

Case No: 1102099FUL (FULL PLANNING APPLICATION)

Proposal: DEMOLITION OF EXISTING BUILDINGS AND REDEVELOPMENT OF THE SITE TO PROVIDE 72 BEDROOM CARE HOME, TOGETHER WITH ASSOCIATED LANDSCAPING AND PARKING WITH ACCESS FROM LONDON ROAD

Location: ST IVES MOTEL LONDON ROAD ST IVES PE27 5EX

Applicant: CARE UK COMMUNITY PARTNERSHIPS

Grid Ref: 530769 270290

Date of Registration: 04.01.2012

Parish: HEMINGFORD GREY

RECOMMENDATION - APPROVAL

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 This application is before the Panel as it relates to a major form of development that the Head of Planning Services considers should be determined by Members.
- 1.2 The site, subject of this application, extends to 0.51 hectares and is known locally as St Ives Motel. The site comprises a single storey building made up of a motel and a range of buildings comprising 16 letting rooms, set back from London Road. The permitted use of the frontage building is used as a public lounge, conference facilities and a restaurant. However, the motel is not in active use and has recently been marketed for redevelopment.
- 1.3 The land is situated toward the northern end of London Road, also known as the A1096, the main thoroughfare from the A14 to St. Ives. To the north of the site is The Limes, a grade 2 listed building and a residential development. To the west of the site is The Brambles, again a residential development. Immediately to the south of the site is a green easement and beyond that a recently constructed residential development by Linden Homes, known locally as the 'Yes' development. The site lies adjacent to the St. Ives Conservation Area and lies in EA floodzones 2 and 3.
- 1.4 The proposal is to demolish the existing motel buildings and erect a 72 bedroom care home described by the applicant as being for "72 frail and elderly persons". It will include ancillary administration, catering and housekeeping accommodation. The layout also incorporates smaller facilities such as a hairdresser, village shop, gym and cinema room, referred to on the plan as an 'internal village'. The building will range from 2.5 stories in height to 3 stories and will be approximately 11.9m high at the building's tallest point. The wider site will utilise the existing vehicular access from London Road and

26 car parking spaces will be provided to the north and east of the building, inclusive of disabled parking. 14 Cycle spaces and an ambulance waiting area will also be provided. The applicant has also included a travel plan and a statement of public consultation (undertaken privately by the applicant prior to the submission of a planning application.)

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (2012) sets out the three dimensions to sustainable development – an economic role, a social role and an environmental role – and outlines the presumption in favour of sustainable development. Under the heading of Delivering Sustainable Development, the Framework sets out the Government's planning policies for: building a strong, competitive economy; ensuring the vitality of town centres; supporting a prosperous rural economy; promoting sustainable transport; supporting high quality communications infrastructure; delivering a wide choice of high quality homes; requiring good design; promoting healthy communities; protecting Green Belt land; meeting the challenge of climate change, flooding and coastal change; conserving and enhancing the natural environment; conserving and enhancing the historic environment; and facilitating the sustainable use of minerals.
- 2.2 Technical Guidance to the National Planning Policy Framework (2012) provides additional guidance on development in areas at risk of flooding and in relation to mineral extraction.

For full details visit the government website <http://www.communities.gov.uk> and follow the links to planning, Building and Environment, Planning, Planning Policy.

3. PLANNING POLICIES

Further information on the role of planning policies in deciding planning applications can also be found at the following website: <http://www.communities.gov.uk> then follow links Planning, Building and Environment, Planning, Planning Information and Guidance, Planning Guidance and Advice and then Creating and Better Place to Live

- 3.1 East of England Plan - Revision to the Regional Spatial Strategy (May 2008) Policies viewable at <http://www.go-east.gov.uk> then follow links to Planning, Regional Planning then Related Documents
- **SS1:** "Achieving Sustainable Development" – bring about sustainable development by applying guiding principles of UK Sustainable Development Strategy 2005 contributing to the creation of sustainable communities.
 - **ENV7:** "Quality in the Built Environment" - requires new development to be of high quality which complements the distinctive character and best qualities of the local area and promotes urban renaissance and regeneration
 - **ENG1:** "Carbon Dioxide Emissions and Energy Performance" – for new developments of 10+ dwellings or 1000sqm non residential development a minimum of 10% of their energy should

be from decentralised and renewable or low carbon resources unless not feasible or viable

- **T2:** “Changing Travel behaviour” – bring about change in travel behaviour including a reduction in distances travelled.

3.2 Cambridgeshire and Peterborough Structure Plan (2003) Saved policies from the Cambridgeshire and Peterborough Structure Plan 2003 are relevant and viewable at <http://www.cambridgeshire.gov.uk> follow the links to environment, planning, planning policy and Structure Plan 2003.

- None relevant

3.3 Huntingdonshire Local Plan (1995) Saved policies from the Huntingdonshire Local Plan 1995 are relevant and viewable at www.huntingdonshire.gov.uk/localplan95

- **En2:**“Character and setting of Listed Buildings” - indicates that any development involving or affecting a building of architectural or historic merit will need to have proper regard to the scale, form, design and setting of that building
- **H43:** “Hostels and Homes” – Special communal housing needs for the physically and mentally handicapped, the homeless, elderly and other individuals and households in stress within existing communities will normally be encouraged.
- **En18:** “Protection of countryside features” – Offers protection for important site features including trees, woodlands, hedges and meadowland.
- **En20:** Landscaping Scheme. - Wherever appropriate a development will be subject to the conditions requiring the execution of a landscaping scheme.
- **En25:** "General Design Criteria" - indicates that the District Council will expect new development to respect the scale, form, materials and design of established buildings in the locality and make adequate provision for landscaping and amenity areas.
- **CS5:** Health and Social Care – the development, improvement and extension of facilities for health and social care in the community will normally be permitted subject to environment and traffic considerations.
- **CS9:** “Flood water management” – the District Council will normally refuse development proposals that prejudice schemes for flood water management.

3.4 Huntingdonshire Local Plan Alterations (2002) Saved policies from the Huntingdon Local Plan Alterations 2002 are relevant and viewable at www.huntingdonshire.gov.uk/localplan - Then click on "Local Plan Alteration (2002)

- None relevant.

3.5 Policies from the Adopted Huntingdonshire Local Development Framework Core Strategy 2009 are relevant and viewable at <http://www.huntsdc.gov.uk> click on Environment and Planning then click on Planning then click on Planning Policy and then click on Core Strategy where there is a link to the Adopted Core Strategy.

- **CS1:** “Sustainable development in Huntingdonshire” – all developments will contribute to the pursuit of sustainable development, having regard to social, environmental and economic issues. All aspects will be considered including design, implementation and function of development. Including reducing water consumption and wastage, minimising impact on water resources and water quality and managing flood risk.
- **CS3:** “The Settlement Hierarchy” – identifies London Road (St Ives) as a smaller settlement in which residential infilling will be appropriate within the built up area.

3.6 Policies from the Development Management DPD: Proposed Submission 2010 are relevant.

- **C1:** “Sustainable Design” – development proposals should take account of the predicted impact of climate change over the expected lifetime of the development.
- **E1:** “Development Context” – development proposals shall demonstrate consideration of the character and appearance of the surrounding environment and the potential impact of the proposal.
- **E2:** “Built-up Areas” – development will be limited to within the built-up areas of the settlements identified in Core Strategy policy C3, in order to protect the surrounding countryside and to promote wider sustainability objectives.
- **E3:** “Heritage Assets” – proposals which affect the District’s heritage assets or their setting should demonstrate how these assets will be protected, conserved and where appropriate enhanced.
- **E4:** “Biodiversity and Protected Habitats and Species” – proposals should aim to conserve and enhance biodiversity. Opportunities should be taken to achieve beneficial measures within the design and layout of the development. Developments will be expected to include measures that maintain and enhance important features.
- **E5:** “Trees, Woodland and Hedgerows” – proposals shall avoid the loss of, and minimise the risk of, harm to trees, woodland or hedgerows of visual, historic or nature conservation value and these should be incorporated effectively within the landscape elements of the scheme wherever possible.
- **E10:** “Parking Provision” – car and cycle parking should accord with the levels and layout requirements set out in Appendix 1

'Parking Provision'. Adequate vehicle and cycle parking facilities shall be provided to serve the needs of the development.

- **H3:** "Adaptability and Accessibility" – the location and design of development should consider the requirements of users and residents that are likely to occur during the lifetime of the development.
- **H4:** "Supported Housing" – proposals for new supported housing will be located within the existing built up area of Smaller Settlements where a need for such a location can be demonstrated and enable shops, public transport, community facilities and medical services to be reached easily by those without a car, as appropriate to the needs and level of mobility of potential residents.
- **H7:** "Amenity" – development proposals should safeguard the living conditions for residents and people occupying adjoining or nearby properties.
- **C5:** "Flood Risk and Water Management" – development proposals should include suitable flood protection / mitigation to not increase risk of flooding elsewhere. Sustainable drainage systems should be used where technically feasible. There should be no adverse impact on or risk to quantity or quality of water resources.

3.7 Supplementary Planning Document:

The Huntingdonshire Design Guide 2007
The Landscape and Townscape Assessment 2007
St Ives Conservation Area Character Assessment 2007

4. PLANNING HISTORY

- 4.1 There is extensive history relating to the motel use of the site which is not directly relevant to this proposal. However, application 1101542FUL – erection of 80 bed care home was withdrawn following initial concerns raised by officers regarding the scale of the development and relationship to the site features and side boundaries and frontage to London Road. This current application has been submitted to address these concerns.

5. CONSULTATIONS

- 5.1 **Hemingford Parish Council - recommends approval** and defers to statutory consultees with regard flooding, sewerage and parking matters (COPY ATTACHED)
- 5.2 St. Ives Town Council – Recommends approval (COPY ATTACHED)
- 5.3 Environment Agency – recommend approval subject to conditions relating to floor levels and surface water drainage
- 5.4 Cambs County Council Highways – Recommend approval subject to conditions relating to highway crossover (inc. drainage details),

details of parking area, temporary facilities during construction, visibility splays, off site highway improvement works.

- 5.5 NHS Cambridgeshire – confirm that they do have capacity to provide primary medical services to residents of the care home and support this application.
- 5.6 Cambs Archaeology – no objection subject to a condition to ensure an archaeological investigation is carried out.
- 5.7 HDC Environmental Health – recommend a noise assessment is carried out having regard for the amenity of future occupiers. They also advise a condition to ensure that the development is carried out with the land contamination report submitted as part of the application.

6. REPRESENTATIONS

- 6.1 6 letters of objection from residents of Limes Park and 1 letter of objection on behalf of the Limes Park Management Company. Objections raised are:

- * Lack of onsite parking for staff and visitors
- * Flooding matters
- * Pile driving will be detrimental to the Limes.
- * Existing trees should be preserved and landscaping should be used to obscure metal fencing and refuse storage area.
- * A 3 storey development will overwhelm the Limes
- * Cramped form of development.
- * Scale of Development.
- * Impact on property values.
- * Impact on peoples' privacy
- * The kitchens, laundry etc is on the northern boundary and could be a source of nuisance to residents of the Limes.

7. SUMMARY OF ISSUES

- 7.1 The main issues for consideration are: the principle of development; scale, design and layout of the development and impact on the adjacent listed building and conservation area; landscaping; impact on residential amenity; highway matters; flooding matters; sustainability matters; and archaeology.

The principle:

- 7.2 Local Plan policy H43 and DMDPD policy H4 provide support for supported housing. This site is considered to lie in the built up area of the smaller settlement of London Road (St Ives) and adjacent to the market town of St. Ives. This site lies just over 1km from the town centre of St. Ives, where there is a wide range of amenities and a number of doctor surgeries. For visitors and staff to the site, the Guided Bus provides a direct link between Huntingdon, St. Ives and Cambridge, including Addenbrookes hospital. There are also bus stops near the development which provides a local bus link to St. Ives and access to non-guided buses travelling to Cambridge. This site is considered to lie in a sustainable location and redevelopment of this site for a care home is acceptable in principle.

Scale, design and layout of the development and impact on setting of the Conservation Area and adjacent listed buildings:

- 7.3 Since the withdrawal of the previous application the applicant has stepped the frontage of the care home further back in the site. Currently the boundary between the development and the Limes comprises mature, tall landscaping and this landscaping limits the long distance views of the Limes. However, through negotiations, the applicant has amended this detail, to allow for new landscaping along the eastern and northern boundaries, providing an opportunity to provide longer distance views across the mature setting of the Limes on the approach to St. Ives.
- 7.4 The building has been designed to recognise and respect the constraints of the site, namely that it is long and narrow and contains mature trees . The traditional frontage which is 2.5 stories in height has been designed with curved windows and a hipped roof to reflect design features within the Limes. The building goes on to rise to a 3 storey modern element as the building extends to the west. Glazing has also been used to maximise solar gain, particularly from the west. The fork design of the building to the rear respects the existing willow tree which is a dominant feature to the rear of the site. The applicant has intentionally designed the building with lower eaves and 3rd floor accommodation within the roof space and this reduces the perceived overbearing impact this building will have on the Limes.
- 7.5 Having regard for the scale of development, this proposal will be 11.9m tall at the building's tallest point, when measured from London Road. This is inclusive of the elevated position of the building to overcome flood risk matters. For the avoidance of doubt, the numerical detail shown on the plans refers to levels, (Ordnance Datum Newlyn) used by the EA to establish ground levels for flood risk management.
- 7.6 The adjacent development to the south, known locally as the 'Yes' development or LEL site comprises of mainly 2 and 3 storey residential buildings. The Limes to the north is a converted, two storey former Workhouse building. The design of the building within the context of the streetscene along London Road has evolved through the negotiations held between the Applicants and Officers. It is considered that the scale of the building is well proportioned within this context and is in keeping with the surroundings.
- 7.7 As part of the proposal, the applicant has included a street scene, showing that the overall height of the development will be lower than the tallest point in the Limes. Taking into consideration that the building has been set back and the height will not exceed the height of the tallest building within the Limes, it is considered that this proposal will not be detrimental to the character and appearance of the adjacent Conservation Area or the setting of the adjacent listed buildings.
- 7.8 This proposal accords with Policies En5, En9 and En25 of the Huntingdonshire Local Plan 1995 and policy E3 of the Huntingdonshire Development Management DPD: Proposed Submission 2010.

Landscaping:

- 7.9 As part of the application, a tree survey has been submitted and discussions have taken place between the application and the Council's tree officer. There is no objection to the landscaping as proposed and conditions will be attached to ensure that the works are carried out in accordance with the approved details. A condition requiring details of the boundary treatment will also be required.

Residential Amenity:

- 7.10 The properties in the Limes that are nearest this site are approximately 18m from the common boundary of the site and will be approximately 26.9m from the northern elevation of the building, separated by the common boundary. The dwellings in this part of the Limes are also separated by way of rear gardens, garages and a gravel vehicular access to those dwellings. As such there is considered to be no significant overlooking impacts caused through the proposal to the detriment of neighbouring amenity.
- 7.11 Neighbours have raised concerns with regard to pile driving equipment being used on the site. Redevelopment of this site for any form of development will require the use of heavy machinery and pile driving may be required for works in close proximity to boundaries and to prevent harm to retained trees. The nearest listed building within the Limes is approximately 18m metres from the common boundary with the development site. Due to the narrow shape of the site it is considered reasonable to require details of the construction methods including hours of construction for the wider site. The applicant is legally required to ensure that this development will not harm adjacent properties and therefore, physical damage to property would be a private civil matter between the residents of the Limes.
- 7.12 Concerns have been expressed from neighbours regarding the potential noise and nuisance arising from the kitchens, as they will be to the north of the building. The kitchen is at ground floor level and is proposed to be positioned approximately 11.5 metres from the shared boundary at its nearest point. Cycle and car parking areas along with the boundary treatment separate this part of the building to The Limes. As referred to above the residential units within the Limes are approximately 18 metres from the common boundary of the site. As such the total separation distance will be approximately 29.5 metres between the kitchen and the neighbouring dwellings. This is considered sufficient to not result in a significant adverse impact on the amenities of the neighbouring properties.
- 7.13 Also, in the interests of residential amenity, the applicant has indicated that the green roof area shown on the plan of the 2nd floor will not be accessible. This will be conditioned for the avoidance of doubt.
- 7.14 HDC Environmental Health are concerned that the road noise from London Road could be harmful to the amenity of future occupiers of the frontage building. With that in mind a condition will be included to ensure a noise assessment is submitted and approved by the local planning authority.

- 7.15 Details of the boundary treatment will be conditioned to be agreed with the Local Planning Authority, to further mitigate any concerns relating to the kitchen. Should a nuisance become a statutory nuisance, it would be addressed through Environmental Health legislation. It is therefore considered that it would not be sustainable to refuse this proposal on the grounds of impact on residential amenity.

Highway Matters:

- 7.16 The Huntingdonshire DMDPD advises that this development should provide a maximum of 48 parking spaces. The total proposed is 26 car parking spaces and 14 cycle spaces. The applicant has also submitted a travel plan, setting out the company's initiative to reduce reliance on private car travel. In justifying the car parking provision, the applicant has undertaken a study at other Care UK homes of a similar size and concluded that 26 spaces is sufficient, inclusive of shift change. This scheme will also allow the footpath outside the site to be increased to 3m in width, allowing for cyclists and pedestrians to access St. Ives by cycle.
- 7.17 This proposal must be balanced against the existing use, which creates a fallback position. If that use were recommenced with maximum motel occupancy and public use of the bar/restaurant, the existing car parking arrangement to the front of the building (20 spaces) would also be less than satisfactory. This proposal will deliver more car parking than currently exists on the site. Taking into consideration the fall back position, that residents will be unlikely to drive, that the site lies in a sustainable location and that the policy states a maximum provision, it is considered that a refusal of this proposal on highway matters would be unsustainable. The Highways officer has considered the fallback position and considers that the proposed use will not be materially more harmful to highway safety, than the existing use. If that use were to be recommenced, it would not require planning permission.
- 7.18 Residents of the Limes have expressed concerns regarding overflow parking within that development, particularly when there is a change in shift pattern. The government has advised that the planning system must operate in the public interest and must not seek to control matters that are governed by other legislation. As discussed the proposal could not be refused on car parking provision. If there is congestion on the public highway, as a result of this development, then it will be for the highways authority to enforce. However, parking concerns on private roads and within private car courts will be the responsibility of the land owner and therefore could not be controlled by planning legislation.

Flooding matters:

- 7.19 The site is within Environment Agency Flood Zone 3a and within a rapid inundation area as identified within the Huntingdonshire Strategic Flood Risk Assessment.

- 7.20 The National Planning Policy Framework states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.
- 7.21 A sequential approach is advocated and must be applied to the identification of suitable sites for development and infrastructure in flood risk areas and to the determination of planning applications. This is to steer new development to areas with the lowest probability of flooding.
- 7.22 The submitted Flood Risk Assessment details that the site immediately adjacent to the south of the application site has been granted permission for residential development within the same Flood Zone. The site has also been included within the Strategic Housing Land Availability Assessment and identified as being suitable, available and achievable for residential development.
- 7.23 The applicants have researched to identify other potential sites within the local area and have concluded that no other available or viable sites would meet their operational requirements. There are already several care homes within the district with an undersupply of care beds within the east of the district. The only other potential site identified within the 10 minute driving distance area to meet this supply was also within Flood Zone 3a. It is accepted that it is not possible for the development to be located in a zone with a lower probability of flooding.
- 7.24 In accordance with the NPPF the proposed use for residential care home falls within a vulnerability class of more vulnerable which is the same vulnerability as the previous motel use. Within Flood Zone 3a a more vulnerable use is required to pass the criteria of the Exception Test. For the Exception Test to be passed:
- a) it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk
- 7.25 The proposed development provides landscaping and car parking provision. The care home will provide social and community benefits and will provide local employment opportunities. The Flood Risk Assessment also states that the use has the potential to free up other housing stock in the local area.
- b) a FRA must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall
- 7.26 The submitted Flood Risk Assessment concludes that the development is safe in terms of flood risk and will not increase the risk of flooding elsewhere. The Environment Agency considers that the proposed finished floor level is sufficient mitigation to allow for any breaching or overtopping events.
- 7.27 It is considered that the development is appropriately flood resilient and resistant, including safe access and escape routes. Having full

regard to the submitted information and proposed development the proposed development is compliant with both national and local policy in this regard.

Sustainability matters:

- 7.28 The applicant is proposing to use a combined heat and power plant to generate onsite energy. Details of sustainability measures will be conditioned to be agreed with the Local Planning Authority. It is also considered that the site is capable of using water efficiency methods, namely water butts, which can be used for the landscaped areas. This will also be conditioned.

Archaeology:

- 7.29 Records indicate that the site lies in an area of high archaeological potential. The terraces are known to support Neolithic and Bronze Age settlement and ceremonial sites, overlain by ladders of Roman enclosure systems, some of which may have been related to horticultural practises in the floodplain (Fenstanton sites). Evidence confirms this broad date range of human occupation. Therefore the site should be subject to a programme of archaeological investigation, which will be conditioned.

Contamination :

- 7.30 The applicant has taken a precautionary approach and included a land quality risk assessment for potential contamination. For the avoidance of doubt HDC Environmental Health have requested a condition to ensure works are carried out in accordance with that assessment.

Conclusion:

- 7.31 This proposal has been well designed and will not be significantly detrimental to the amenity of residents in the adjoining development, detrimental to the setting of the adjacent listed buildings or the character and appearance of the adjacent Conservation Area. The parking provision is not materially more harmful than the current arrangement serving the existing lawful use and this proposal has been designed to mitigate flooding.
- 7.32 As such the proposed development is considered to be compliant with the National Planning Policy Framework, East of England Plan (2008) policies SS1, ENV7 and ENG1, Huntingdonshire Local Plan (1995) policies En2, H43, En18, En20, En25, CS5 and CS9, Adopted Core Strategy (2009) policies CS1 and CS3, Development Management DPD Proposed Submission 2010 policies C1, E1, E2, E3, E4, E5, E10, H3, H4, H7 and C5.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate your needs.

8. **RECOMMENDATION** - **APPROVE** subject to conditions to include the following:

Nonstand	time limit
Nonstand	materials
Nonstand	window detail
Nonstand	hard and soft landscaping
Nonstand	details of cycle storage
Nonstand	Details of sustainability measures
Nonstand	Details of water butts
Nonstand	archaeology
Nonstand	floor levels
Nonstand	Surface water drainage inc access
Nonstand	Highway crossover
Nonstand	parking layout etc
Nonstand	Temporary facilities during construction
Nonstand	Vis splays
Nonstand	Details of works to footway
Nonstand	Access minimum width
Nonstand	Tree protection pre start meeting
Nonstand	Protection of trees and hedges during works
	-grassed roof areas shall not be used by residents
	-Development to be carried out in accordance with contamination survey
	-Noise Assessment required to protect amenity of future occupiers.
	-Hours of construction.

CONTACT OFFICER:

Enquiries about this report to **Clara Kerr Development Management Officer**
01480 388434

To: DevelopmentControl[/O=HUNTS DISTRICT
COUNCIL/OU=HDC/CN=RECIPIENTS/CN=DEVELOPMENTCONTROL];
Subject: Comments for Planning Application 1102099FUL
Sent: Tue 2/14/2012 9:27:23 AM
From: developmentcontrol@huntsdc.gov.uk

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 9:27 AM on 14 Feb 2012 from Mrs Lesley Caie.

Application Summary

Address: St Ives Motel London Road St Ives PE27 5EX
Proposal: Demolition of existing buildings and redevelopment of the site to provide 72 bedroom care home, together with associated landscaping and parking with access from London Road
Case Officer: Clara Kerr
[Click for further information](#)

Customer Details

Name: Mrs Lesley Caie
Email: parishclerk@hemingfordgrey.org.uk
Address: Hilton Court Hilton Road, Fenstanton, Huntingdon, Cambridgeshire PE28 9PY

Comments Details

Commenter Type: Town or Parish Council
Stance: Customer made comments in support of the Planning Application
Reasons for comment:
Comments: HGPC recommends approval of this application subject to the following concerns being addressed: Flooding Sewerage issues Still not enough additional parking or cycle stands

To: Kerr, Clara (Planning Serv)[/O=HUNTS DISTRICT COUNCIL/OU=HDC/CN=RECIPIENTS/CN=CKERR];
Cc: peterquest@ntlworld.com[peterquest@ntlworld.com];
Subject: RE: 1102099FUL.doc
Sent: Thur 3/8/2012 4:38:37 PM
From: Hemingford Grey Parish Clerk

Hello Clara

I understand you have spoken with Peter Quest, our Planning Committee Chairman, regarding this issue.

After further consideration, the Hemingford Grey Parish Council does still wish to recommend approval of this application subject to the statutory authorities being satisfied in respect of the following concerns :

Flooding issues including at Limes Park;

Sewerage capacity issues;

Not enough additional parking or cycle stands.

We hope this alteration of wording helps to clarify HGPC's position, but please feel free to contact me if there are any further queries.

We do understand your point about the apparent confliction, but the PC wants to be assured that experts will be satisfied regarding these areas in which the PC has no real expertise.

Kind regards

Lesley

Lesley Caie

Clerk

Hemingford Grey Parish Council

From: Kerr, Clara (Planning Serv) [mailto:Clara.Kerr@huntingdonshire.gov.uk]

Sent: 07 March 2012 09:21

To: parishclerk@hemingfordgrey.org.uk

Subject: FW: 1102099FUL.doc

Dear Hemingford Grey PC,

Please find attached the comments from Cambs County Highways. You will note that Mr. Hobbs does not object to the proposal and has recommended approval, subject to conditions.

The Parish will now see that with regard to flooding and highway matters, the statutory consultees have no objection in principle and recommend approval subject to conditions.

Can you please confirm that this has overcome the parish concerns and that the Parish continue to recommend approval of this proposal.

Many thanks and kind regards,

Clara.

Clara Kerr

Development Management Officer

Huntingdonshire District Council

Ph: 01480 388434

Fax: 01480 388472

Mail@ clara.kerr@huntsdc.gov.uk

Please note that the comments within this communication are made without prejudice to the determination of any application for this site.

Important note regarding the Community Infrastructure Levy (CIL).

It is anticipated that Huntingdonshire District Council will adopt its Charging Schedule in April of this year. Once adopted, Huntingdonshire District Council will be obliged to collect the CIL Levy from liable parties from the date of adoption once development commences which received planning permission on or after the date of that adoption. It is important that the liable parties (usually either developers or landowners) are correctly identified as early as possible.

For more detailed information on CIL, the developments the charges will apply to, how much the charge will be and the process involved, the Community Infrastructure Levy pages on the Council's website www.huntingdonshire.gov.uk should be referred to. Development proposals which create less than 100 square metres of internal floorspace will be exempt from the Community Infrastructure Levy and will not be charged.

However development which creates one or more new dwellings will be charged the Community Infrastructure Levy irrespective of the floorspace created.

From: Hobbs Robin [\[mailto:Robin.Hobbs@cambridgeshire.gov.uk\]](mailto:Robin.Hobbs@cambridgeshire.gov.uk)

Sent: 05 March 2012 10:37

To: Kerr, Clara (Planning Serv)

Cc: DevelopmentControl

Subject: 1102099FUL.doc

ST IVES TOWN COUNCIL PLANNING COMMITTEE : 25 JANUARY 2012
APPLICATIONS FOR PERMISSION FOR DEVELOPMENT

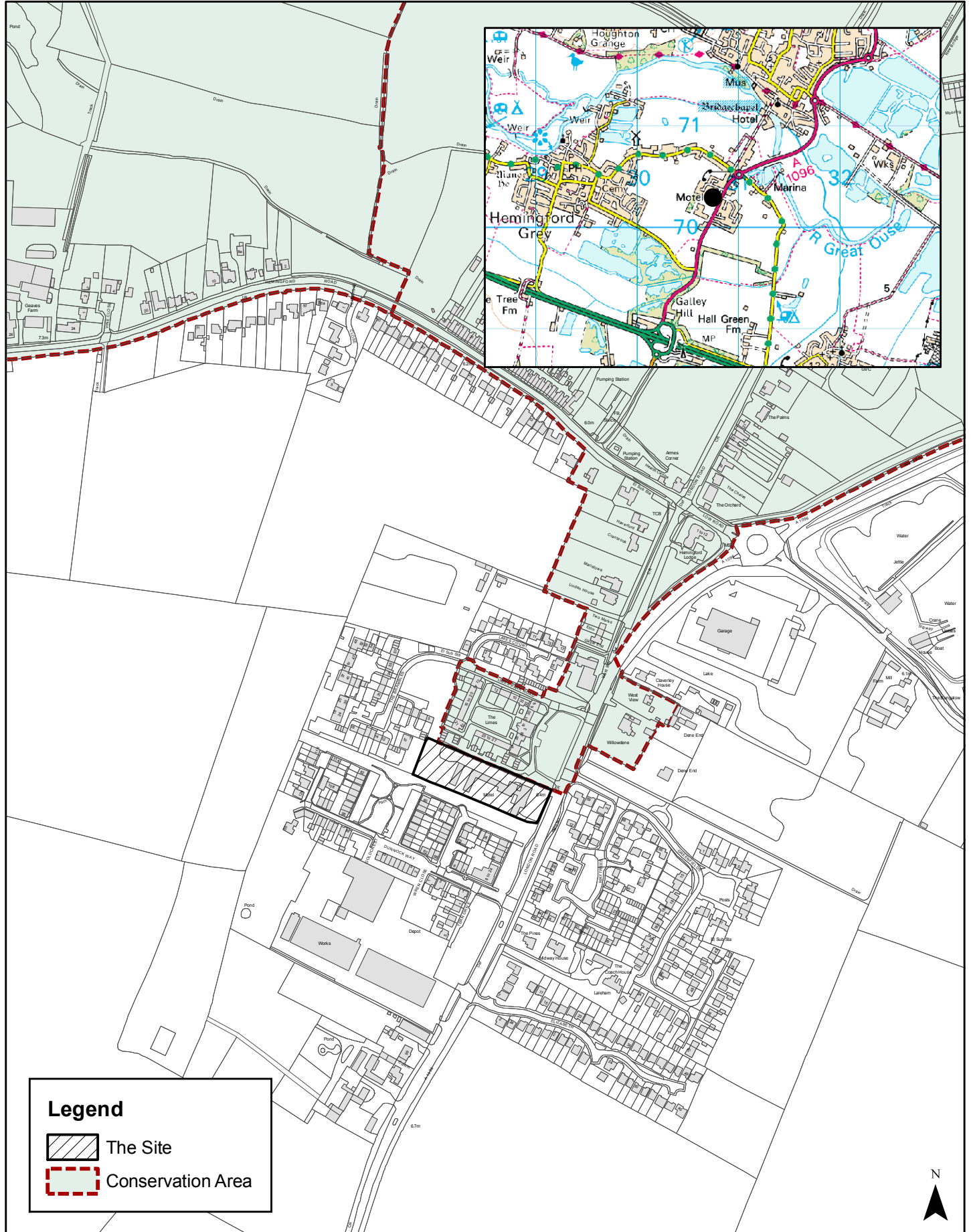
App No and Date Reg	Name and Address of Applicant/Agent	Proposal and Location	Type of Application	Recommendation to District Council
1102071 06.01.12	Weltech International Ltd Partners in Planning Ltd 10 Manor Mews Bridge Street St Ives Cambridgeshire PE27 5UW	Alterations to industrial building 10 Bramley Road St Ives PE27 3WS	FUL	Recommend Approval: <ul style="list-style-type: none"> Considered appropriate development for industrial area
1102086 09.01.12	Mr Ian Winters Raymond de Launey Ltd 1 Norman Court Hemingford Grey PE28 9BQ	Change of use A1 (retail) to A2 (financial and professional services) or A1 (retail) 14 Market Hill St Ives PE27 5AL	FUL	Recommend Approval: <ul style="list-style-type: none"> The Committee support a change of use that would bring the unit back into use
1102099 12.01.12	Care UK Community Partnerships AKA Planning Thorncroft Manor Thorncroft Drive Leatherhead Surrey KT22 8JB	Demolition of existing buildings and redevelopment of the site to provide 72 bedroom care home, together with associated landscaping and parking with access from London Road St Ives Motel London Road St Ives PE27 5EX	FUL	Recommend Approval: <ul style="list-style-type: none"> Provision of additional care facilities were welcomed and the general arrangements were approved however Parking was a concern in particular at shift change and for visitors Concern was expressed regarding past problems with drains in the area and would want to see water authority approval
1102133 16.01.12	Mr R Sweet and Miss E Mason Mr C Campbell Nutwood Ventures Ltd PO Box 580 Huntingdon PE29 9EB	Erection of detached dwelling with garaging and parking Land at and including 4 Lilac Way St Ives	FUL	Recommend Refusal: <ul style="list-style-type: none"> that the proposed design is too big for the site it was accepted that there was potential to put an appropriately sized property on the site

Development Management Panel

Application Ref: 1102099FUL

Location: Hemingford Grey

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Scale: 1:5000



The Limes

LONDON ROAD
 London Road
 Sheppards

DRAWING STATUS	
PLANNING APPLICATION	

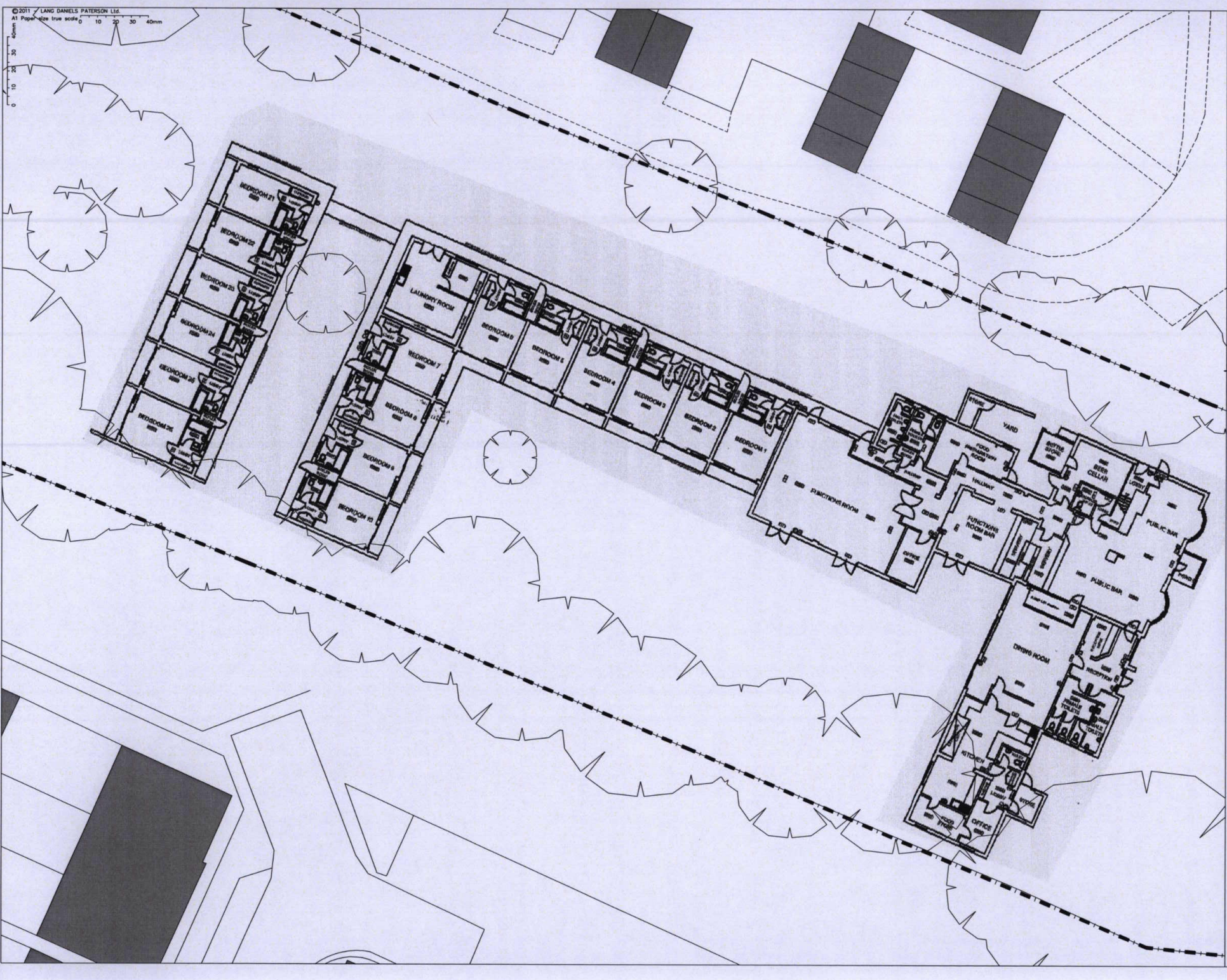
DATE	BY

LDP.
 LANG DANIELS PATERSON
 ARCHITECTS
 BATTERSEA STUDIOS
 80 SILVERTHORPE RD
 LONDON SW8 5HE
 TEL (020) 8872 6258
 FAX (020) 8882 1719
 mail@LDParchitects.com

PROJECT
 PROPOSED CARE HOME FOR CARE UK
 ST. IVES, LONDON ROAD

TITLE	EXISTING SITE PLAN
SCALE 1:500	FIG. NO. 1018PP002
DATE JUL/11	REV. / D.
AUTHOR	FILED





CHARLES WELLS
 PROPERTY SERVICES DEPARTMENT
 THE HERRINGGULLS HOTEL
 ST IVES ROAD
 ST IVES
 GROUND FLOOR
 & SITE PLAN
 DRAWN: [Name]
 DATE: [Date]
 SCALE: 1:500
 DRAWING STATUS
 PLANNING APPLICATION

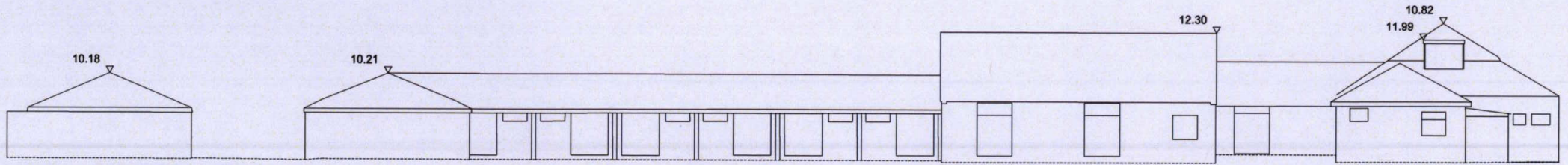
NO.	DATE	DESCRIPTION

LDP
 LANG DANIELS PATERSON ARCHITECTS
 BATTERSEA STUDIOS
 89 SILVERTHORNE RD
 LONDON SW8 5NE
 TEL: (020) 8972 6234
 FAX: (020) 8882 1719
 www.ldparchitects.com

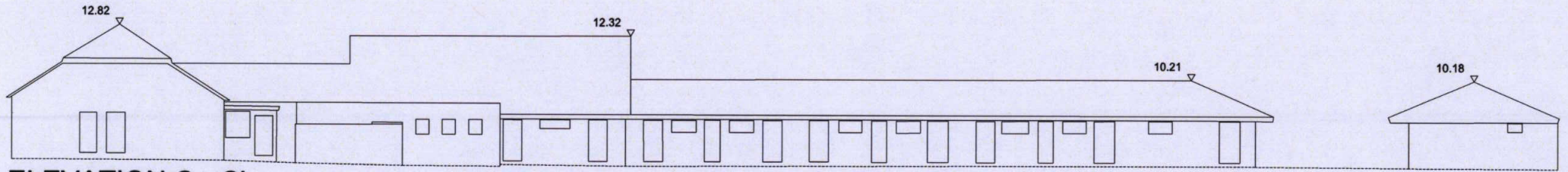
PROJ: PROPOSED CARE HOME FOR CARE UK
 ST. IVES, LONDON ROAD
 TITLE: EXISTING FLOOR PLAN

SCALE: 1:500	REV: 02	1018PP021	26
DATE: 08/11	FILE:		

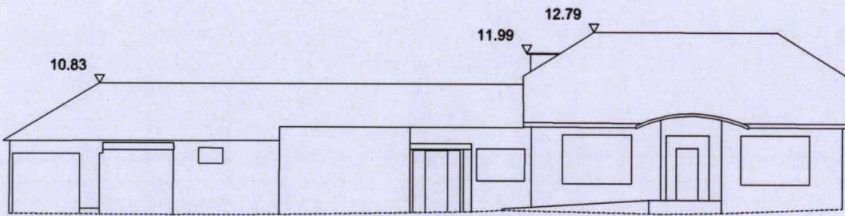
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20
30
40mm



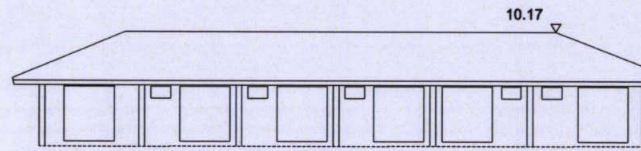
ELEVATION D - D'



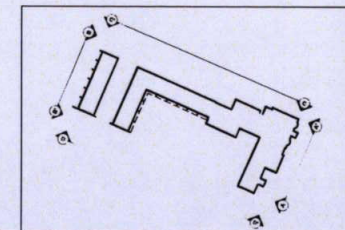
ELEVATION C - C'



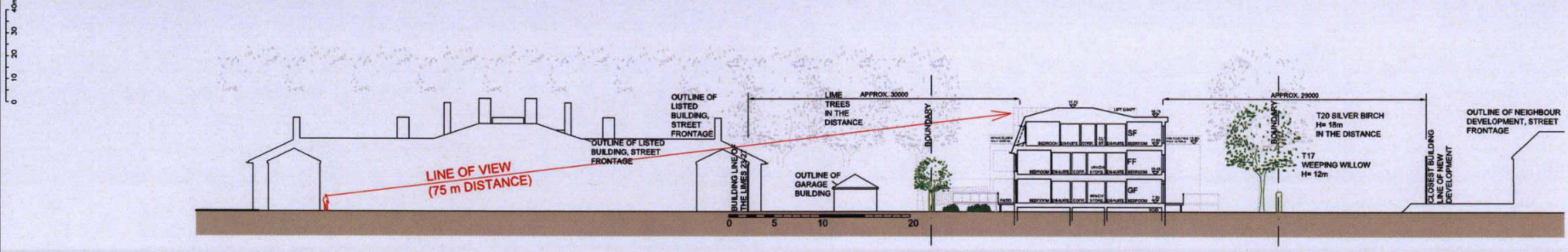
ELEVATION A - A'



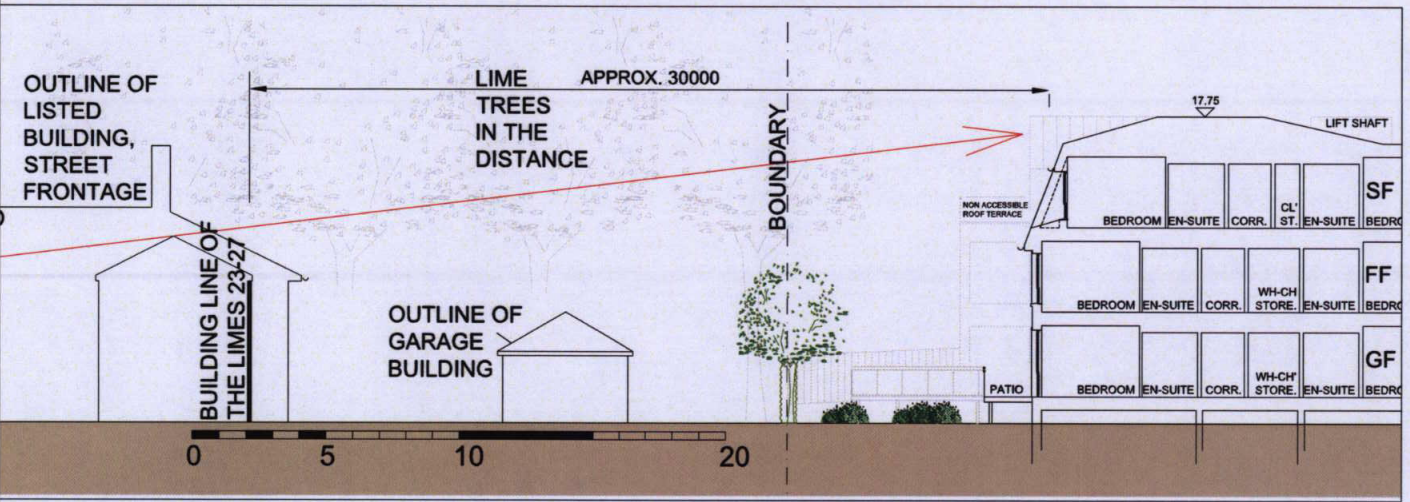
ELEVATION B - B'



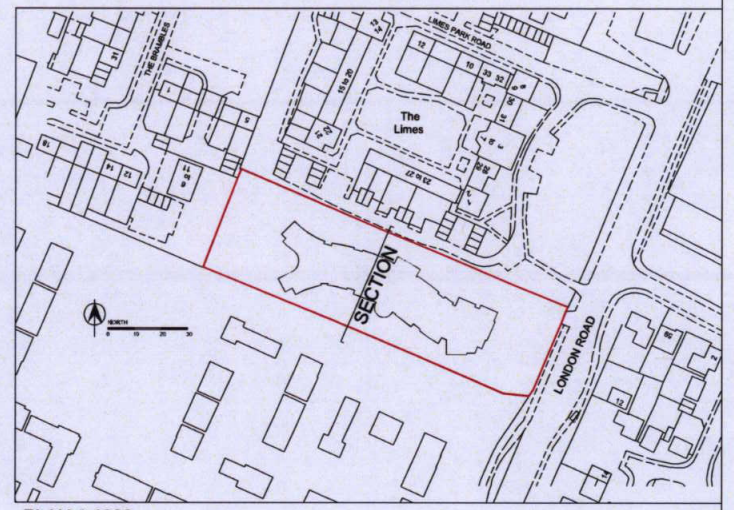
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Revision	By	CHK'd By	Date	Comments
 ASPECT HOUSE ASPECT BUSINESS PARK BARNLEY ROAD NOTTINGHAM NG9 5NR T: 0115 9547896 F: 0115 9515759 www.slrcadvertising.com				
Site: FORMER MOTEL ST IVES				
Project: ELEVATIONS				
Drawing Title: ELEVATIONS FORMER MOTEL ST IVES				
Scale: 1:50		Date: AUGUST 2011		
Drawing Number: 001		Revision: 0		
 LANG DANIELS PATERSON ARCHITECTS BATTERSEA STUDIOS 20 SILVERTHORN RD LONDON SW8 5HE TEL: (020) 8572 6238 FAX: (020) 8682 1719 mail@ldparchitects.com				
PROJECT: PROPOSED CARE HOME FOR CARE UK ST. IVES, LONDON ROAD TITLE: EXISTING ELEVATIONS				
SCALE: 1/50000	PKG NO:	PKG NO:	PKG NO:	PKG NO:
DATE: 08/11	1018/PP/022			
AUTHOR:	FILE:			



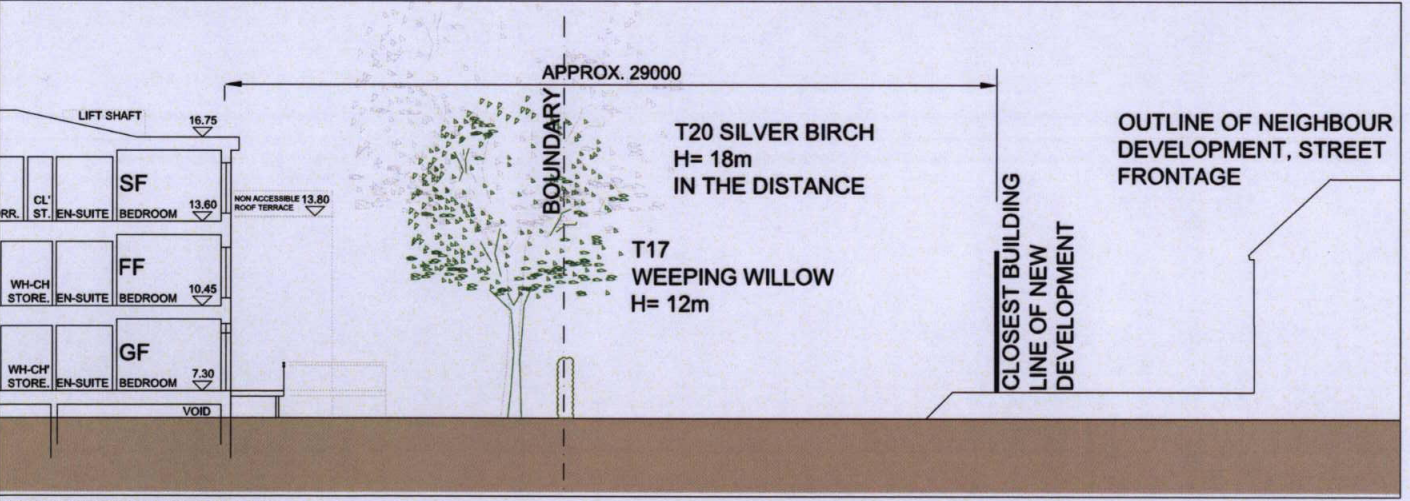
CROSS SECTION 1:250



CROSS SECTION, LEFT 1:100

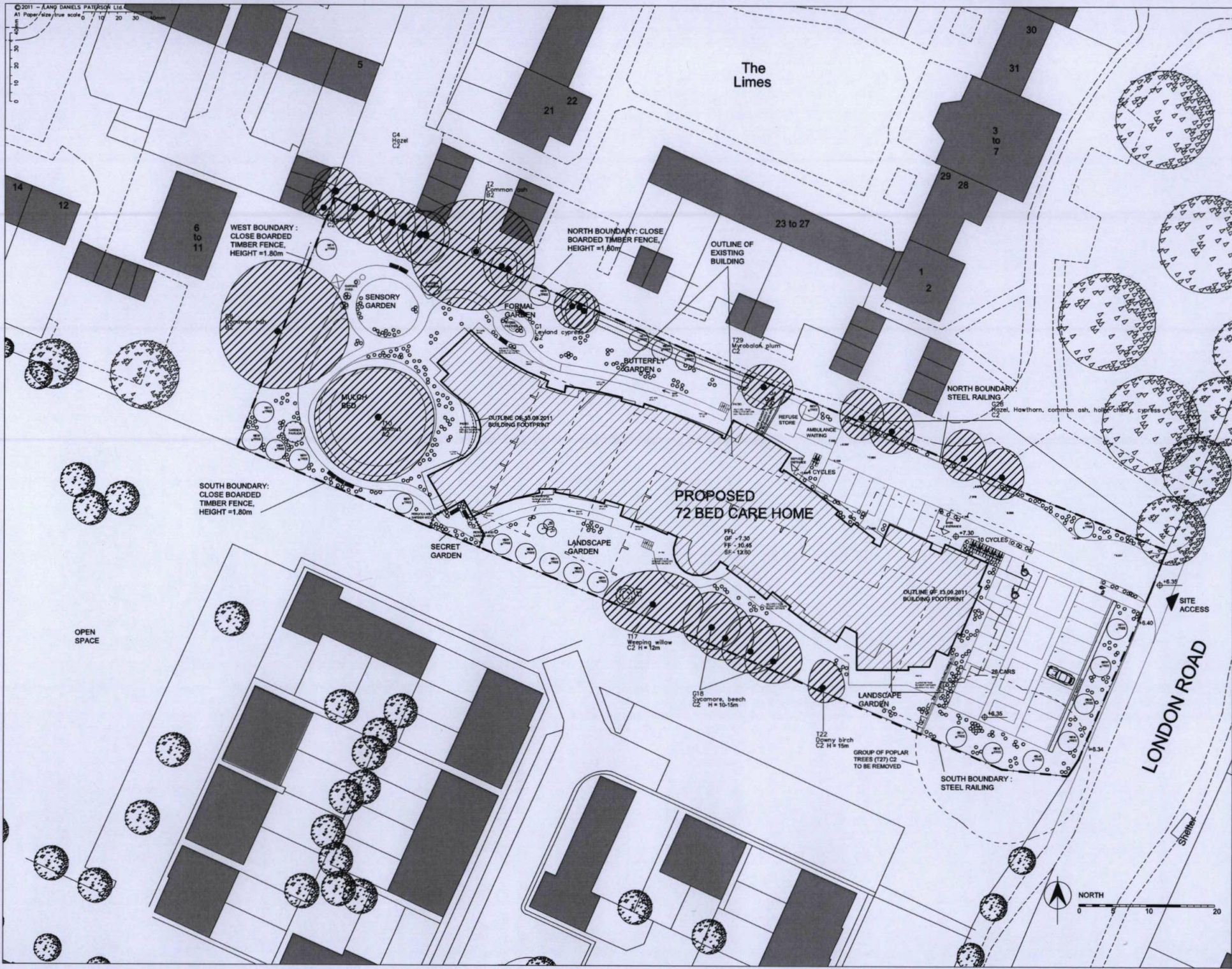


PLAN 1:100



CROSS SECTION, RIGHT 1:100

DRAWING STATUS	
PLANNING APPLICATION	
NO.	DATE
<p>LDP LANG DANIELS PATERSON ARCHITECTS</p> <p>BATTERSEA STUDIOS 80 SILVERTHORPE RD LONDON SW8 5NE TEL: (020) 8872 6238 FAX: (020) 8882 1719 email: info@londonlives.com</p>	
PROJECT	
PROPOSED CARE HOME FOR CARE UK ST. IVES, LONDON ROAD	
TITLE	
CROSS SECTION	
SCALE	FILE NO
DATE	1018PP014
AUTHOR	FILE



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EXTERNAL SURFACE MATERIALS ARE GENERALLY PROPOSAL AND SUBJECT TO LOCAL AUTHORITY APPROVAL.

DRAWING STATUS
PLANNING APPLICATION

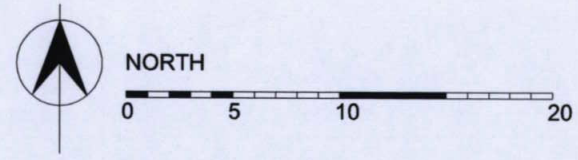
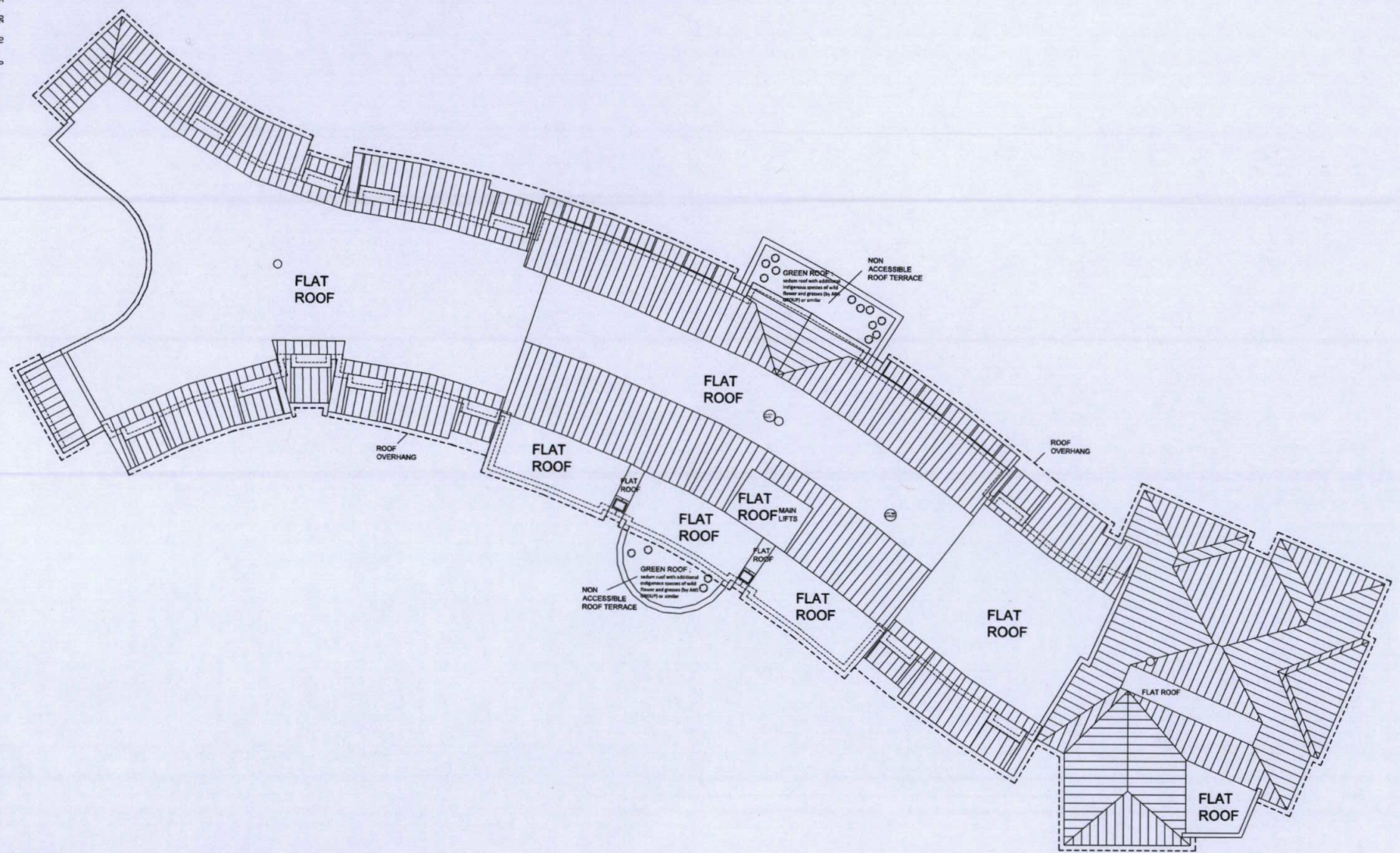
DATE	13/01/2011
SCALE	1:500

LDP.
LAND DANIELS PATERSON ARCHITECTS
BATTERSEA STUDIOS
40 SILVERTHORNE RD
LONDON SW8 5HE
TEL: (020) 8672 6246
FAX: (020) 8692 1719
mail@ldparchitects.com

PROJECT
PROPOSED CARE HOME FOR CARE UK
ST. IVES, LONDON ROAD

TITLE
PROPOSED SITE PLAN

SCALE	1:500	REV. NO.		REV.	
DATE	13/01/11	1018/PP003			
AUTHOR		FILED			



DRAWING STATUS
 PLANNING APPLICATION

NO.	DATE	DESCRIPTION

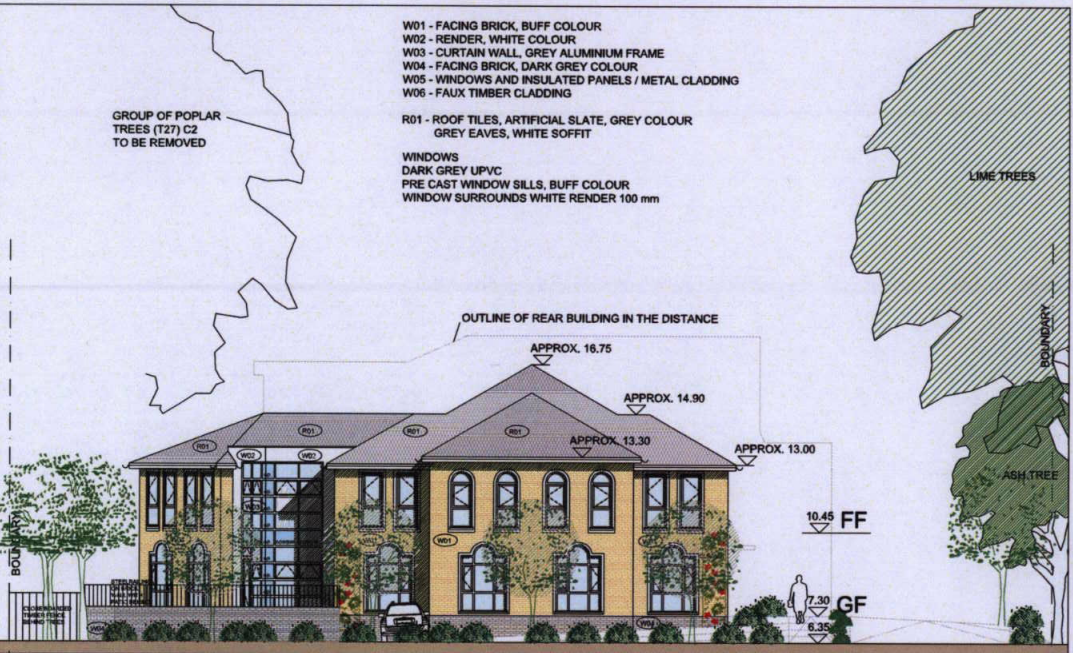
LDP.
 LANG DANIELS PATERSON ARCHITECTS
 BATTERSEA STUDIOS
 20 SILVERDALE RD
 LONDON SW8 5HE
 TEL: (020) 8572 6538
 FAX: (020) 8682 1719
 mail@ldparcitects.com

PROPOSED CARE HOME FOR CARE UK
 ST. IVES, LONDON ROAD
 TITLE
 ROOF PLAN

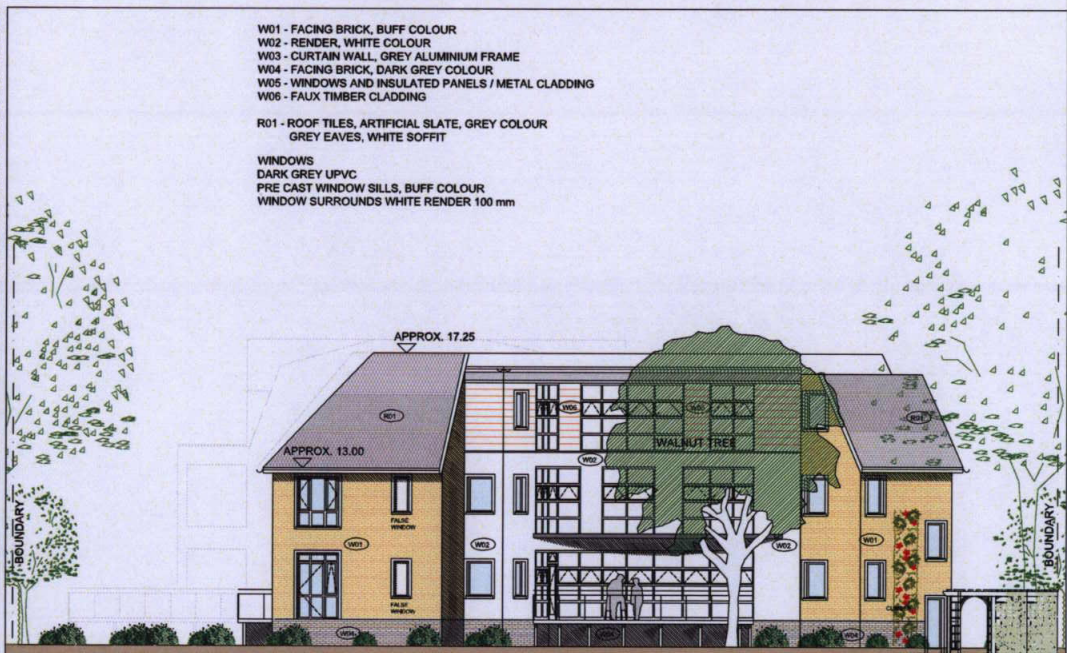
SCALE 1/2000	DATE 08/11	FILE 1018/PP1008



EAST ELEVATION, 1:125



EAST ELEVATION 1:100



WEST ELEVATION 1:100



WEST ELEVATION 1:250

DRAWING STATUS
 PLANNING APPLICATION

NO. 1018PP011

LDP
 LANG DANIELS PATERSON ARCHITECTS

BATTERSEA STUDIOS
 85 DE KERTHOLME RD
 LONDON SW8 3HE
 TEL: (020) 8873 8288
 FAX: (020) 8882 1719
 mail@ldparchitects.com

PROJECT
 PROPOSED CARE HOME FOR CARE UK
 ST. IVES, LONDON ROAD

TITLE
 ELEVATIONS EAST AND WEST

SCALE 1:100/250
 DATE JUN/09
 DRAWN FILE

NO. 1018PP011



NORTH ELEVATION 1:250



NORTH ELEVATION, LEFT 1:100



NORTH ELEVATION, RIGHT 1:100

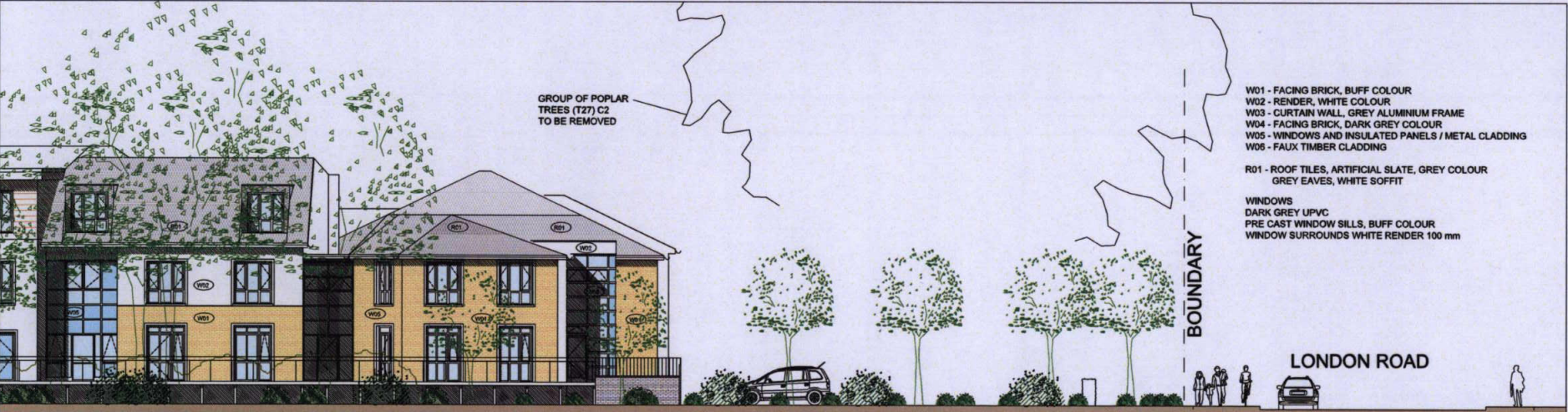
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PLANNING APPLICATION	
<p>LDP LANG DANIELS PATERSON ARCHITECTS</p>	
PROJECT PROPOSED CARE HOME FOR CARE UK ST. IVES, LONDON ROAD TITLE: ELEVATION NORTH	
SCALE: 1:250 DATE: 06.01.11 AUTHOR:	DRAW NO: 1018/PP/012 FILE:



SOUTH ELEVATION 1:250



SOUTH ELEVATION, LEFT 1:100



SOUTH ELEVATION, RIGHT 1:100

- W01 - FACING BRICK, BUFF COLOUR
- W02 - RENDER, WHITE COLOUR
- W03 - CURTAIN WALL, GREY ALUMINIUM FRAME
- W04 - FACING BRICK, DARK GREY COLOUR
- W05 - WINDOWS AND INSULATED PANELS / METAL CLADDING
- W06 - FAUX TIMBER CLADDING
- R01 - ROOF TILES, ARTIFICIAL SLATE, GREY COLOUR
GREY EAVES, WHITE SOFFIT
- WINDOWS
DARK GREY UPVC
PRE CAST WINDOW SILLS, BUFF COLOUR
WINDOW SURROUNDS WHITE RENDER 100 mm

DRAWING STATUS	
PLANNING APPLICATION	

NO.	DATE	DESCRIPTION

LDP
 LANG DANIELS PATERSON ARCHITECTS
 RATTERSEA STUDIOS
 80 SILVERTHORPE RD
 LONDON SW9 3HE
 TEL: (020) 8873 8238
 FAX: (020) 8882 1719
 email@LDParchitects.com

PROJECT
 PROPOSED CARE HOME FOR CARE UK
 ST. IVES, LONDON ROAD
 TITLE
 ELEVATION SOUTH

SCALE	DATE	FILE NO	REV
		1018/PP/013	
AUTHOR	FILE		



DRAWING STATUS
 PLANNING APPLICATION

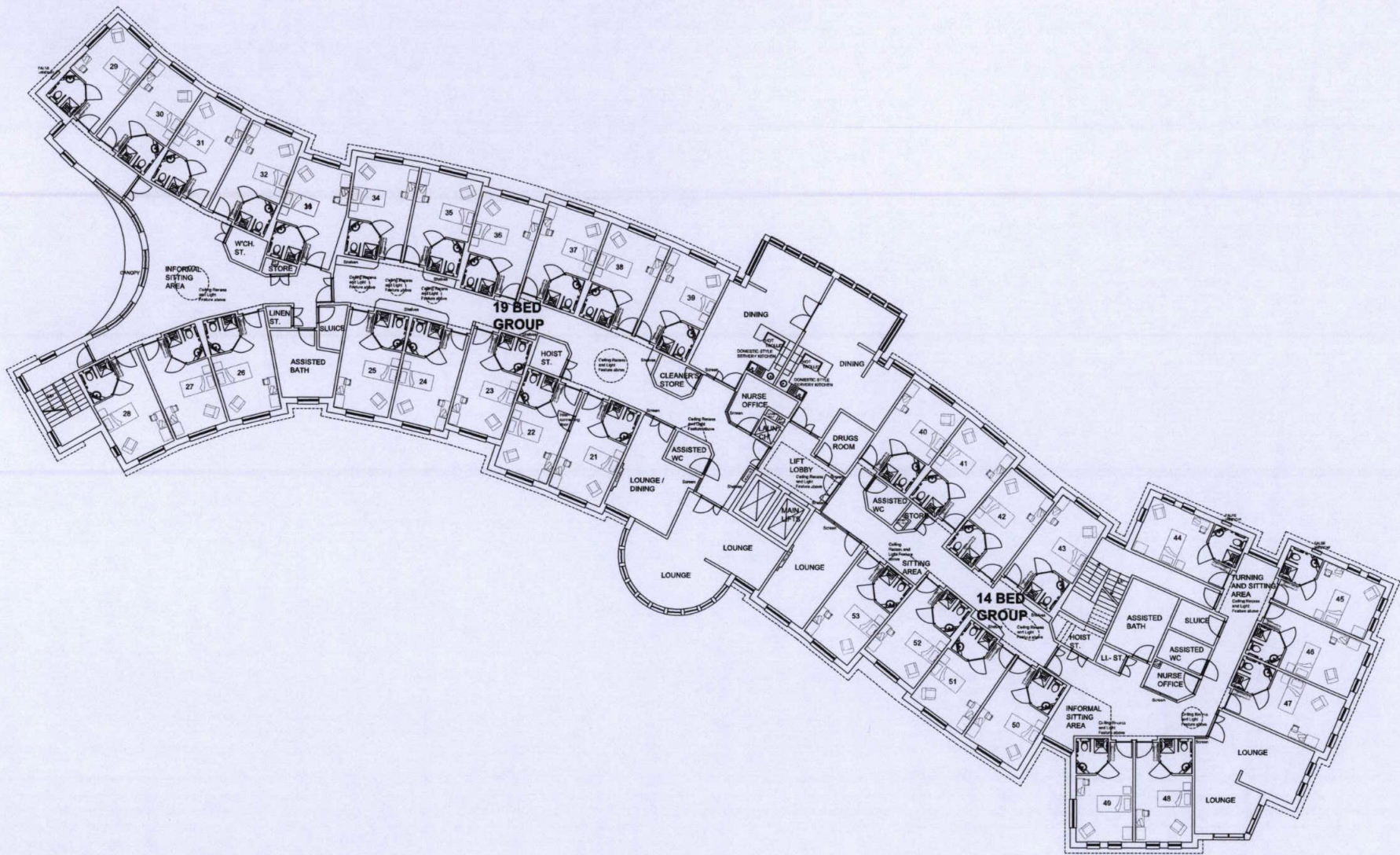
NO.	REVISION

LDP
 L A N G
 DANIELS
 PATERSON
 ARCHITECTS

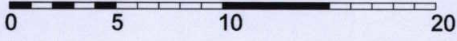
PROPOSED CARE HOME FOR CARE UK
 ST. IVES, LONDON ROAD
 TITLE
 GROUND FLOOR PLAN

SCALE 1:500	DATE 08/11/11	1018/PP005

0
10
20
30
40mm



NORTH



DRAWING STATUS
 PLANNING APPLICATION

1	15/11/11	11/11/11
2	16/11/11	12/11/11

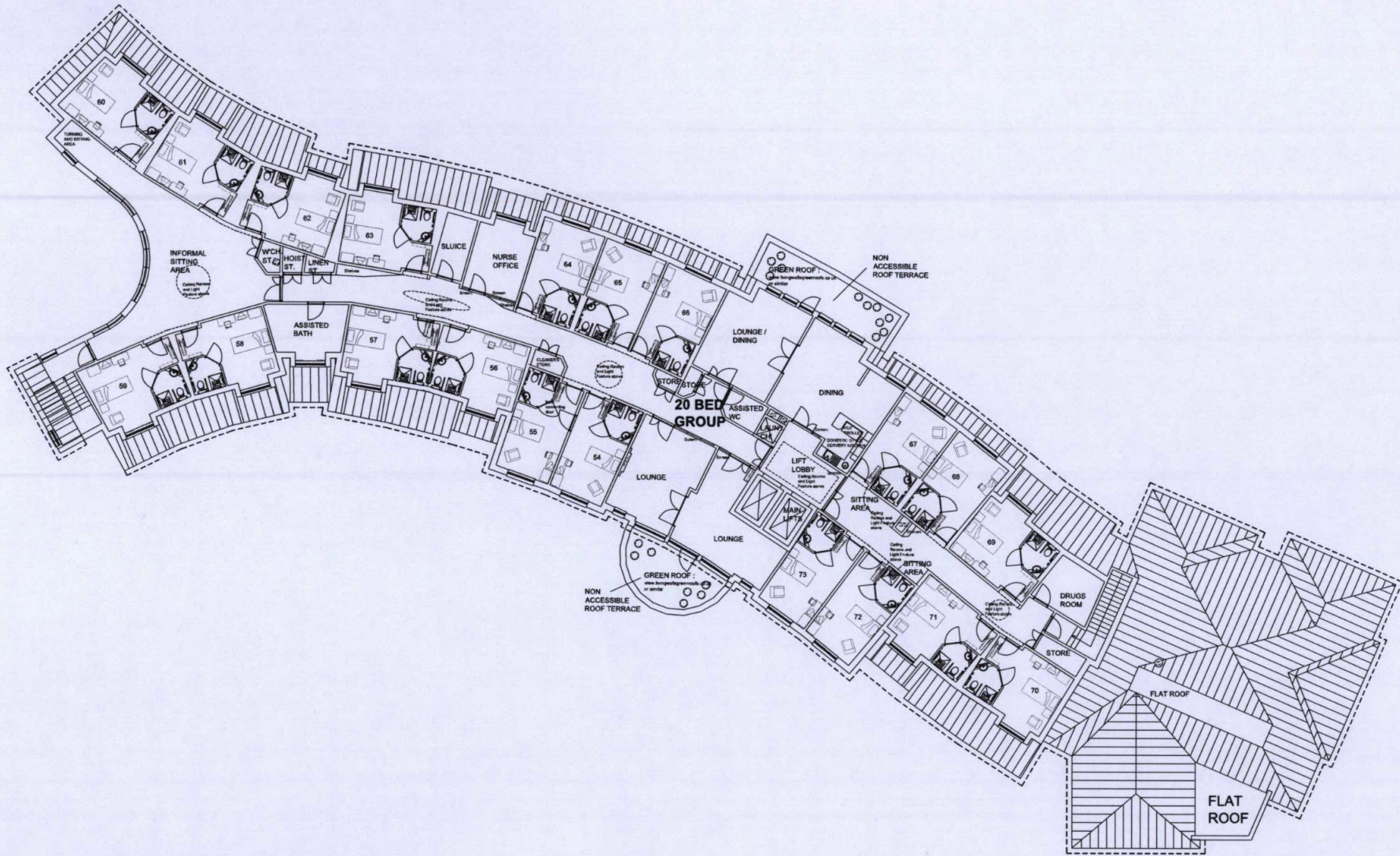
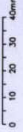
LDP
 LANG DANIELS PATERSON
 ARCHITECTS

BATTERSEA STUDIOS
 40 BR VERTICORNE RD
 LONDON SW8 5HE
 TEL: (020) 8672 6238
 FAX: (020) 8662 1719
 mail@londonarchitects.com

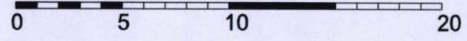
PROPOSED CARE HOME FOR CARE UK
 ST. IVES, LONDON ROAD

FIRST FLOOR PLAN

SCALE 1:500	DATE 10/18/11	FILE
1018PP/006		



NORTH



DRAWING STATUS	
PLANNING APPLICATION	

NO	REVISION

LDP.
 LANG DANIELS PATERSON
 ARCHITECTS
 BATTERSEA STUDIOS
 60 SILVERDALE RD
 LONDON SW8 2HE
 TEL: (020) 8572 0538
 FAX: (020) 8682 1719
 email: ldp@ldparchitects.com

PROJECT
 PROPOSED CARE HOME FOR CARE UK
 ST. IVES, LONDON ROAD
 TITLE
 SECOND FLOOR PLAN

SCALE 1:500	REV. NO.	
DATE: 08/11/11	1018/PP1007	
AUTHOR:	FILE:	