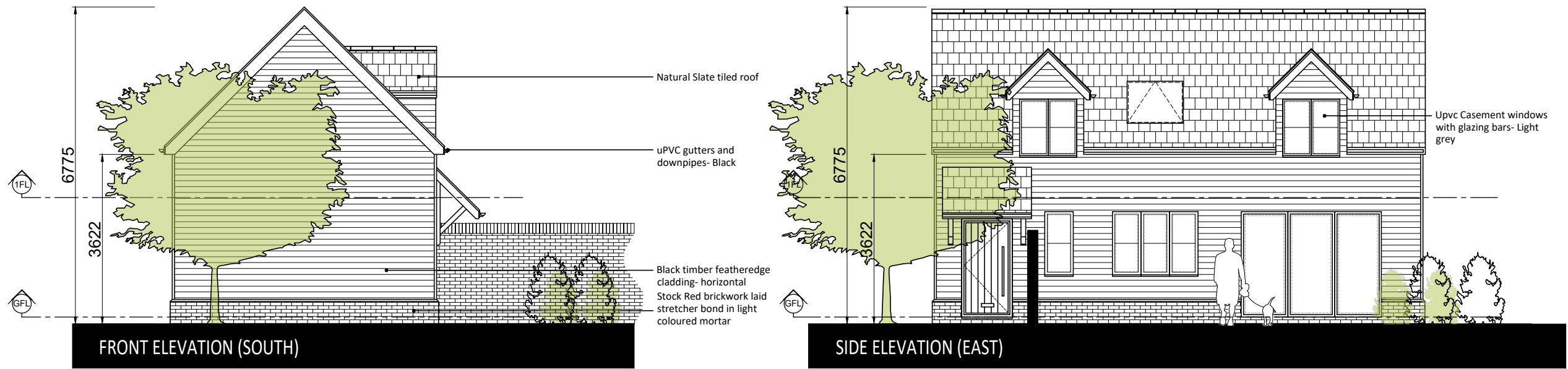
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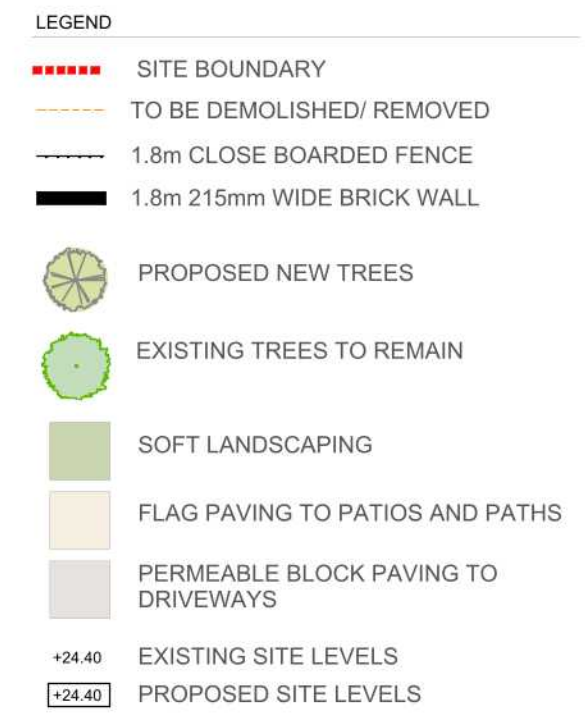
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client					
project	Land to r/o 26-28 High Street, Fenstanton, Huntingdon				
drawing title	Proposed Floor Plans and Elevations- Dwelling				
drawing no	PL(21)01	checked	DSR		
scale	1:100	original	A2		
status	PLANNING				
address	25 Cromwell Road Cambridge Cambridgeshire CB1 3EB				
telephone	+44 (0)1223 212253				
email	info@29architecture.co.uk				
website	www.29architecture.co.uk				



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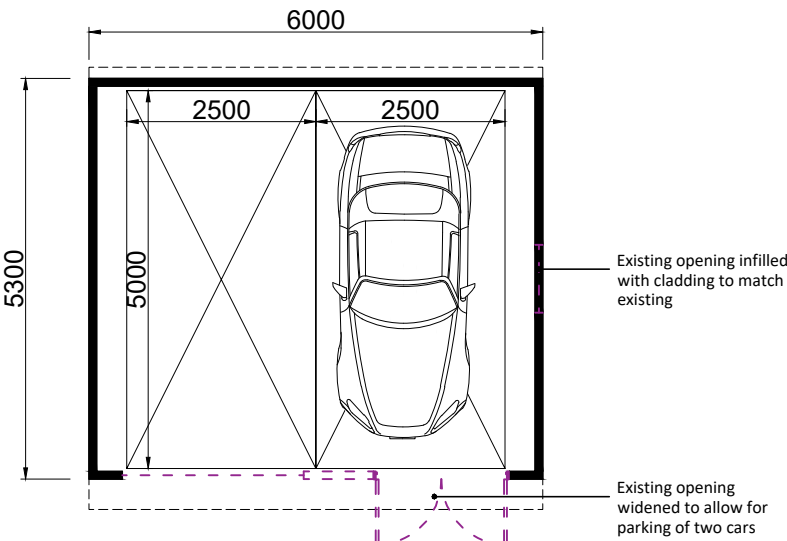
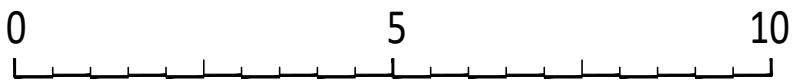
client

drawing title **Proposed Site Plan**

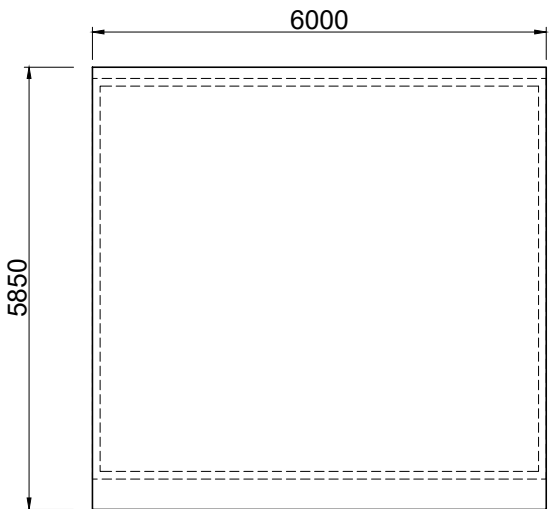
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Cambridge
Cambridgeshire
CB1 3EB



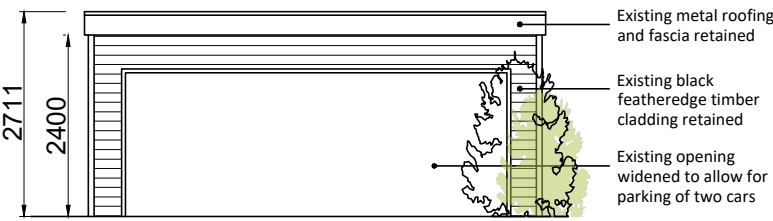
**TWENTY
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ARCHITECTURE
+ PLANNING



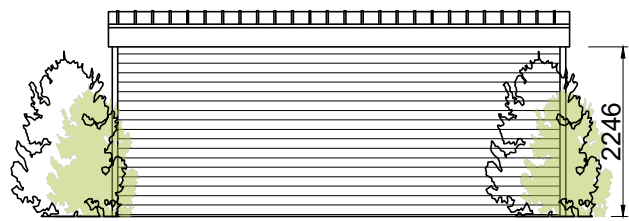
PROPOSED CARPORT FLOOR PLAN



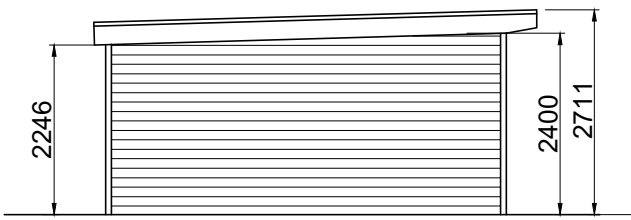
PROPOSED CARPORT ROOF PLAN



PROPOSED FRONT ELEVATION (EAST)



PROPOSED REAR ELEVATION (WEST)



PROPOSED SIDE ELEVATION (SOUTH)



PROPOSED SIDE ELEVATION (NORTH)

general notes

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rev	P1	date	June '25	drawn	DSR
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client

project	Land to r/o 26-28 High Street, Fenstanton, Huntingdon
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drawing title	Proposed Floor Plans and Elevations- Carport
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drawing no	PL(21)02	checked	DSR
scale	1:100	original	A2
status	PLANNING		

address	25 Cromwell Road Cambridge Cambridgeshire CB1 3EB
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telephone	+44 (0)1223 212253
email	info@29architecture.co.uk
website	www.29architecture.co.uk



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 LOG PILES
1No. Log Piles. To be located in a damp, shady location

 BUG AND INSECT HOTELS
1No. Woodside Wooden Insect Hotel. To be located on close boarded fences at 1.5m from ground level
Size: L: 260mm x W:110mm x H:370mm

 HEDGEHOG HOLES
Provide 150 x130mm square cut gaps in bottom of garden fences for hedgehog movement

 SWIFT BIRD BOX
Ibstock Swift Integrated Eco Habitat-Buff
Size: L: 140mm x W:327mm x H:140mm

1No. swift box per unit. Swift boxes to be sited a minimum of 5m above ground on external wall of buildings under eaves. Boxes are to be sheltered from prevailing wind, rain and strong sunlight.

 GENERAL BIRD BOX
Open Bird Nest Box on Trees (1No. Proposed)
Vivara Pro Barcelona Woodstone Open Nest Box. Installed 1.0m above Ground Level
Size: L: 175mm x W:240mm x H:190mm

 BAT BOX
Ibstock Enclosed Integrated Bat Box 'C' -Buff
Size: L: 105mm x W:215mm x H:215mm

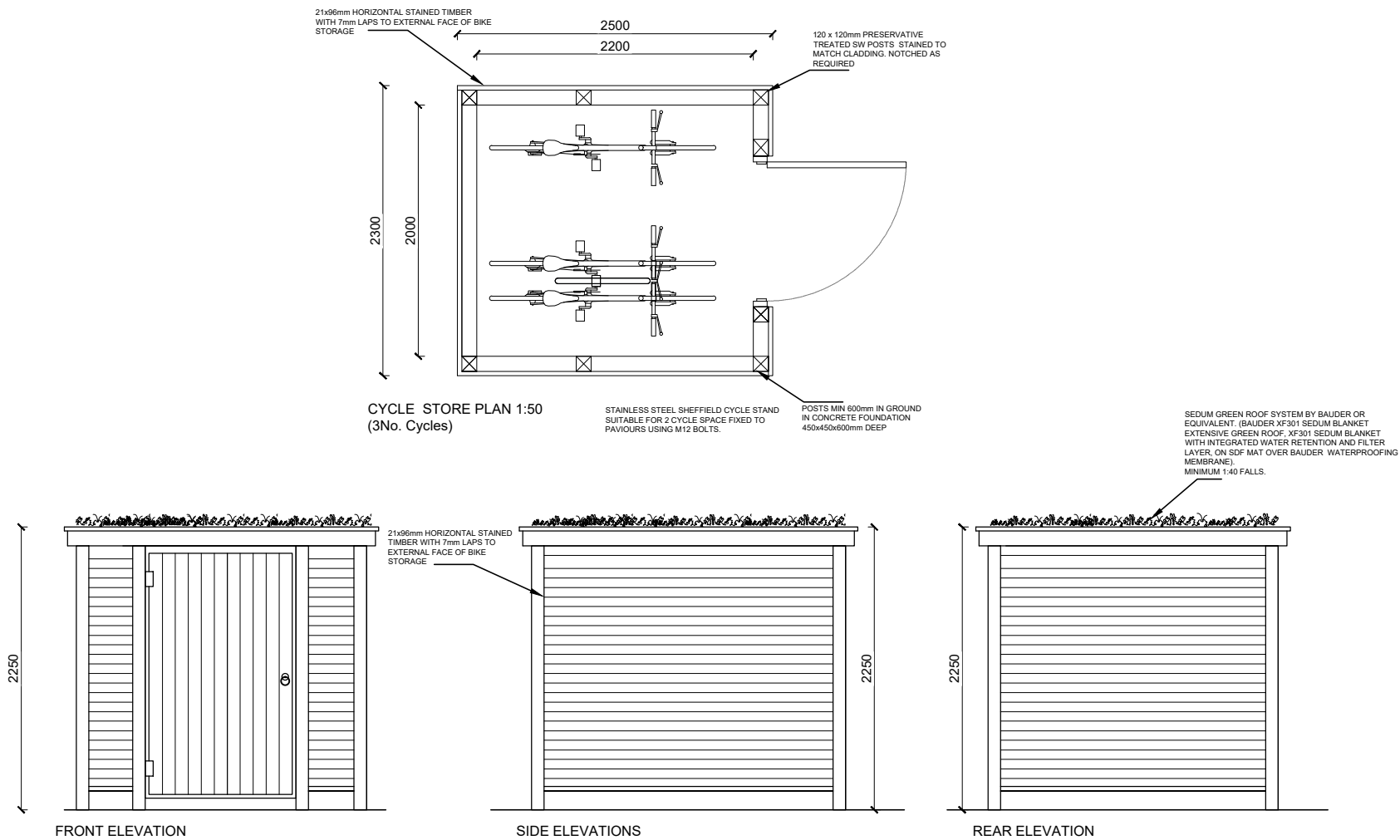
1No. bat box per 4 units. Bat boxes to be sited a minimum of 6m above ground on external wall of buildings along gables. Boxes are to be sheltered from prevailing wind, rain and strong sunlight.

client

drawing no	PL(90)04	checked	DSR
scale	1:200	original	A2
status	PLANNING		

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email info@29architecture.co.uk
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rev	P1	date	June '25	drawn	DSR
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client

project

Land to r/o 26-28 High Street,
Fenstanton, Huntingdon

drawing title

Proposed Cycle Store

drawing no	PL(21)03	checked	DSR
scale	1:50	original	A2
status	PLANNING		

address

25 Cromwell Road
Cambridge
Cambridgeshire
CB1 3EB

telephone +44 (0)1223 212253
email info@29architecture.co.uk
website www.29architecture.co.uk

