

INFORMAL HEARINGS

- 1. 0703897OUT Erection of a bungalow
Land rear of 27 & 29 East Street
Colne
Mr and Mrs Wilmer**

Outline planning permission was refused by Development Control Panel at its meeting held on 21 April 2008 contrary to the recommendation of the Parish Council for the following reason:

1. The site does not constitute a suitable site for development because the scheme would result in an unacceptable consolidation of development to the rear of the dwellings in East Street, outside of the built framework of the settlement.

The Hearing was held on 6 January 2009

The Inspector's Reasons

- Colne is defined as a "Group Village" in the saved Policies of the Local Plan and Alteration and the site is shown within the environmental limits of Colne. There is no dispute that within the terms of the Local Plan and Alterations that this could be considered as an appropriate site. Core Strategy Policy CS3 includes Colne as a "smaller settlement in which residential infilling will be appropriate within the built up area". The Inspector found that the appeal site reads as open countryside adjacent to but separate from the village. Having regard to more recent and emerging local policy, she found no support for development that is in open countryside beyond the established settlement in a village with few services. The support given by the inclusion of the site within the environmental limits of Colne in the Local Plan and Alterations is outweighed by the general approach of the more recent East of England Plan and other material considerations.

The appeal was dismissed.

APPLICATION FOR AN AWARD OF COSTS AGAINST THE COUNCIL

- The Inspector considered the application for costs in the light of Circular 8/93 and all relevant circumstances. She considered that the Local Planning Authority adequately explained why they considered the provisions of the Local Plan and Alterations were outweighed by the general thrust of the East of England Plan 2008 and the provisions of their emerging Core Strategy together with retained HIPPS "countryside" Policy P8. They recognised that the Core Strategy may not be found sound in every regard and could hence change. They supported adequately their reasoning that the Core Strategy was more consistent with the aims of regional and national policy than the Local Plan and Alterations. It was thus reasonable of them to treat the submission Core Strategy as an important material consideration, together with pointing out the characteristics of the

site as part of the undeveloped countryside around Colne. The Inspector considered they were not unreasonable in giving more weight to how the site related to the “built up area” of the Core Strategy than the fact that the site is within the line of the “environmental limits” of the adopted plan.

The application for an award of costs against the Council was refused.

The link to this planning application in Public Access is:

http://planning.huntsdc.gov.uk/publicaccess/tdc/DcApplication/application_detailview.aspx?caseno=IU9IJ9IKS0000

**2. 0703650FUL Erection of annexe to replace garage
The Spinney
98A Great North Road, Eaton Socon
Mr Woods**

Planning permission was refused under delegation agreement contrary to the recommendation of the Town Council for the following reason.

1. The height, materials and architectural changes would create an incongruous development that is not in keeping with the vernacular character of the cottages fronting Great North Road. The proposal would therefore be detrimental to the character and setting of this group of cottages and the wider St Neots Conservation Area contrary to Development Plan Policy.

The Hearing was held on 21 January 2009

The Inspector’s Reasons

- No.98A is a house built behind frontage dwellings on Great North Road, principally a pair of semi-detached cottages, nos. 90 and 92 of which no. 92 is Grade II listed. The annex building would be constructed of materials to match the dwelling, its footprint would be similar to the existing garage but eaves and ridge would be around a metre taller. St Neots Conservation Area was extended in 2006 and the whole of no. 98A is now included. The Inspector found views from Great North Road towards the site to be significant and considered that, in visual terms, the garage relates more closely to the cottage in front than to the house behind. She considered that the materials proposed for the annex would fail to relate well to the simpler treatment and vernacular character of the small scale cottages, which contribute positively to the Conservation Area’s character. This adverse impact would be more apparent because of the increased height and resultant change to the building’s shape and proportions which would significantly increase its prominence in views from the road. The Inspector concluded that the annexe would be harmful to the Conservation Area’s character and appearance and it would also marginally, detract from the setting of the listed building, no. 92.

The appeal was dismissed.

The link to this planning application in Public Access is:

http://planning.huntsdc.gov.uk/publicaccess/tdc/DcApplication/application_detailview.aspx?caseno=IU9IJ9IKS0000

**3. 0702913FUL Erection of pool enclosure and garaging
Land at North Farm, Potton Road
Abbotsley
Mr & Mrs Sykes**

Planning permission was refused under delegation agreement contrary to the recommendation of the Parish Council for the following reasons.

1. The scale, form, massing and design of the proposed pool enclosure and garaging would have an adverse impact on the character and appearance of this listed building and would be detrimental to its setting and the farmyard setting as a whole. The proposal would therefore be contrary to Development Plan Policy.

The Hearing was held on 16 December 2008

The Inspector's Reasons

- North Farmhouse and the barn to the north are listed and date from the same period. The eastern wing of the farmhouse comprises a series of outbuildings, with a subdued character, extending away from the main elevation. The proposed new building would be set to the east of this wing and detached from it. Although the Inspector found the proposed new building would be relatively large compared to the existing domestic outbuildings it would have a similar roofspan and pitch to traditional barns or stables. The design is based on simple forms which emphasise the subsidiary nature of the building, by comparison with the main farmhouse. The Inspector concluded that the new building would not be excessively large in its setting and would not undermine the architectural qualities of the listed farmhouse. Although he considered alternative approaches to the design and detailing could be preferable, he accepted that the design strategy is valid in architectural terms, and not discordant or insensitive in its setting.

The appeal was dismissed.

The link to this planning application in Public Access is:

http://planning.huntsdc.gov.uk/publicaccess/tdc/DcApplication/application_detailview.aspx?caseno=IU9IJ9IKS0000

WRITTEN REPRESENTATIONS

**4. 0801078FUL Erection of a dwelling
Land adjacent to 100 High Street
Somersham
Mr P Bradbury**

Planning permission was refused under delegation agreement in accordance with the recommendation of the Parish Council for the following reasons:

1. The development by reason of its location, scale, bulk and relationship to adjoining buildings, would not be sensitive to the scale and character of this part of Somersham. The proposal would be visually intrusive, and would fail to preserve or enhance the character of the Conservation Area contrary to Development Plan Policy.

2. The location of the proposal, the proximity to 100 High Street and the sub-division of the curtilage would have an adverse effect on, and would be detrimental to the setting of a listed building contrary to Development Plan Policy.
3. The location, scale, massing of the proposal and positioning of the fenestration would lead to a loss of amenity to adjoining properties due to a loss of light, loss of privacy and, overbearing impact and increased noise and disturbance contrary to Development Plan Policy.
4. The development would result in the loss of existing trees which will have an adverse impact on the character of the site and the Conservation Area in general contrary to Development Plan Policy.
5. The access to the site is inadequate and below the standard required by reason of inadequate visibility contrary to Development Plan Policy.

The Inspector's Reasons

- The site lies off a small cul-de-sac within the historic part of Somersham. The appeal plot has been created by the subdivision of the rear garden of number 100 High Street. Although it would be possible to retain the large yew tree the Inspector considered that the proposed substantial dwelling on a cramped plot close to the rear of No. 100 High Street a listed building would have a major impact on its setting. In addition, the removal of the space around the listed building would have a seriously detrimental impact on the setting of the listed building and on the appearance of the Conservation Area. He noted the character of the modern cul-de-sac and the new dwelling opposite of the appeal site but considered that that is not characteristic of the Conservation Area as a whole.
- The new building would have some impact on the outlook from neighbouring properties but would not be so overbearing that refusal would be justified on those grounds.
- Visibility is less than ideal at the junction of Rose Meadows and High Street for emerging vehicles and although the addition of a single dwelling would not dramatically alter the existing situation, it would exacerbate the effects of the existing poor junction and would, in the Inspector's opinion, be undesirable in highway terms.

The appeal was dismissed.

The link to this planning application in Public Access is:

http://planning.huntsdc.gov.uk/publicaccess/tdc/DcApplication/application_detailview.aspx?caseno=IU9IJ9IKS0000

- 5. 0801416FUL Erection of two dwellings
Land north of 208 High Street
Offord Cluny
Mr Eayrs**

Planning permission was refused by Development Control Panel at its meeting held on 14 July 2008 contrary to the recommendation of the Parish Council for the following reasons:

1. The site is located outside of the built up framework of the village. The development would therefore constitute development in the open countryside with no agricultural justification and would also adversely affect the character of the area and the transition from open country to built settlement contrary to Policies P8 and G2 of the HIPPS 2007.
2. The siting, design and external appearance of the dwellings would fail to preserve or enhance the existing character or appearance of the Conservation Area, the setting of the adjacent listed building and would be detrimental to the general streetscene and the wider countryside setting contrary to Development Plan Policy.

The Inspector's Reasons

- The appeal site lies at the northern end of the settlement, opposite a line of properties along this part of the eastern frontage of the High Street, which extends into the countryside, as a ribbon of development. The appeal proposals involve the erection of two dwellings on the site, a tree belt would be planted to the north creating a significant new feature in the landscape and defining a firm edge for the village in a much stronger way. The change would also help to soften the impact on the village of the new main road (A14 re-alignment), which is to be located a short way to the north of the village. The Inspector is aware that the site lies within the "village limits" of Offord Cluny, but has also had regard to the more recent emerging Policies of the HIPPS 2007. This introduces the less precise concept of "existing built up framework" of the smaller settlements. Both Policies make it necessary to consider the effect of the proposed development on its setting. The Inspector concluded that the scheme would clearly result in an extension of the urban edge into the countryside. The site does lie outside of the existing built up framework of the village and he believed the development would intrude into the countryside causing actual harm to the rural setting, notwithstanding the mitigation measures proposed by the planting of a new tree belt.

The appeal was dismissed.

The link to this planning application in Public Access is:

http://planning.huntsdc.gov.uk/publicaccess/tdc/DcApplication/application_detailview.aspx?caseno=IU9IJ9IKS0000

Background Papers:
Relevant Appeal Files

CONTACT OFFICER - enquiries about this Report to Mrs J Holland,
Administrative Officer, ☎ 01480 388418.

FORTHCOMING APPEALS

Public Inquiry

31 March 2009 The Paddock, Waresley Road, Great Gransden

Informal Hearing

11 March 2009 31 Ramsey Road, Warboys

24 March 2009 Monkswood House, Abbots Ripton

15 April 2009 Innisfree, Mill Lane, Hemingford Grey