
Development Control Panel

**Report of the meetings held on 13th October and
17th November 2008**

Matter for Decision

**15. DEVELOPMENT APPLICATION –
ERECTION OF 20 HOUSES AND 9 FLATS WITH ASSOCIATED
WORKS AND LANDSCAPING, INFORMAL OPEN SPACE, NORTH
WEST OF 5 MAYFIELD ROAD, HUNTINGDON**

Enclosed at Agenda Item 3 for the Council Meeting is a report by the Development Control Manager containing details of an application considered by the Panel for the erection of 20 houses and 9 flats with associated works and landscaping on an existing area of open space fronting onto Mayfield Road, Huntingdon.

The application is placed before the Council as a departure because the proposal seeks to develop an open space which had originally been designated as an “open space for protection” under the Huntingdonshire Local Plan 1995.

The proposed new dwellings would be built to Level 5 of the Code for Sustainable Homes and all would be affordable. The proposed development accords with the design brief, adopted by the Council in July 2008, which required that any scheme on the site should achieve Level 5 of the Code for Sustainable Homes, affordable housing and provide for the retention of approximately a third of the site as open space.

Compliance with Level 5 requires the provision of photovoltaics and solar thermal technology on the roofs of the two-storey dwellings proposed and on two of the three roofs to the flats. Further sustainable elements include water efficient appliances, rain water recycling, sedum green roofs for those dwellings facing the public open space, a reduction in surface water drainage and proposals to increase biodiversity.

When considering the application, the Panel received personal representations from objectors, the applicant and the agent.

During its deliberations, the Panel considered whether there were any material planning considerations which justified supporting the development as a departure from the adopted Local Development Plan. In so doing, the Panel was mindful of several factors. Firstly, the Panel was satisfied that the proposal would bring forward an exemplar form of sustainable residential development. It would deliver

29 affordable (20 social rented and 9 intermediate) housing units to Huntingdon where a clear need has been established and the development accorded with the design brief for the site adopted in July 2008.

Lastly, and mindful of the Panel's desire to preserve open space, Members noted that 30% of the site would be retained as open space and that the 2006 Open Space, Sport and Recreation Needs Assessment had identified the existence of a total of 4.3 hectares of amenity space per 1,000 residents in the Huntingdon East Ward, compared to the National Playing Field Association standard which is 2.83 hectares per 1000 residents and the updated District Council standard of 3.72 hectares/1000 residents.

Therefore, having considered the balance of the arguments put forward and taking into account the relevant material considerations, the Panel

RECOMMEND

- (i) that subject to conditions to be determined by the Head of Planning Services, the application for the erection of 20 houses and 9 flats with associated works and landscaping on informal open space, north west of 5 Mayfield Road, Huntingdon be supported;**
- (ii) that if the application is supported by the Council, the Government Office for the Eastern Region be requested to consider whether they wish to call in the proposal; and**
- (iii) that, in the event that the proposal is not called in by the Government Office, the application be approved.**

Matter for Information

**16. DIVERSION OF PUBLIC RIGHT OF WAY:
PARTS OF PUBLIC FOOTPATH NO. 1, BUCKDEN**

Having been advised of circumstances which had arisen which would prevent the Council from proceeding with the diversion of Public Footpath No. 1 at Buckden under the Town and Country Planning legislation, the Panel has formally resolved not to confirm the order made under the 1990 Act. However, the Panel has noted that an application for the diversion of the footpath which will overcome previous difficulties has now been submitted to Cambridgeshire County Council by the Nene Housing Association and will be processed under the Highways Act 1980.

**17. URBAN DESIGN FRAMEWORK:
LAND AROUND BUTTSGROVE WAY, THE WHADDONS AND
SUFFOLK HOUSE, HUNTINGDON**

As part of a consultation process, the views of the Panel have been invited on the development opportunities presented by an area comprising 3.25 hectares of land around Buttsgrove Way, The Whaddons and Suffolk House, Huntingdon. The two areas currently comprise mainly bungalow development from the 1960s/1970s and a seven storey block of flats.

As a registered social landlord has indicated its intention to re-develop the area, an Urban Design Framework has been produced to guide development and to achieve high quality housing and environmental improvements for the area.

Having commended the contents of the document and having been advised that it has been well received thus far by local residents, the Panel has recommended the Cabinet to adopt the brief as Informal Planning and Design Guidance.

18. DEVELOPMENT APPLICATIONS

In addition to the application discussed at Item No. 15, the Panel has determined, over two meetings, a total of nineteen applications of which twelve were approved and seven refused.

P G Mitchell
Chairman