

# **DEVELOPMENT MANAGEMENT COMMITTEE 15<sup>th</sup> DECEMBER 2025**

**Case No: 25/01436/FUL**

**Proposal: PROPOSED 2NO. REPLACEMENT SELF-BUILD  
DWELLINGS AND 1NO. DETACHED DOUBLE GARAGE**

**Location: 3 SHEEPWALK COTTAGES, OUNDLE ROAD, ELTON,  
PETERBOROUGH, PE8 6SE**

**Applicant: MS DANIELLA CALITRI**

**Grid Ref: 511351 294519**

**Date of Registration: 06.08.2025**

**Parish: ELTON**

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## **RECOMMENDATION - APPROVE**

**This application is referred to the Development Management Committee (DMC) because the Officer recommendation of approval is contrary to the Parish Council recommendation of refusal.**

### **1. DESCRIPTION OF SITE AND APPLICATION**

#### **Site and Surroundings**

- 1.1 The site comprises of a 0.36 hectare irregular shaped parcel of land which hosts No. 3 and 4 Sheepwalk Cottages, Oundle Road. No 4. Sheepwalk Cottage is a 2-storey detached property with a detached flat roof single garage. No 3. Sheepwalk Cottage is a 2-storey detached dwelling with attached flat roof single garage. No. 3 and 4 Sheepwalk Cottages are designed with pitched roofs, ground floor bay windows and are set back from Oundle Road in a staggered arrangement. The site is accessed off a shared drive off Oundle Road.
- 1.2 The site is primarily surrounded by open countryside, albeit a pair of semi-detached dwellings (No.1 and 2 Sheepwalk Cottages, Oundle Road) are adjacent to the southwest of the site. The site is located approximately 2.6km east of the settlement of Elton and 1.6km west of the settlement of Chesterton.
- 1.3 The Farmhouse and Granary at Sheepwalk Farm are Grade II listed buildings approximately 175 meters south-east of the site. The application site is within Flood Zone 1 (at low risk from fluvial flooding), based on Environment Agency Flood Maps and the

Strategic Flood Risk Assessment 2024. The site is not at risk from surface water flooding and the majority of the site is not at risk from groundwater flooding.

- 1.4 It is noted that a previous planning application reference 24/01684/FUL for the replacement of two self-build dwellings and with detached double garages was refused on the application site under delegated powers in November 2024 for the following reasons:

*1. The deep plan form, height, materials, substantial footprint, staggered and set back arrangement from Oundle Road would form unduly striking and dominant development in the countryside. The double garage which projects forward from the principal elevation of the dwelling would fail to reflect the character and appearance of the adjacent properties. The proposal would detract unacceptably from the character and appearance of the countryside and encroach on the openness of the countryside by virtue of its scale, design, mass, and siting and it is therefore contrary to Policies LP10 part b, LP11 and LP12 of the Huntingdonshire Local Plan to 2036.*

*2. By virtue of the deep plan form, scale, mass and proximity to the boundary of adjacent properties, the proposed development specifically the plot to the west would result in significantly harmful overbearing impacts to the residential amenity of No. 1 Sheepwalk Cottage. It is therefore contrary to Local Plan Policy LP 14.*

#### The Proposal

- 1.5 This current proposed planning application seeks to try and address the above previous planning applications reasons for refusal by proposing an amended design for the 2 new replacement dwellings. This application seeks to demolish the existing two detached dwellings and associated garage on the site, and erect two new 4-bedroom detached self-build dwellings. The proposed dwellings would be 2.5 storeys in height, designed with a wide frontage and shallow plan form, with subservient approximately 4.5m projecting rear extensions to provide a double height space for the family/dining areas. A detached pitched roof double garage is proposed for Plot 2.
- 1.6 Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.
- 1.7 The application is supported by the following documents;
- Design and Access Statement
  - Proposed Drawings
  - Street Scene Elevation
  - Preliminary Ecological Appraisal

- Biodiversity Net Gain (BNG) Exemption Statement

## **2. NATIONAL GUIDANCE**

- 2.1 The National Planning Policy Framework (12<sup>th</sup> December 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, beautiful and safe places;
  - conserving and enhancing the natural, built and historic environment
- 2.3 Planning Practice Guidance and the National Design Guide 2021 are also relevant and material considerations.

For full details visit the government website [National Guidance](#)

## **3. PLANNING POLICIES**

- 3.1 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
- LP1: Amount of Development
  - LP2: Strategy for Development
  - LP3: Green Infrastructure
  - LP4: Contributing to Infrastructure Delivery
  - 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
  - LP25: Housing Mix
  - LP30: Biodiversity and Geodiversity
  - LP31: Trees, Woodland Hedges and Hedgerows
  - LP34: Heritage Assets and their Settings
- 3.2 Supplementary Planning Documents (SPD) and Guidance:

- Huntingdonshire Design Guide Supplementary Planning Document (2017)
- Developer Contributions SPD (2011)
- Huntingdonshire strategic Flood Risk Assessment (2024)
- Huntingdonshire Landscape and Townscape Assessment (2007)
- Huntingdonshire Tree Guidance Note 3
- RECAP CCC Waste Management Design Guide (CCC SPD) 2012

### 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
- \* H1 - Healthy, comfortable and safe internal and external environment

For full details visit the government website [Local policies](#)

## 4. PLANNING HISTORY

### 4.1 24/01684/FUL -Proposed two replacement self-build dwellings and two detached double garages.- Refused 18.11.2024

Refusal reasons:-

1. The deep pan form, height, materials, substantial footprint, staggered and set back arrangement from Oundle Road would form unduly striking and dominant development in the countryside. The double garage which projects forward from the principal elevation of the dwelling would fail to reflect the character and appearance of the adjacent properties. The proposal would detract unacceptably from the character and appearance of the countryside and encroach on the openness of the countryside by virtue of its scale, design, mass, and siting and it is therefore contrary to Policies LP10 part b, LP11 and LP12 of the Huntingdonshire Local Plan to 2036.
2. By virtue of the deep pan form, scale, mass and proximity to the boundary of adjacent properties, the proposed development specifically the plot to the west would result in significantly harmful overbearing impacts to the residential amenity of No. 1 Sheepwalk Cottage. It is therefore contrary to Local Plan Policy LP 14.

### 4.2 22/01353/FUL- Change of use of pasture to domestic garden.- Permitted 30.08.2022

- 4.3 1401716FUL-Demolition of 2 existing dwellings and erection of 2 replacement dwellings (revised)-Permitted 19.02.2015
- 4.4 APP/H0520/A/13/2207310- Appeal against refusal of application Ref 1300160FUL- Dismissed.
- 4.5 1300160FUL-Demolition of two existing dwellings and erection of two replacement dwellings and realignment of part of access road.-Refused 24.04.2013
- 4.6 1201219S73-Removal of condition 3 of H.163.73 relating to agricultural occupancy of two dwellings and garages.- Permitted 18.09.2012
- 4.7 0901074S73-Removal of condition 3 of H.163.73 relating to agriculture occupancy of two dwellings and garages- Refused 08.10.2009
- 4.8 0801263CLED- Use of property as a dwellinghouse without compliance with agricultural occupancy condition-Refused 24.06.2009
- 4.9 0801433FUL-Demolition of existing dwellings, erection of two dwellings, and realignment of farm access road-Withdrawn 25.06.2008

## **5. CONSULTATIONS**

- 5.1 Elton Parish Council – Objection. The Parish Council object to the development proposal for the following reasons as summarised:
- Procedural Concerns: Alleged late notification to another landowner may render the planning application invalid due to a potentially defective Certificate B.
  - Impact on Heritage Assets: The “modern barn” style rear extensions (grey cladding, metal roofs) are out of character and would harm the setting of nearby Grade II listed buildings, contrary to national and local heritage policies.
  - Excessive Height and Footprint: The proposed dwellings are larger and taller than both the existing houses and previously refused schemes, resulting in a dominant and intrusive development that detracts from the countryside’s character.
  - Non-Compliance with Local Plan Policies: The scale, massing, and materials of the proposal do not comply with Local Plan Policies LP10, LP11, LP12, and LP33, which require modest increases and sensitive design in rural areas.
  - Onsite Sewage System Concerns: There are unresolved issues regarding the adequacy and location of the sewage system, with potential encroachment on neighbouring land and objections from the other landowner.
- 5.2 Conservation Officer- No objection. The Conservation Officer notes this application proposes the replacement of two existing

dwelling with two new barn-style houses, situated alongside the access road to Sheepwalk Farm. Sheepwalk Farm itself is a complex of Grade II listed buildings that have been converted into residential units. These listed buildings are located a significant distance from the application site. While the new dwellings are marginally larger than those they replace, the separation between the site and the listed structures is substantial enough that the modest increase in scale would not adversely affect the setting or significance of the heritage assets.

The listed buildings are located approximately 200 metres from the proposed new structures. It is considered that their architectural and historic interest would not be affected by this proposal. While reference has been made to the curtilage of the listed buildings, under current legislation this is generally regarded as the land immediately surrounding the buildings and does not typically extend along the access road to the farm buildings.

- 5.3 Local Highways Authority - No objection. Highways Officer noted the proposed two dwellings would replace the existing two dwellings and as such there will be no increase in vehicle movements. Although the access has not been dimensioned, highway records indicate that it is approximately 7m wide which is adequate for shared residential and agricultural access. No significant adverse effect upon the Public Highway should result from this proposal should it gain benefit of Planning Permission.
- 5.4 Urban Design Officer- No objection. The overall scale and massing are considered acceptable in design terms. The omission of the forward-projecting garage to Plot 1 is welcomed and directly addresses Reason for Refusal 1. The revised siting of Plot 1, offset from the rear garden boundary of No. 1 Sheepwalk Cottage by 5.2m–7.7m (compared with 4.3m in the refused scheme), together with the reduced gable depth, is supported. The elevations are acceptable in design terms and reinforce the intended barn-style character. The retention of 1.2m post-and-rail fencing with hawthorn hedging, alongside new hawthorn planting along the northern boundary adjacent to the access track, is supported. The revised proposals are considered acceptable in urban design terms.
- 5.5 Environmental Health Officer (EHO)- Initially the EHO raised no objection to the proposal however, following a second consultation response the EHO raised that the existing shared septic tank serving 1–4 Sheepwalk Cottages is inadequate and situated on third-party land, leading to contamination and management issues. Legal rights restrict any expansion of the system, making it unsuitable for increased demand from new development. Therefore, the applicant must submit a detailed drainage plan proposing a compliant sewage treatment package system that meets the Environment Agency's General Binding Rules to ensure a sustainable and lawful solution.

A condition requesting a foul drainage plan/strategy for the proposed dwellings could be secured by way of a planning condition if Members are minded to approve the application to ensure a foul connection can be secured for the dwellings.

Whilst it is noted that the septic tank serving the existing site is located on third-party land. Matters relating to land ownership/access are considered civil issues between the parties and do not constitute material planning considerations.

The proposal seeks to replace two existing dwellings with two new dwellings. In the event that the new dwellings cannot be connected to the existing foul drainage system, a condition would ensure that an appropriate alternative drainage solution is provided.

- 5.6 Environment Agency- No comments received.
- 5.7 Ecology Officer- No objection. Recommends the imposition of pre-commencement conditions seeking the details of a European Protected Species Licence, external lighting design and biodiversity method statement.

## **6. REPRESENTATION**

- 6.1 Third party representations have been received from the occupants of nearby properties including the Stone Barn, 3 Sheepwalk Cottages and Billing Brook Barn. The following concerns have been raised by the third parties and have been summarised.
- Design not in keeping with nearby listed buildings; concerns over height and use of metal roofing.
  - Environmental risk from a failing cesspit; overflow contaminates neighbouring land used for grazing.
  - Non-compliance with planning policy and Building Regulations; drainage solution relies on third-party land and cannot support increased demand.
  - Application undeliverable in current form due to land ownership issues.
  - Legal right of way over site entrance will be disrupted by construction traffic.
  - No Certificate B notice served; co-owner not properly notified.
  - Grade II listed property not properly notified.
  - Scale and design remain excessive and out of character with the countryside.
  - Overbearing impact on neighbouring property (No. 1 Sheepwalk Cottage) not resolved.
  - Inaccurate site plan undermines proper assessment; application should be invalid.
  - Proposed hedge obstructs legal access; causes planning harm.
  - Heritage impact underestimated; listed building curtilage much closer than stated.

- Reflective materials (metal cladding/glazing) cause harmful glint and glare near heritage assets.
- 6.2 No third-party representations have been received in support of the development proposal.
- 6.3 It is acknowledged that both the Parish Council and third parties have raised concerns regarding procedural matters, specifically in relation to landowner notification prior to the submission of the application. To clarify, a Land Ownership Certificate B was submitted with the application, confirming that the applicants are not the sole owners of all land within the application site boundary. In accordance with statutory requirements, the applicants have confirmed that formal notice via post was served on the relevant landowners on 26/08/2025. The 21-day landowner notification period has now lapsed, and the application can be determined as due process has been followed.
- 6.4 The following sections of this report aim to address material planning considerations raised by third party representations and the parish council.

## **7. ASSESSMENT**

- 7.1 When determining planning applications, it is necessary to establish what weight should be given to each plan's policies in order to come to a decision. The following legislation, government policy and guidance outline how this should be done.
- 7.2 As set out within the Planning and Compulsory Purchase Act 2004 (Section 38(6)) and the Town and Country Planning Act 1990 (Section 70(2)) in dealing with planning applications the Local Planning Authority shall have regard to have provisions of the development plan, so far as material to the application, and to any other material considerations. This is reiterated within paragraph 47 of the NPPF (2023). The development plan is defined in Section 38(3)(b) of the 2004 Act as "the development plan documents (taken as a whole) that have been adopted or approved in that area".
- 7.3 In Huntingdonshire the Development Plan 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 as part of this application are
- Principle of development
  - Design, Visual Amenity and Impact on the Character and Appearance of the Area
  - Residential Amenity
  - Highway Safety, Access and Parking Provision
  - Biodiversity
  - Flood risk and drainage
  - Other matters

### **Principle of Development**

#### **Housing Land Supply**

- 7.6 This report should be read with the knowledge that the 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 5,907 homes. The current 5YHLS is 4,345 homes equivalent to 3.68 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.
- 7.9 The application site although located within Elton Parish is sited approximately 1.5 miles east of the built-up area of the village of

Elton. The application site is located between the village of Chesterton and Elton and is within the open countryside whereby residential development in the countryside is usually resisted by Local Plan Policies except when the development accords with specific opportunities within the Local Plan for development in the countryside.

- 7.10 No.3 and 4 Sheepwalk were previously permitted in the countryside with a condition which restricted the use of the dwellings to agricultural occupants only. This condition however was removed under planning application 1201219S73 in September 2012. No.3 and 4 Sheepwalk are therefore now two open market dwellings located in the open countryside.
- 7.11 The planning history of the site also includes an application for the extension of the residential curtilages of No.3 and 4 Sheepwalk into the countryside permitted under application ref 22/01353/FUL in August 2022.
- 7.12 In this instance, the use of the site is already residential, and the application does not seek to alter the quantum of residential development on the site. The principle of development is therefore considered acceptable by virtue of its existing open market residential use on site, subject to other material planning considerations detailed below.

### **Design, Visual Amenity and Impact on the Character and Appearance of the Area**

- 7.13 Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036 states that developments should respond positively to their context, draw inspiration from the key characteristics of its surroundings and contribute positively to the area's character and identity. In addition, Policy LP10 of the Local Plan states that development in the countryside must recognise the intrinsic character and beauty of the countryside.
- 7.14 In regard to the immediate context of the site, No. 3 and 4 Sheepwalk Cottages are located in the open countryside, albeit the dwellings are sited at the end of a row of four buildings which comprise of two semi-detached dwellings. The adjacent dwellings dating back to the 1880's are of a traditional form, have a shared chimney stack and constructed using red bricks and slate roof tiles. Further afield to the east are Grade II listed buildings, the Farmhouse and Granary at Sheepwalk Farm, which can be viewed by the public across the shared driveway from Oundle Road, albeit at some distance. The listed buildings are constructed using stone and slate roof tiles.
- 7.15 The application seeks to replace the two detached 1970's dwellings and associated garages. The dwellings as existing are considered suburban in nature and the materials used in their

construction do not contribute well with the adjacent properties or nearby listed buildings.

- 7.16 A scheme to replace the dwellings with two contemporary style barns was refused planning permission under application reference 24/01684/FUL. Officers considered that the proposed dwellings failed to reflect the character and appearance of the adjacent properties due to their height, materials, deep plan form, substantial footprint, staggered and set back arrangement from Oundle Road.
- 7.17 Officers noted that in the previously dismissed appeal (ref. APP/H0520/A/13/2207310), which related to the same site and proposed two replacement residential dwellings, the Inspector raised concerns regarding the footprint of the proposed dwellings compared to the existing buildings. The smallest of the existing dwellings has a floorspace of 116m<sup>2</sup> (excluding the garage), whereas the contemporary barn-style dwellings previously refused had a combined floorspace of 533m<sup>2</sup>.
- 7.18 In the Officer's report for the previously refused application (ref 24/01684/FUL), it was noted that the footprint, deep plan form (14.8m in length), and ridge height (8.5m) contributed to a greater perception of bulk and massing in the countryside setting.
- 7.19 In the current proposal, the two dwellings would have a combined floorspace of approximately 538m<sup>2</sup>—slightly larger than the previously refused scheme. However, the revised design now proposed incorporates wide frontages and subservient rear projecting elements, which are considered to reduce the overall perception of scale, bulk and mass. This approach is viewed as more sympathetic to the surrounding rural character of the area.
- 7.20 The previously refused scheme proposed two two-storey dwellings with a contemporary barn-style appearance, featuring shallow frontages and deep plan forms (approximately 14.7m deep and 9m wide), with ridge heights of 8.5m and eaves at 3.9m.
- 7.21 In contrast, the revised scheme proposes two 2.5-storey dwellings with ridge heights of 8.7m and eaves at 5.025m, including subservient rear extensions reaching 5.1m in height. The principal footprint of each dwelling is approximately 10.6m wide by 8.5m deep, with rear dining room extensions measuring approximately 9m wide x 4.5m deep.
- 7.22 It is acknowledged that the proposed dwellings are 0.2m taller to the ridge than those previously refused (ref. 24/01684/FUL), a concern raised by third parties and the Parish Council and cited as a reason for refusal.
- 7.23 However to address concerns regarding overbearing impact on neighbouring properties, the application is accompanied by a

street scene elevation informed by a topographical survey. This elevation has been reviewed by the Urban Design Officer, who notes that due to the lower ground level of the application site, the ridge height of the proposed dwellings would sit only 1m higher than the adjacent Nos. 1–2 Sheepwalk Cottages. This variation is considered minor.

- 7.24 In this context, it is considered that a refusal based solely on the height and visual impact of the proposed dwellings could not be justified. In addition, the Urban Design Officer concludes that the amended scheme is acceptable in terms of scale and massing and is more appropriate in design terms.
- 7.25 Third-party concerns regarding the design of the proposed dwellings and their relationship with nearby listed buildings are acknowledged. However, the existing 1970s suburban properties on site do not positively contribute to the character or setting of adjacent buildings, nearby heritage assets, or the wider countryside.
- 7.26 In contrast, the proposed replacement dwellings adopt a more traditional barn-style design, incorporating sympathetic materials such as stone walls, slate roofs, and recessed casement windows. This approach is considered to better reflect the rural vernacular and enhance the site's contribution to its surroundings.
- 7.27 The previous scheme was refused in part due to the use of contemporary materials, such as floor-to-ceiling glazing, timber cladding, metal sheet roofing, and aluminium windows, which were deemed unsympathetic to the historic and rural character of the area. While these materials may reflect agricultural buildings in the wider countryside, they contrasted with the traditional stone, red brick, and slate found locally.
- 7.28 Although some concerns regarding materials remain, the current proposal includes stone walls with stone headers and cills, recessed white uPVC flush casement windows, and slate roofs, which are much more in keeping with the local context. Grey cladding is proposed only on the subservient rear elements, which are not prominent in public views, and therefore deemed to be visually acceptable.
- 7.29 Additionally, both the Urban Design and Conservation Officers have reviewed the proposal and raised no objections to the proposed materials.
- 7.30 Therefore subject to the recommended conditions, Officers consider the proposed dwellings would integrate well with adjacent buildings, would respond positively to its streetscene and countryside context and would not result in any heritage harm to significance or setting of any nearby Listed Buildings. The proposal is therefore in accordance with Local Plan Policies LP11,

LP12, LP34 and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act, and the NPPF.

### **Impact on Designated Heritage Assets**

- 7.31 This application seeks to replace two existing residential dwellings in the countryside and whilst the site is not located within a Conservation area, it is located approximately 175 meters south-east from the Grade II listed Farmhouse and Granary at Sheepwalk Farm.
- 7.32 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that the Local Planning Authority shall have "special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".
- 7.33 Policy LP34 of the Local Plan to 2036 sets out that proposal should protect the significance of heritage assets such as Listed Buildings.
- 7.34 Officers acknowledge concerns raised by third parties and the Parish Council regarding the proposed design, height, and use of metal roofing in the new dwellings, as well as the perceived proximity and impact on nearby listed buildings.
- 7.35 To consider these concerns, the Conservation Officer was consulted, and they raised no objection to the proposed dwellings. Sheepwalk Farm, a complex of Grade II listed buildings, is located approximately 200 metres from the application site. The Conservation Officer confirmed that the proposed dwellings are only marginally larger than those they would replace and that the separation distance to the heritage assets would be sufficient to avoid harm to the setting or significance of them.
- 7.36 It was also clarified that the curtilage of the listed buildings does not extend to the application site, being generally limited to the land immediately surrounding the listed structures.
- 7.37 The Conservation Officer concluded that the proposal would not result in harm to the architectural or historic interest of Sheepwalk Farm, a view consistent with the assessment of the previously refused application (ref. 24/01684/FUL).
- 7.38 Accordingly, the proposal is considered to comply with Policy LP34 of the Huntingdonshire Local Plan to 2036, Section 16 of the NPPF, and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

## **Residential Amenity**

- 7.39 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.

### Amenity of neighbouring properties

- 7.40 The closest residential dwelling to the application site is No. 1 Sheepwalk Cottages to the west. The garage of No.1 is located on the shared boundary with the application site. In considering this proposal regard must be given to the impact on the residential amenity of the closest residential dwellings No.1 and 2 Sheepwalk Cottages.
- 7.41 It is noted that the previous application was refused due to its deep plan form, scale, massing, and close proximity to the boundary with No. 1 Sheepwalk Cottage and the resulting overbearing impact on their residential amenity. It is acknowledged that third parties have also raised concerns that this amended proposal still does not address overbearing impacts to No.1 Sheepwalk.
- 7.42 However the proposed dwelling Plot 1 (western unit) would be sited at a minimum distance of 4.6 metres from the shared boundary with No. 1 Sheepwalk Cottage, increasing to 7.56 metres due to the angled positioning of the building.
- 7.43 In the earlier application, Plot 1 featured a deep plan form measuring 14.8 metres in length, combined with a ridge height of 8.55 metres and a limited side separation. These factors contributed to an overbearing impact on the residential amenity of No. 1 Sheepwalk Cottage.
- 7.44 In contrast, the current proposal has significantly reduced the massing of the dwellings, with now a wide frontage shallow plan form. The main gable depth has been reduced to 8.45 metres, with a subservient rear extension measuring 5.2 metres in depth. While the ridge height of the main dwelling has increased slightly to 8.7 metres, the single-storey rear extension would be 6.1 metres to the ridge, helping to break up the overall bulk and mass, and overbearing impact on the adjacent neighbour.
- 7.45 Overall, the reduction in building depth and increase in side separation is considered to overcome the previous concerns about the overbearing impact on the residential amenity of No.1 Sheepwalk Cottage. Therefore, Officers consider the previous Reason 2 for refusal has been overcome in this current proposal.
- 7.46 The proposed side first floor windows of Unit 1 face towards the rear amenity space of No.1 Sheepwalk however, these windows serve non habitable rooms a bathroom and an ensuite. It is therefore recommended if Members are minded to approve the

application, that a condition is imposed to ensure the windows remain obscured glazed and fitted with opening restrictors.

- 7.47 It is noted that neighbouring occupiers of the listed buildings to the east have raised concerns regarding the proposed material palette and potential glint and glare impacts. The application includes floor-to-ceiling glazing on the rear elevations of the proposed dwellings, which would face towards the listed buildings.
- 7.48 While glint and glare are recognised as material planning considerations, in this instance, the proposed glazing is located over 200 metres from the listed buildings. Given this substantial separation distance, Officers do not consider it reasonable or necessary to require the submission of a formal glint and glare assessment. Furthermore, it is considered that a refusal based solely on potential glint and glare impacts on residential amenity could not be justified in this context.
- 7.49 The Council's Urban Design Officer also consulted on the application, raises no objection to the proposal in terms of the impacts on nearby residential amenity.

#### Amenity for future occupiers

- 7.50 It is considered the proposed dwellings would provide a good level of amenity for future residents. The dwellings have been designed to meet the nationally described space standard for a 4-bedroom 8-person 3- storey dwelling. All proposed habitable rooms of the properties would be served with windows which offer acceptable levels of daylight and sunlight and would provide adequate outdoor private rear amenity space.
- 7.51 If Members are minded to approve the application, it is recommended that a condition is imposed to ensure the first-floor side windows on the eastern and western elevation of the dwellings are obscured glazed and fitted with opening restrictors.
- 7.52 Taking the above factors into consideration, Officers consider the proposed development to be acceptable in residential amenity terms and in accordance with Policy LP14 of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework in this regard.

#### **Highway Safety and Parking Provision**

- 7.53 Policy LP16 of Huntingdonshire's Local Plan to 2036 encourages sustainable transport modes and Policy LP17 supports proposals where they incorporate appropriate space for vehicle movements, safe access onto the highway and adequate parking for vehicles and cycles.

- 7.54 The existing shared drive which serves the current properties No. 3 and 4 would remain unaltered by this proposal. The shared drive with Sheepwalk Farm is accessed off Oundle Road. Oundle Road is adopted by the Local Highways Authority and is subject to a 60-mph speed limit. It is noted that under application 24/01684/FUL the Local Highways Authority were consulted but did not make any comment at the time of determination.
- 7.55 Cambridgeshire County Council as the Local Highway Authority have been consulted on this application. The Highways Officer has noted that the proposal would replace two existing dwellings with two new ones, resulting in no increase in vehicle movements. Although the access is not dimensioned on the plans, highway records indicate it is approximately 7m wide, which is sufficient for shared residential and agricultural use. As such, the Highways Officer considers there would be no significant adverse impacts on highway safety if planning permission were to be granted.
- 7.56 The proposal incorporates car parking spaces for at least two vehicles for each proposed dwelling. Huntingdon District Council do not have car parking standards stipulating the number of vehicle spaces required in relation to the number of proposed bedrooms, as each case must be judged on its own merits taking account of the surrounding context. Officers consider that the two proposed vehicle parking spaces for each four-bedroom dwelling would be considered appropriate in this instance. Particularly as large driveway areas are proposed which would allow for more car parking on site should it be required.
- 7.57 In regard to cycle parking, Local Plan Policy LP17 requires the provision of secure cycle storage, with one cycle space per bedroom. The proposed double garage for Unit 2 meets the minimum internal dimensions set out in the HDC Design Guide SPD (p.95), providing capacity for two vehicles as well as cycle storage.
- 7.58 A garden storage box is proposed within the rear garden of Unit 1 to serve as cycle storage. Accompanying floor plans and elevations confirm that the proposed store is adequately sized to accommodate four bicycles. The structure would be finished in profiled grey cladding, which is considered acceptable in terms of design and materials. The cycle storage provision proposed could be secured by way of a planning condition.
- 7.59 In light of the above, the proposal is considered acceptable in terms of highway safety and is compliant with policy LP17 of the Huntingdonshire Local Plan to 2036.



## **Biodiversity**

- 7.60 Paragraph 187 of the NPPF (2024) states planning policies and decisions should contribute to and enhance the natural and local environment. Policy LP30 of the Local Plan dovetails this and requires proposals to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated and ensure no net loss in biodiversity and provide a net gain where possible.
- 7.61 A Preliminary Ecological Appraisal (PEA) dated August 2024 accompanied the application and states the site is of negligible ecological importance, albeit the retained garden hedgerow represents a Priority Habitat. The report concludes that no significant harm to any habitats or faunal species of interest would occur as a result of the proposed development.
- 7.62 The report provides recommendations to protect bats, birds, hedgehogs and retained trees and offers biodiversity enhancement measures including the installation of bird and bat boxes, hedgehog domes and planting of native species. These could be secured by way of a planning condition if Members are minded to permit the development.
- 7.63 A Dusk Emergence Survey (detailed in the submitted PEA) was undertaken as part of the accompanying appraisal. The survey confirmed the presence of an active roost in Building B1 (No. 3 Sheepwalk). The report identified that the active Brown long-eared Bat Day roost associated with the internal void of No 3 Sheepwalk would be lost under the proposals. Chapter 5 of the report recommends several mitigation measures, including the securement of a Natural England mitigation licence prior to commencement to ensure individual bats are not harmed during the works and to ensure that all local bat populations are fully safeguarded. The Phase 2 survey has been reviewed by the Ecology Officer, who has confirmed that there are no objections to the proposal.
- 7.64 The Ecology Officer has recommended that pre-commencement conditions are imposed should Members be minded to approve the application to secure details of the Natural England Mitigation Licence, an external lighting design and biodiversity mitigation and enhancement recommendations as detailed in the PEA.
- 7.65 As of the 2nd April 2024 a mandatory 10% Biodiversity Net Gain (BNG) was imposed on small sites. A BNG Self-build exemption statement has been submitted which confirms the application falls within the self-build exemption. The evidence confirms the applicants have had the primary input into the final design and layout of the dwellings and would occupy the proposed dwellings themselves and as such the application is considered within the definition of Section 1(A1) of the Self-build and Custom

Housebuilding Act 2015. Officers are satisfied the proposal is exempt from a mandatory net gain as the development is self-build. If Members are minded to approve the application, a condition is recommended to ensure the properties would be self-build properties as per the definition, as it is on this basis only that 10% BNG is exempt and would not be secured.

- 7.66 Subject to the imposition of the above recommended conditions, the proposal is considered to accord with the objectives of Policy LP30 of Huntingdonshire's Local Plan and Section 15 of the National Planning Policy Framework in this regard.

### **Flood Risk and Drainage**

- 7.67 National guidance and Policy LP5 of the Local Plan seek to steer new development to areas at lowest risk of flooding and advises this should be done through application of the Sequential Test, and if appropriate the Exceptions Test (as set out in paragraphs 172-179 of the NPPF (2024)).
- 7.68 The application site is within Flood Zone 1 (at low risk from fluvial flooding), based on Environment Agency Flood Maps and the Strategic Flood Risk Assessment 2024. The site is not at risk from surface water flooding and the majority of the site is not at risk from groundwater flooding. Given this and the site is less than 1 hectare in size, the submission of a flood risk assessment, sequential and exceptions tests for flooding are considered unnecessary in accordance with the NPPF and NPPG.
- 7.69 The submitted application form states surface water would be disposed of through soakaways and foul water would be connected into the existing sewage system on site.
- 7.70 Officers acknowledge concerns raised by third parties regarding the capacity of the existing foul drainage system and the location of the proposed drainage solution on third-party land. While it is recognised that the drainage infrastructure lies outside the applicant's ownership, issues relating to land ownership and access rights are civil matters and do not constitute material planning considerations.
- 7.71 Following a second consultation, the Environmental Health Officer (EHO) raised concerns regarding the existing shared septic tank serving Nos. 1–4 Sheepwalk Cottages. The EHO raised the tank is located on third-party land, is inadequate for current use, and cannot be expanded due to legal constraints, resulting in contamination and management issues.

- 7.72 At the EHO's request, the Environment Agency (EA) was consulted during the application process. However, the EA did not provide comments at the time of writing the DMC report.
- 7.73 Notwithstanding the above, should Members be minded to approve the application, it is recommended that a condition be imposed requiring details of the proposed foul water disposal, to ensure that an appropriate means of disposal can be secured.
- 7.74 The application proposes the replacement of two existing dwellings with two new dwellings, so normally a foul drainage condition would not be required, but as issues have been raised by our Environmental Health colleagues it seems prudent in this instance to apply a condition.
- 7.75 Overall, the proposal is considered acceptable in terms of flood risk and foul drainage and is therefore compliant with Policies LP5, LP6, and LP15 of the Huntingdonshire Local Plan to 2036, as well as Section 14 of the National Planning Policy Framework.

### **Accessible and Adaptable Homes**

- 7.76 Policy LP25 of the Local Plan to 2036 requires proposals that include housing to meet the optional Building Regulation requirement M4(2) "Accessible and adaptable dwellings" unless it can be demonstrated that site specific factors make this unachievable. A condition is recommended to be imposed upon any granted consent to ensure that the dwellings are built in accordance with these standards and maintained for the life of the development.

### **Water Efficiency**

- 7.77 Policy LP12 of the Local Plan to 2036 requires proposals that include housing to comply with the optional building regulation for water efficiency, as set out in Approved Document G of the Building Regulations. A condition is recommended to be imposed upon any granted consent to ensure that the dwellings are built in accordance with these standards and that they are maintained for the life of the development.

### **Developer Contributions**

#### Wheeled Bins

- 7.78 Given the application is for the replacement of two residential dwellings already serviced with a wheeled bin provision, the submission of a Unilateral Undertaking is considered unnecessary in this instance. The application therefore accords with part H of the Developer Contributions Supplementary Planning Document (2011) and Policy LP4 of the Local Plan to 2036 in this regard.

## Conclusion

- 7.79 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 7.80 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 5 Year Housing Land Supply (5YHLS). While no 5YHLS can be demonstrated 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.
- 7.81 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 dwellinghouses. This is generally referred to as 'the tilted balance'.
- 7.82 In regard to paragraph 11 (d) part i, it is considered 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, the 'tilted balance' is engaged.
- 7.83 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 in accordance with paragraph 11 (d) part ii.

### The Planning Balance

- 7.84 The application seeks full planning permission to demolish the two detached dwellings and associated garages on the site and erect two replacement 4-bedroom detached self-build dwellings.
- 7.85 Although the site lies outside the defined built-up areas of Elton and Chesterton, the principle of residential development on site is established, and the proposal seeks to replace the 2 existing dwellings with 2 new dwellings, therefore the principle is considered to be acceptable.
- 7.86 The design of the proposed dwellings under this application has addressed previous reasons for refusal in relation to the proposed

height, materials, and deep plan form. Amendments to both the site layout and the architectural design have also resolved earlier issues regarding the residential amenity impacts on neighbours.

- 7.87 While the proposed dwellings would be slightly taller than the adjacent semi-detached cottages and would have a larger overall floorspace than the existing units, the resulting harm is considered minimal due to the siting, scale and design of the dwellings.
- 7.88 In terms of the environmental dimension of sustainable development, the proposal presents opportunities for incorporating energy efficiency and biodiversity enhancement measures, which is afforded moderate weight.
- 7.89 Regarding the economic dimension, the development would contribute to economic activity, albeit modestly, primarily through job creation during the construction phase. This is afforded limited weight.
- 7.90 It is concluded that there is no identified harm that would significantly and demonstrably outweigh the benefits when considering all the positives and negatives of the proposal into account.
- 7.91 When taking all the positives and negatives of the proposal into account, the harm identified would not significantly and demonstrably outweigh the benefits. Therefore, having regard to all relevant material considerations, it is recommended that planning permission be approved.

**8. RECOMMENDATION – APPROVAL subject to the following conditions regarding:**

1. Time limit
2. Approve plans
3. Material Compliance
4. Soft landscaping and boundary treatments
5. Self-build definition dwelling.
6. Biodiversity Method Statement
7. Bat licence
8. External Lighting Design
9. Obscure glazing and restrictors on first floor side elevation (east and west) windows servicing ensembles and bathrooms.
10. Parking and turning provision and retention
11. Cycle parking
12. Foul drainage condition
13. Water efficiency
14. M42 (accessible and adaptable) compliance.
15. Levels

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388424 and we will try to accommodate your needs.

**CONTACT OFFICER:**

Enquiries about this report to **Charlotte Dew Senior Development Management Officer** – [charlotte.dew@huntingdonshire.gov.uk](mailto:charlotte.dew@huntingdonshire.gov.uk)

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**Planning Application: 25/01436/FUL**

Case Officer: Charlotte Dew

**Proposal: Demolish two existing 2-storey, 3-bedroom detached houses and build two replacement 4-bedroom detached houses and a detached double garage**

**Location: 3 and 4 Sheepwalk Cottages, Oundle Road, PE8 6SE**

**Observations of Elton Parish Council**

Please  box as appropriate



**Elton Parish Council**

 Parish Clerk

**Preamble**

- Elton Parish Council understands there may be concerns regarding the lawfulness of this planning application as it is alleged the Applicant failed to deliver the proper notification to the other landowner as legally obliged before submitting the planning application – if this is the case, the Certificate B of the planning application may be defective and the planning application could be invalid and challenged in the High Court. It is known that the Applicant delivered the required notice to the other landowner by Recorded Delivery on 27 August 2025; but late notification does not lawfully remedy the defective Certificate B as the notice must be served before submitting the planning application.
- Elton Parish Council notes this planning application 25/01436/FUL, 30 July 2025, is a re-application of planning application 24/01684/FUL, 13 September 2024, to which Elton Parish Council recommended refusal on 14 October 2024, and HDC refused planning permission on 18 November 2024.
- In this planning application 25/01436/FUL, the Applicant has made changes to plot layout, building orientation, removal of a double garage, and changes to building materials to mitigate some of the reasons for refusal back in November 2024. In particular, the change of design of the front and sides of the dwellings to “traditional barn style” with stone walls and slate roofs reduces the harm to the street view from the Oundle Road.



**Elton Parish Council recommends REFUSAL** because .....



### Impact and harm to setting of heritage assets

The proposed design of the “modern barn” style for the large rear extensions of both dwellings remains with smooth grey cladding with some vertical timber cladding, dark grey aluminium windows and doors and roofs of grey standing seam metal sheeting which would be out of character and have an adverse impact on the setting of the nearby Grade II listed buildings, located only 194 m away (Sheepwalk Farmhouse [late-17th century or early-18th century limestone building with Collyweston stone slated roofs] and Billing Brook Barn [listed as “Granary to the north of Sheepwalk Farmhouse”, late-18th century or early-19th century limestone building with Collyweston stone slated roof]). The proposal with such modern and incongruous materials fails to respect the traditional rural character of the area and would cause harm to the significance of the heritage asset, contrary to the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990 and HDC Local Plan policy LP 34: Heritage Assets and their Settings.

### Height and footprint

Reasons for refusing planning application 24/01684/FUL in November 2024 included objections regarding the *“deep pan form, height, materials, substantial footprint, staggered and set back arrangement from Oundle Road would form unduly striking and dominant development in the countryside. .... The proposal would detract unacceptably from the character and appearance of the countryside and encroach on the openness of the countryside by virtue of its scale, design, mass, and siting.”*

- The 2024 proposed height to roof ridge was 8.558 m and the combined ‘footprint’ was 265.5 sq.m.

Although changes have been made to the orientation of the buildings and the materials at the front of the buildings, the modern materials remain at the rear of the buildings, and **the height and footprint have even increased compared with the planning application refused in November 2024.**

Planning application	Building Style	Height to roof ridge (m)	Total combined footprint (sq. m)
Current buildings	“1970’s suburban housing”, built 1973-1974, brick walls, grey pantile roofs (no traditional features or materials of other buildings in the area).		161 sq.m.
<b>25/01436/FUL, 30 July 2025</b>	Front: “Traditional barn” style, stone walls. Rear: “Modern barn style” grey cladding walls, grey metal sheeting roofs.	<b>8.70 m</b>	<b>298.5 sq.m</b> (including garage)
24/01684/FUL, September 2024, <b>REFUSED, November 2024</b>	“Modern barn style” grey cladding walls, grey metal sheeting roofs.	<b>8.558 m</b>	<b>265.5 sq.m</b> (excluding garages)
1401716FUL, 2015, <b>GRANTED</b> (since lapsed)	To be built in line with, and similar style of red brick walls and tile roofs, of neighbouring 1-2 Sheepwalk Cottages.	<b>6.6 m</b>	<b>164 sq.m</b>
1300160FUL, <b>REFUSED, 2013</b> (Appeal rejected 2014)		<b>7.363 m</b>	<b>239 sq.m</b>

The height and total combined footprint of the proposed development fails to comply with HDC Local Plan Policy LP10: The Countryside; Local Plan Policy LP 11: Design Context; Local Plan Policy LP 12: Design Implementation; and Local Plan Policy LP33: Rural Buildings which states, **“A modest increase in floorspace will be supported”**; **“any extension or alteration would not adversely affect the form, scale, massing or proportion of the building”**; **“The position of the replacement buildings within the site should be considered comprehensively so that it is located where it would have the least possible adverse impact on the immediate surroundings, the wider landscape and the amenity of the users of existing buildings nearby.”**

When Huntingdonshire District Council granted planning permission reference 1401716FUL, 19 February 2015, the replacement dwellings were to be in line with, a similar height (maximum 6.600 m) as, and very similar appearance and design as the traditional red brick, black slate roof semi-detached dwellings of



neighbouring 1-2 Sheepwalk Cottages; and, with a combined footprint of 164 sq.m for the replacement houses, only slightly more than the 161 sq.m footprint of the existing houses, so, only a modest increase in combined area, compliant with HDC Local Plan policies.

When the earlier planning application 1300160FUL was refused in April 2013 (and the subsequent appeal against refusal of planning permission was rejected in 2014), reasons for refusal included the proposed development involving more than a modest change in building size (with a footprint of 239 sq.m, nearly 50% greater than the 161sq.m of the existing buildings, and significant increase to the height of the buildings [up to 7.363 m]); thus concluding that the buildings would not be well related to their setting being so prominent and intrusive, materially increasing the impact of the proposal on the surrounding countryside to the detriment of its character and appearance.

### **Onsite sewage system**

Concerns have been expressed regarding the state of repair, effectiveness and capacity of the existing onsite septic tank sewage system, which is located on neighbouring land of the other landowner, and whether the current system needs to be repaired or enlarged requiring encroaching on the other landowner's land (apparently, the other landowner has refused permission for any such encroachment). Perhaps, a new sewage system could be installed on land fully owned by the Applicant and in accordance with current regulations and guidelines? **Refer to expert opinion provided by the HDC Environmental Health Officer, 1 September 2025.**

### **Conclusion**

Elton Parish Council works for the benefit of the parish of Elton and the residents thereof, reflecting the wishes of the residents of the parish.

The Applicant is a resident of Elton, and the parish council supports the desire of the Applicant to improve their family home for better enjoyment.

However, valid objections have been received from neighbouring dwellings and the parish council understands and accepts the objections raised.

The parish council recommends refusal of planning application 25/01436/FUL due to the height and footprint of the proposed development and the appearance and incongruous materials of the "modern barn" style of the large rear extensions of the proposed dwellings which could be non-compliant with Local Plan Policies LP 10, LP 11, LP12 and LP 33; the impact and harm to the setting of nearby heritage assets which may be non-compliant with the NPPF, Planning (Listed Buildings and Conservation Areas) Act 1990 and HDC Local Plan policy LP 34: Heritage Assets and their Settings; and concerns regarding the onsite sewage system as stated by neighbours and by the HDC Environmental Health Officer.

**[Redacted Signature]** Clerk to Elton Parish Council *(For GDPR purposes please do not sign)*

Date: **2 September 2025**

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

Please send response to email address below:-

[Development.control@huntingdonshire.gov.uk](mailto:Development.control@huntingdonshire.gov.uk)

**(Development Management)**

Pathfinder House, St Mary's Street  
Huntingdon. PE29 3TN  
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01480 388424  
www.huntingdonshire.gov.uk

Head of Planning Services  
Pathfinder House  
St. Mary's Street  
Huntingdon  
Cambridgeshire PE29 3TN


**Planning Application: 25/01436/FUL**

Case Officer: Charlotte Dew

**Proposal: Demolish two existing 2-storey, 3-bedroom detached houses and build two replacement 4-bedroom detached houses and a detached double garage**

**Location: 3 and 4 Sheepwalk Cottages, Oundle Road, Elton PE8 6SE**

**Observations of Elton Parish Council**

Please  box as appropriate



**Elton Parish Council**  
Kerry Rew, Parish Clerk



**Elton Parish Council still recommends REFUSAL because .....**

The amendments submitted on behalf of the Applicant on 28 October and 13 November 2025 fail to address any of the concerns previously expressed by Elton Parish Council as described in the recommendation to refuse planning permission submitted by the parish council on 2 September 2025.

The only change from the Applicant since the previous recommendation from Elton Parish Council on 2 September 2025 seems to be changes to the height and design of the proposed double garage and addition of a separate cycle store.

- The revised garage design drawings of 28/10/25 (6807/03F) and 13/11/25 (6807/03G) both show an increase in the height of the garage to 5.784 m compared with the lower height of only 4.59 m originally proposed on 30 July 2025.

The changes to garage design and addition of a cycle store have no relevance to the comments and recommendation submitted previously by Elton Parish Council.

The proposed increase in height of the garage building reinforces the comments submitted by the parish council objecting to the height and size of the development as described in the planning application.

Therefore, Elton Parish Council continues to recommend refusal for the same reasons stated on 2 September 2025, being:

**Height and footprint of the proposed replacement buildings**

The current Local Plan states “A modest increase in floorspace will be supported”; “any extension or alteration would not adversely affect the form, scale, massing or proportion of the building” – this planning application fails to comply with the planning policies of the current Local Plan.

The height and footprint of the proposed buildings were reasons for refusal of planning application 24/01684/FUL in November 2024 (“deep pan form, height **[8.558 m]**, materials, substantial footprint **[298.5 sq.m]**, staggered and set back arrangement from Oundle Road would form unduly striking and dominant development in the countryside. .... The proposal would detract unacceptably from the character and appearance of the countryside and encroach on the openness of the countryside by virtue of its scale, design, mass, and siting.”).

The height and footprint of the proposed buildings were also reasons for refusal of planning application 1300160FUL in 2013 (Appeal rejected 2014) with a proposed height of 7.363 m and area of 239 sq.m, concluding that the proposal involved “more than a modest change in building size” and “the buildings would not be well related to their setting being so prominent and intrusive, materially increasing the impact of the proposal on the surrounding countryside to the detriment of its character and appearance.”

**Concerns regarding the onsite sewage system** - refer to previous comments from Elton Parish Council and opinion provided by the HDC Environmental Health Officer, 1 September 2025, requiring a legally compliant long-term drainage solution.

**Impact and harm to the setting of heritage assets**, being the nearby Grade II listed late-17<sup>th</sup> to early-19<sup>th</sup> century buildings.

**Conclusion**

When considering the planning policies of the current HDC Local Plan; the height and footprint of the proposed buildings; and the opinion of the HDC Environmental Health Officer relating to the onsite sewage system, the planning application cannot be approved with the development as currently described. (For further comment, refer to the recommendations from Elton Parish Council submitted earlier on 2 September 2025.)

**[Redacted]** Clerk to Elton Parish Council (For GDPR purposes please do not sign)

Date: **28 November 2025**

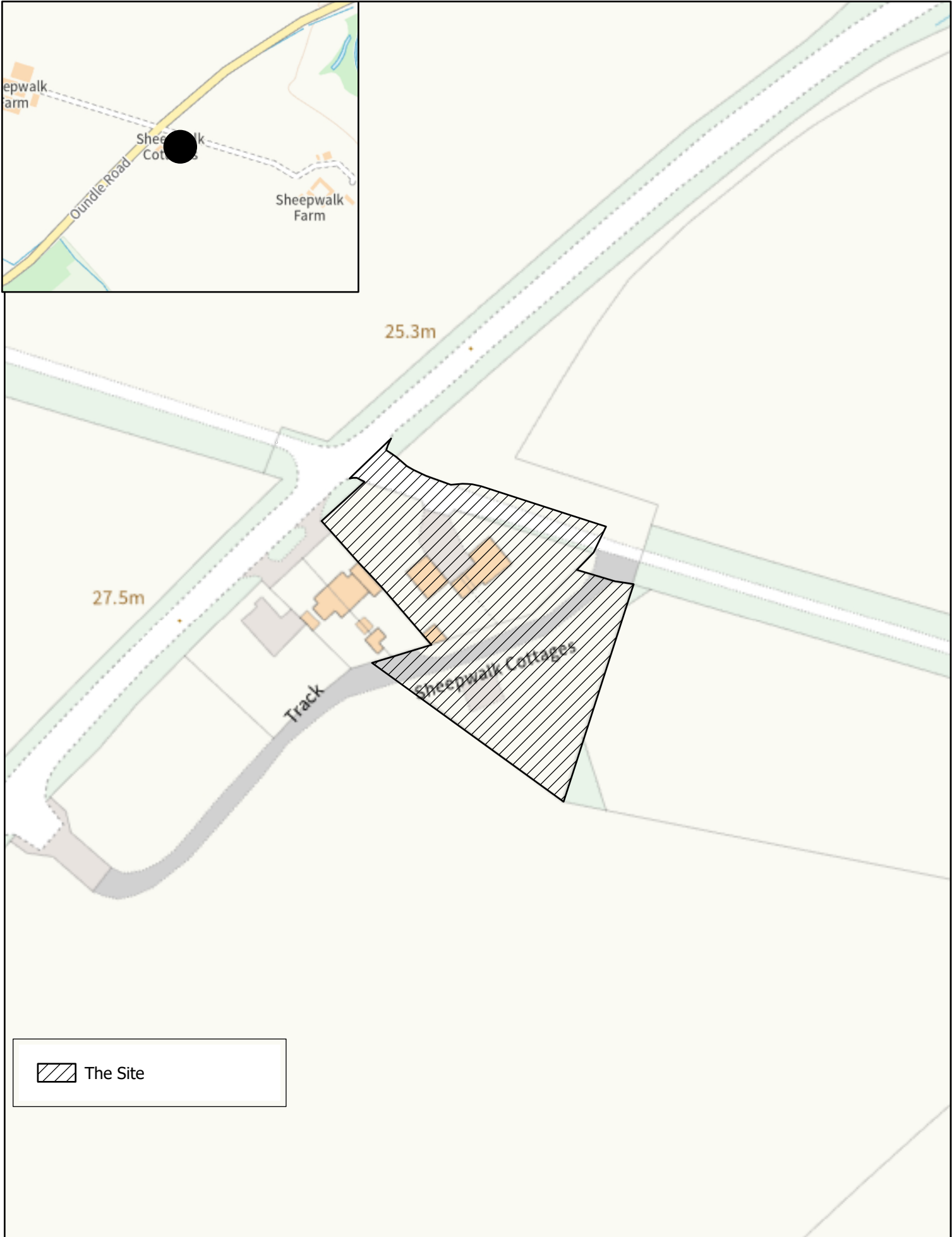
Failure to return this form within the time indicated will be taken as an indication that the Parish Council does not express any opinion either for or against the application.

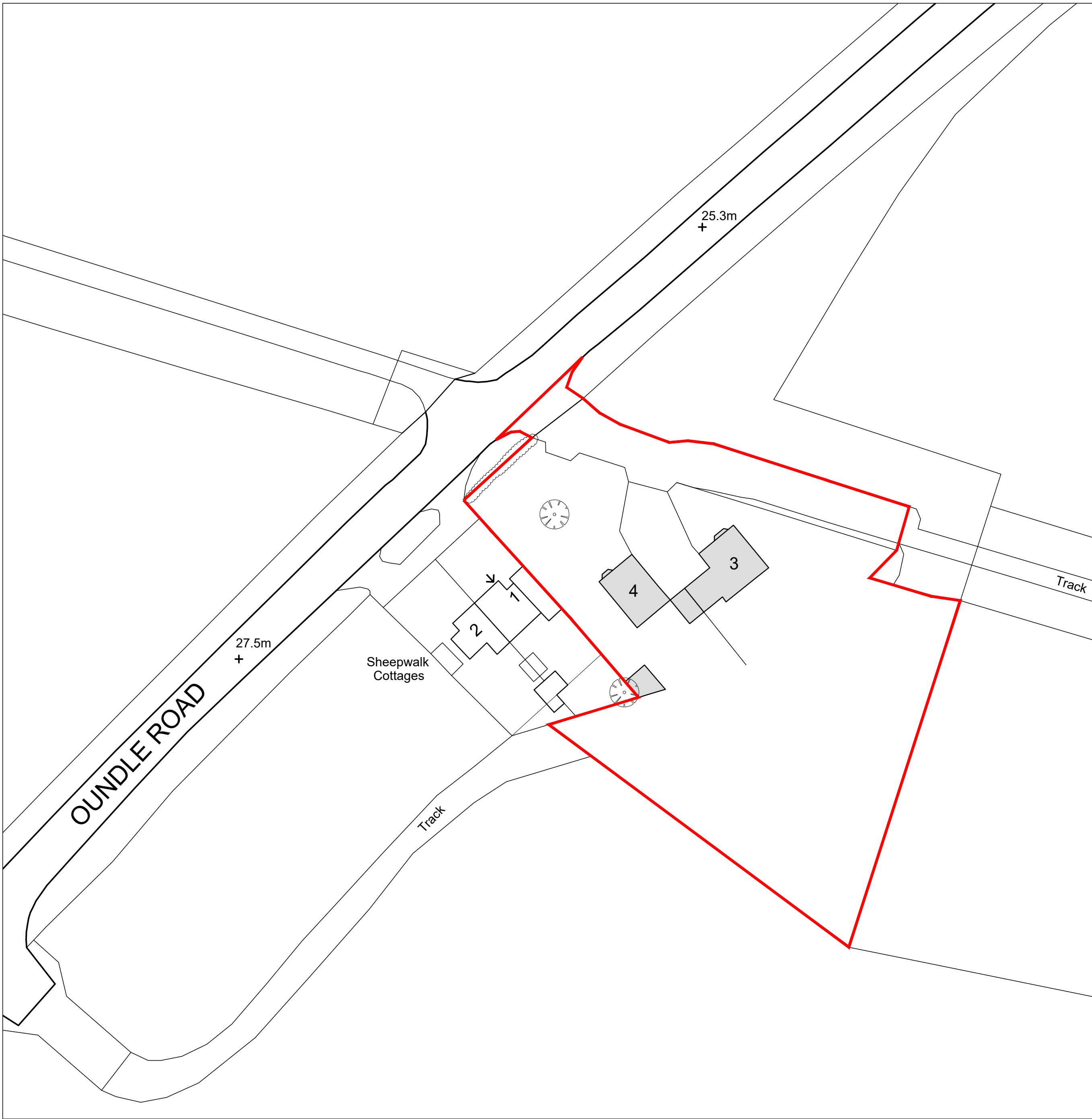
Please send response to email address below:-

[Development.control@huntingdonshire.gov.uk](mailto:Development.control@huntingdonshire.gov.uk)

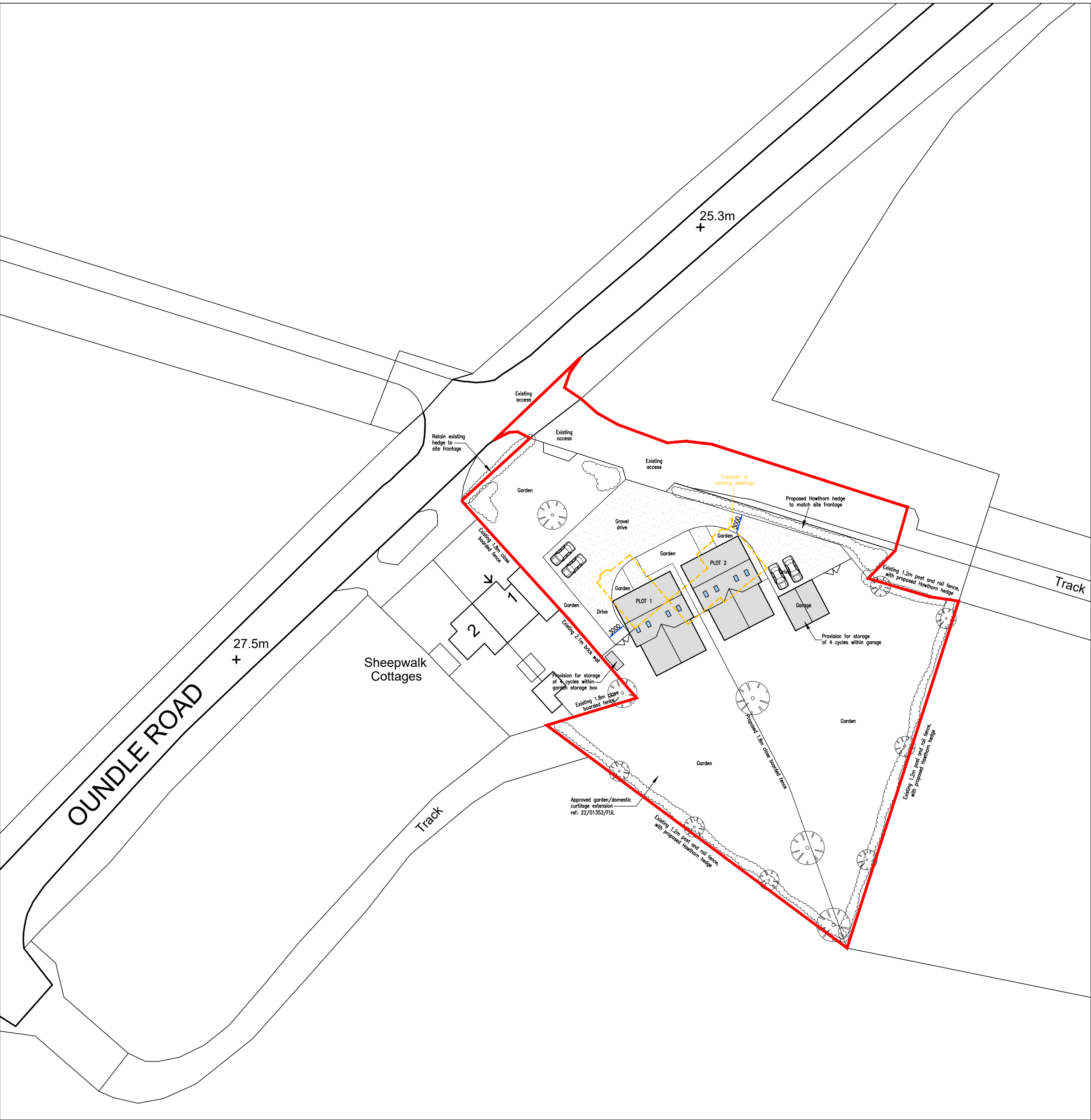
**(Development Management)**







Existing Site Plan 1:500



Proposed Site Plan 1:500

**SOFT LANDSCAPING:**

**GRASSES**

Plant with native species rich lawn seed mix at rate of 10g/m<sup>2</sup>, or similar to supplier's recommendation. Ensure even mixing of all seed varieties at all times and use broadcasting machine to spread the quantity specified. Apply in two equal passes in transverse directions. Rake in the seed and roll with a lightweight roller.

**NATIVE HAWTHORN HEDGING**

Two hedgerows will be planted using UK native woody hedge species with a minimum of the UK hedge species per 30m length of hedge, and at least one UK native tree species planted within the hedge for every 50m hedge length. Tree planting spacings within the hedge will be staggered (minimum 10m gap between trees) and not at regular planting intervals to maintain a naturalistic appearance. Trees in hedges will be planted as standards with girths of 10-12 cm. Upon delivery the plants should be checked, unpacked and watered immediately. They should be protected from frost and gently heeled in to a prepared trench until planted which should be as soon as practicable after delivery. This will ensure the plants do not dry out. Avoid planting in frosty conditions and keep roots covered during the planting operation (preferably in a light proof bag).

**HEDGE PLANT PROTECTION**

450mm x 30mm spiral plant guards are to be used to protect plants from rabbits and should be secured with a suitable cane or stake. Ensure spiral guards are installed the correct way up to avoid tree strangulation.

**TREES**

Native trees in locations shown on proposed site plan. Trees will be planted when soils are moist and free from frost, the traditional tree planting period is November through to March. The width of the tree planting pit will be a minimum of one and half times as large as the root-ball/cotainer and up to a maximum of two times as wide. Tree guards, stakes and ties will be used to prevent damage from deer/rabbits and high wind during the establishment phase.

All trees should be 68-10cm girth Standard trees either rootballed or container grown and should be single staked with 75mm minimum diameter stake free from bark with one end pointed. Tree Pits to be 600x600xdepth of rootball or cotainer (or 150mm wider than the round rootball whichever is greater) do not plant deeper than the soil mark on the stem. Break up pit base to avoid compaction. Drive 1 stake upright/vertical into bottom of excavated planting pit before planting. Saturate root ball of container grown and rootballed plants before planting. Backfill with excavated material incorporating compost at 1m<sup>3</sup> per 3m<sup>3</sup> of soil excavated. Use Super Soft Tree Ties to fix tree to stake no spacer required. Water thoroughly immediately after planting and at intervals as necessary until trees are established. Apply 75mm bark mulch to planting surface. Fit spiral tree guard to tree base.

The trees proposed will be chosen from the following list:

1. Sorbus aucuparia
2. Prunus avium Plena
3. Standard Malus sylvestris

**MANAGEMENT/MAINTENANCE**

**GENERAL**

Contractor to attend site as necessary (at least 12 times) for the first 12 months following completion to ensure successful establishment. Plants supplied and planted by the Contractor which fail to thrive within a period of 12 months shall be replaced at contractors expense with the same species to match the size of adjacent plants of the same species at the next suitable planting season, unless otherwise agreed. Maintenance of individual plot landscaping to be taken on by householder as each house is occupied. Shrub areas to be maintained by contractor.

Damaged shoots and/or branches to be pruned back to healthy wood in accordance with good horticultural practice. All plant debris, clippings, litter and general plant detritus to be removed from site at contractor's expense.

**WATERING**

Planted areas to be watered as necessary (to field capacity) to ensure good establishment. Tree to be watered regularly in response to weather conditions (minimum 25 lts at each watering).

**WEEDS**

All planting areas to be kept free of weeds by hand weeding/hoeing unless otherwise agreed. Top up mulches as necessary with similar

**TREES**

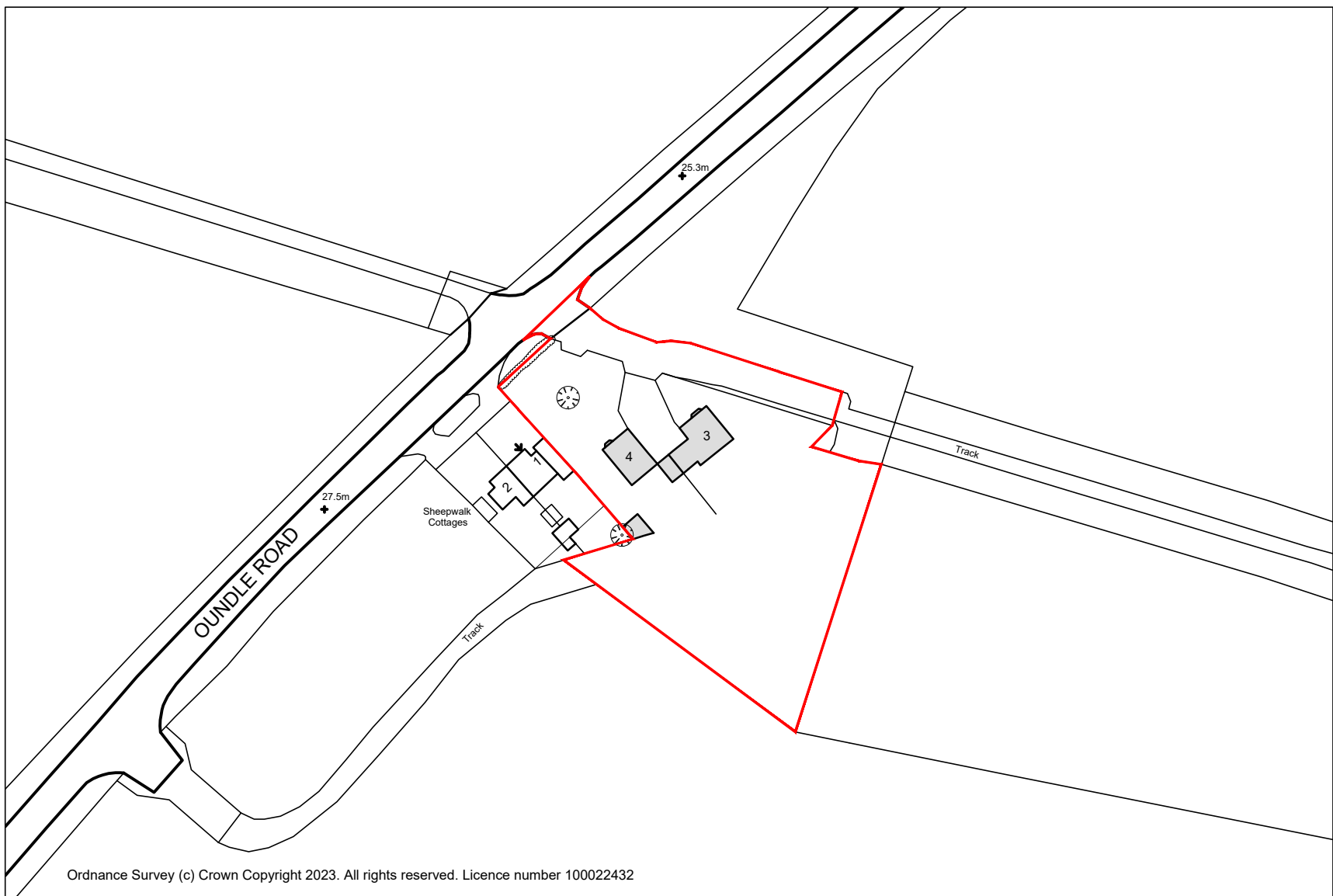
All tree ties to be checked periodically and adjusted as necessary. Replace damaged ties. Replace broken stakes with new. Top Up mulches as necessary with similar

**HEDGING**

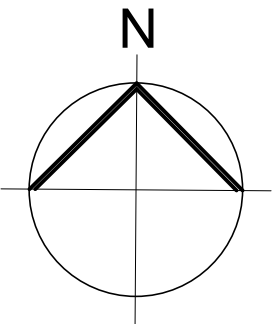
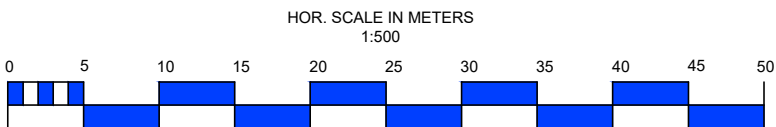
All hedge plants should be periodically checked and dead or dying plants replaced up to a period of 5 years from planting. Weeds growing within the planting bed should be removed paying particular attention to weeds growing within the spiral guards. These should be removed and the guards adjusted accordingly. As the hedge reaches the required height the plant tops can be trimmed to allow more horizontal growth and side trimming can occur once the desired width is reached. Trimming should only occur outside the nesting season. Once well established the spiral guards can be removed (3 to 5 years approximately).

**GRASS AREAS**

Newly turfed and seeded areas to be lightly rolled once they reach 50mm sward heights. Then cut to 40mm and remove all clippings. Make good any bare patches at this time. Grass areas to be regularly trimmed to maintain a 40mm sward.



Location Plan 1:1250



A - REVISIONS		
JOB NO.	PAPER SIZE	DATE
6807/02P	A1	DEC 2024

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CLIENT  
**DANIELLA CALITRI**

PROJECT  
**PROPOSED REPLACEMENT DWELLINGS**

SITE  
**3-4 SHEEPWALK COTTAGES  
OUNDE ROAD  
ELTON  
CAMBS  
PE8 6SE**

DRAWING  
**PLANNING DRAWING 2**



**PETER HUMPHREY  
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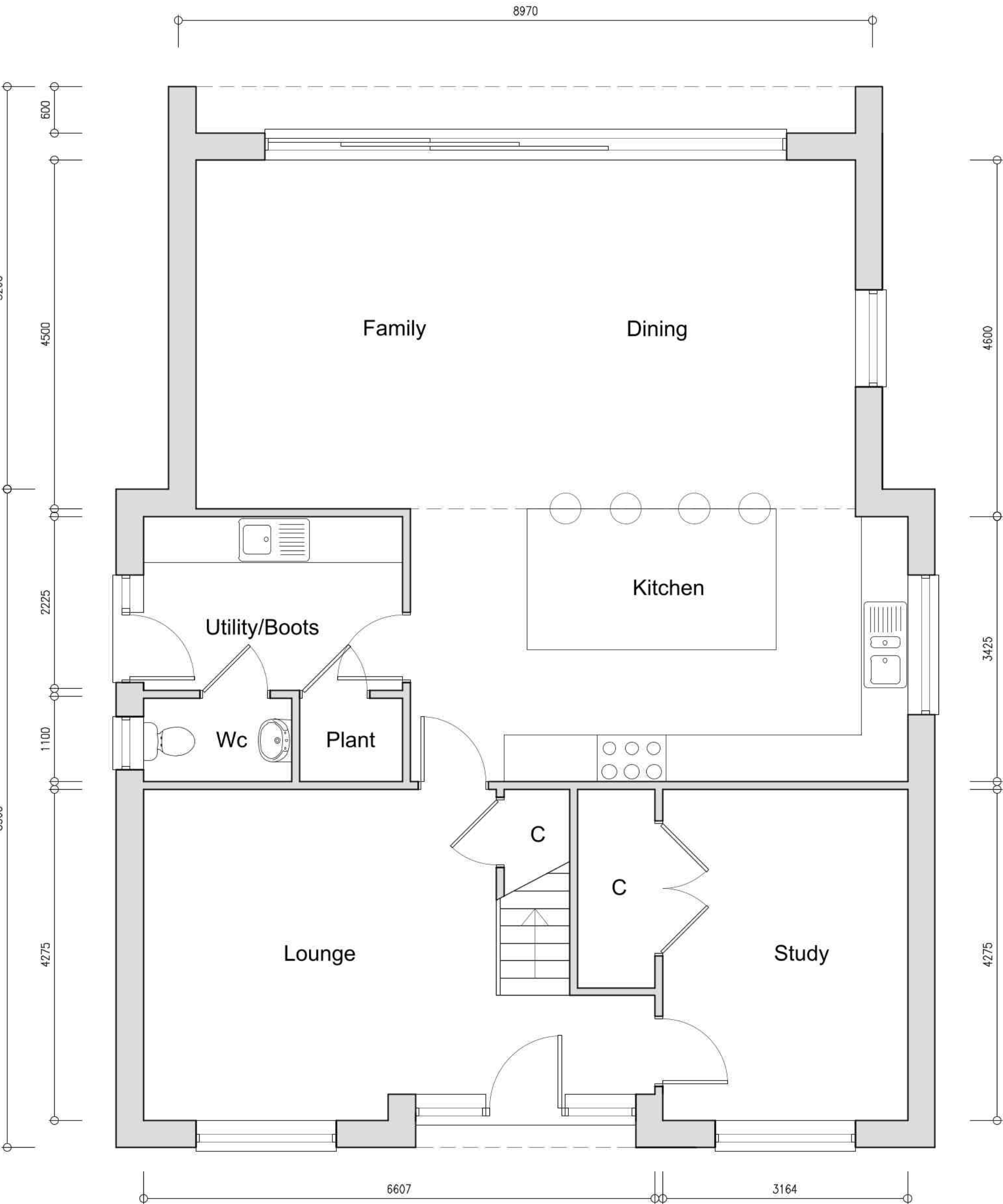


Proposed Front Elevation 1:100

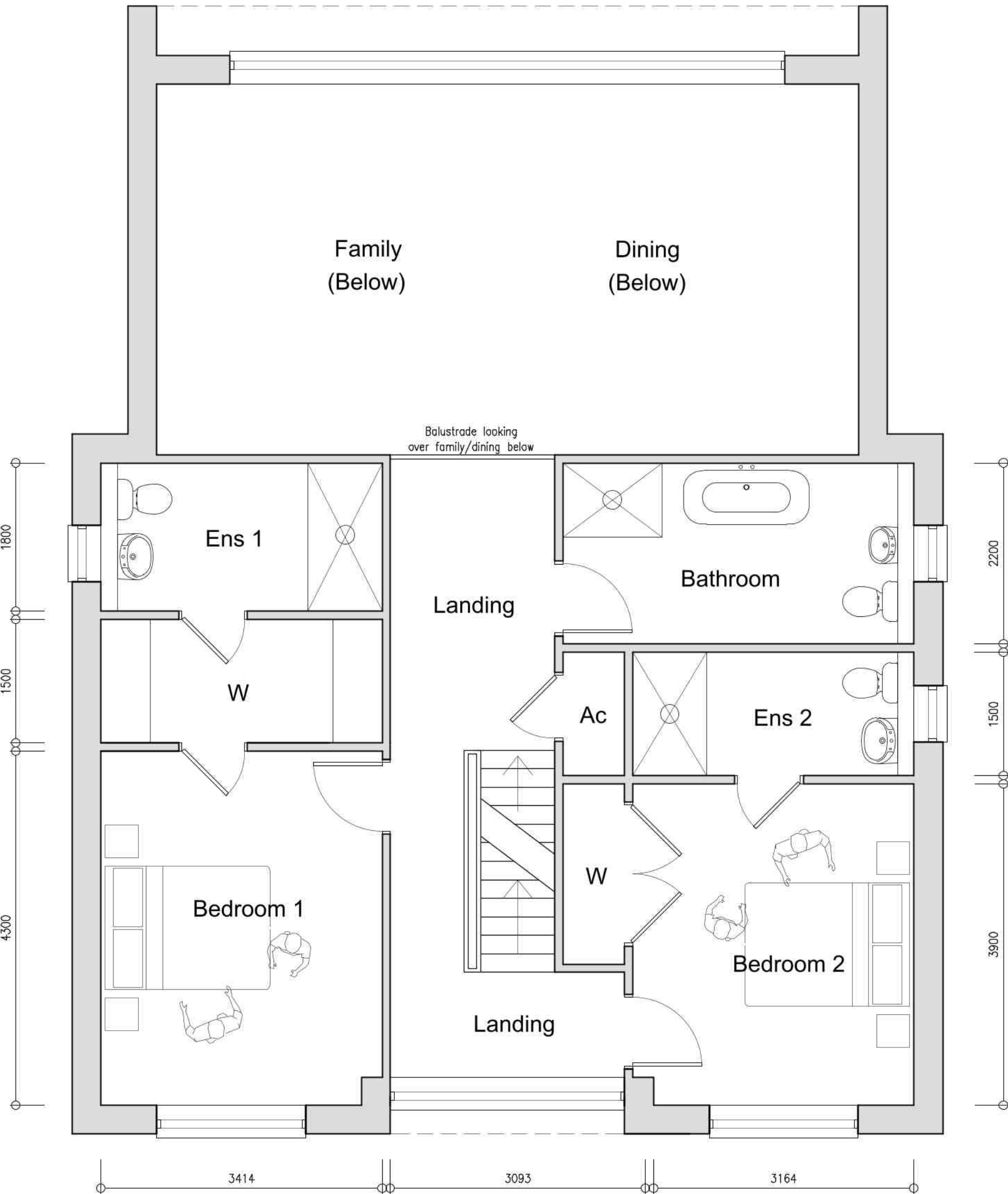
Proposed Side Elevation 1:100

Proposed Rear Elevation 1:100

Proposed Side Elevation 1:100



Proposed Ground Floor Plan 1:50



Proposed First Floor Plan 1:50



Proposed Second Floor Plan 1:50

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CLIENT  
DANIELLA CALITRI

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SITE  
3-4 SHEEPWALK COTTAGES  
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DRAWING  
PLANNING DRAWING 1

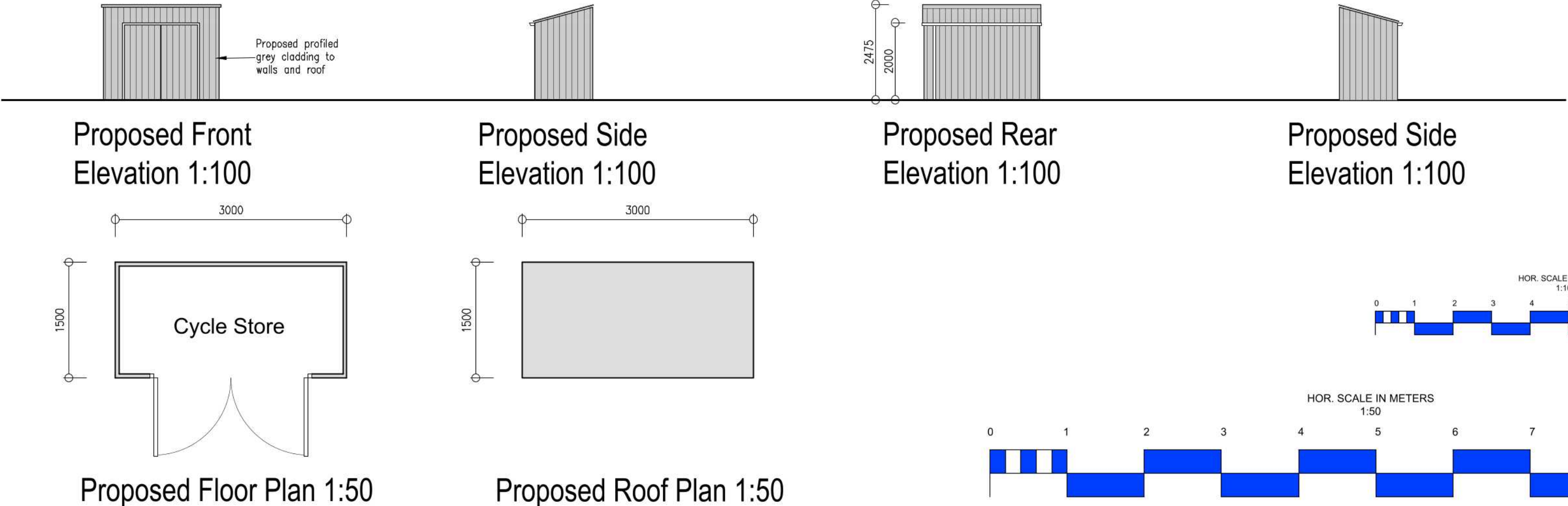
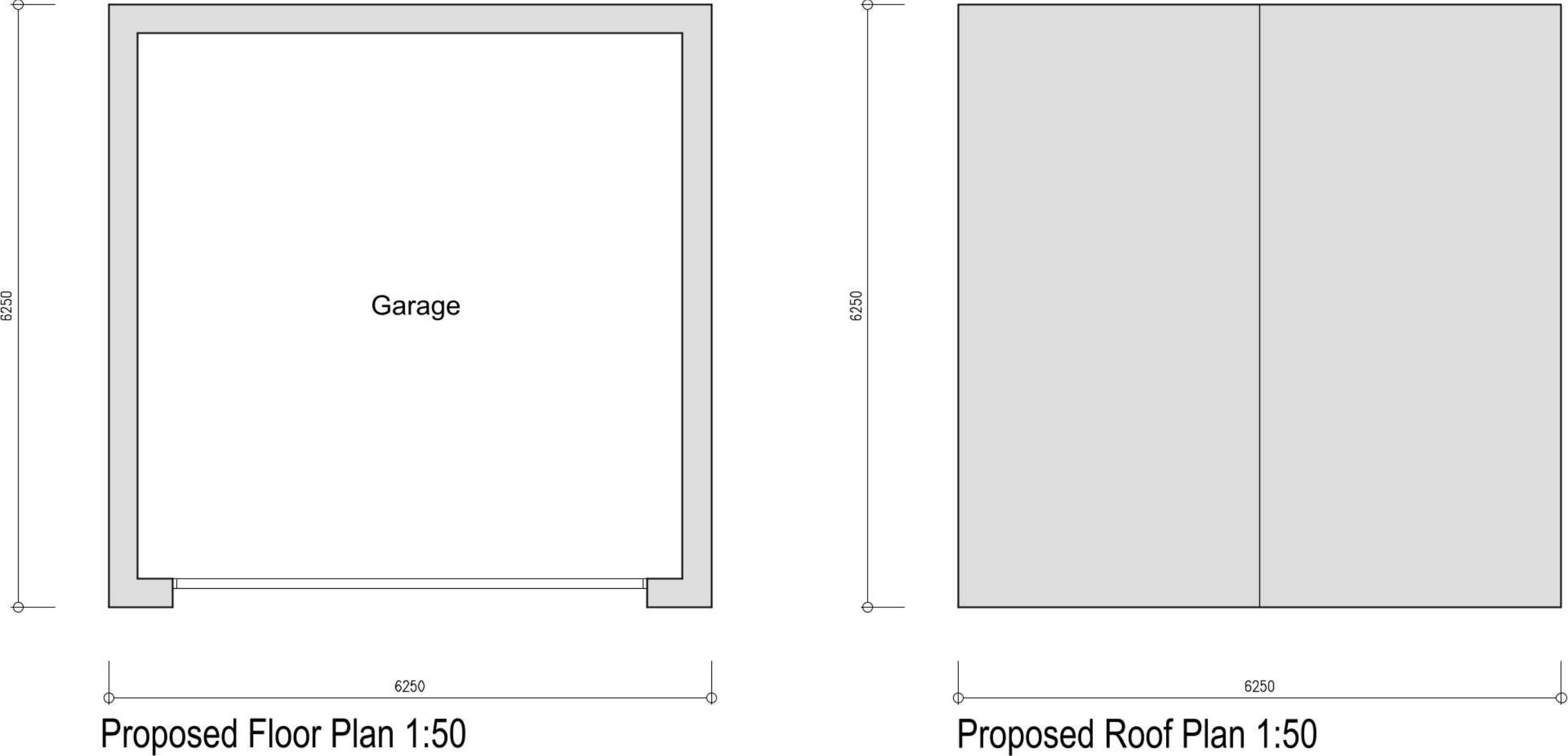
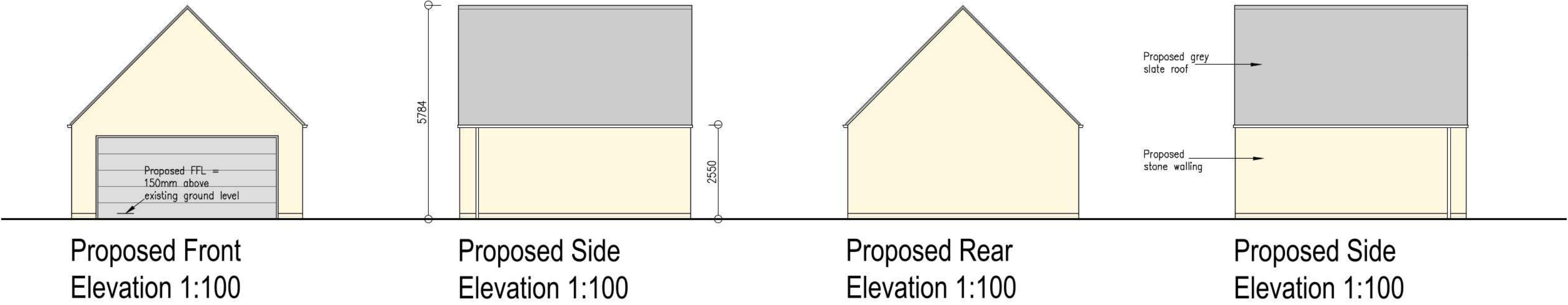
JOB NO.	PAPER SIZE	DATE
6807/01L	A1	DEC 2024

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**CLIENT**  
**DANIELLA CALITRI**

**PROJECT**  
**PROPOSED REPLACEMENT DWELLINGS**

**SITE**  
**3-4 SHEEPWALK COTTAGES**  
**OUNDLE ROAD**  
**ELTON**  
**CAMBS**  
**PE8 6SE**

**DRAWING**  
**PLANNING DRAWING 3**

JOB NO.	PAPER SIZE	DATE
6807/03G	A2	JULY 2023

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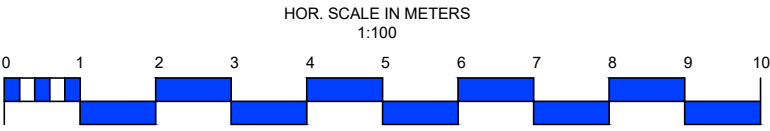
Existing Street Scene 1:100



Proposed Street Scene 1:100




Existing/Proposed Overlay Street Scene 1:100



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CLIENT

DANIELLA CALITRI

PROJECT

PROPOSED REPLACEMENT DWELLINGS

SITE

3-4 SHEEPWALK COTTAGES  
OUNDL ROAD  
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PE8 6SE

DRAWING

PLANNING DRAWING 5

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PAPER SIZE

DATE

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