

**Case No:** 1201447REP (EXTENSION TO TIME LIMIT FOR IMPLEMENTATION)

**Proposal:** REPLACEMENT OF PLANNING PERMISSION 0901078OUT FOR INDUSTRIAL DEVELOPMENT ( B2/B8)

**Location:** BLACK HORSE FARM OLD GREAT NORTH ROAD

**Applicant:** WEDGE LTD

**Grid Ref:** 517577 283462

**Date of Registration:** 01.10.2012

**Parish:** SAWTRY

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### **RECOMMENDATION - APPROVAL**

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

- 1.1 This application site, which is currently vacant, is approximately 0.84 hectares in size and is located immediately to the north and west of sites which have been developed for employment purposes. One of those sites (Nordic House) is currently unoccupied. In addition to the development to the west, the former bridleway and unadopted road (Straight Drove) was realigned and now runs straight along the southern boundary of the site in order to accommodate larger delivery vehicles/HCVs.
- 1.2 There are a number of trees within the vicinity of the drove and a hedge along the western boundary.
- 1.3 The application is for the replacement of an unimplemented outline planning permission for the change of use of the land for industrial development comprising B2 and B8 uses (General Industrial and Storage and Distribution). The provision for seeking replacement planning permissions was recently extended by the Government to include applications originally approved on or before 1 October 2010.
- 1.4 According to the previous application the proposal is to include 3,000m<sup>2</sup> of new floorspace.

#### **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 - Flood Risk (2012)

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" - the strategy seeks to bring about sustainable development by applying: the guiding principles of the UK Sustainable Development Strategy 2005 and the elements contributing to the creation of sustainable communities described in Sustainable Communities: Homes for All.
- **E2:** "Provision of Land for Employment" - Sites of sufficient range, quantity and quality to cater for employment sectors should be provided at appropriate scales in urban areas, market towns and key rural centres.
- **T2:** "Changing Travel Behaviour" - to bring about significant change in travel behaviour, a reduction in distances travelled and a shift towards greater use of sustainable modes should be promoted.
- **T14:** "Parking" - controls to manage transport demand and influencing travel change alongside measures to improve public transport accessibility, walking and cycling should be encouraged. Maximum parking standards should be applied to new commercial development.
- **ENV3:** "Biodiversity and Earth Heritage" it should be ensured that the region's wider biodiversity, earth heritage and natural resources are protected and enriched through conservation, restoration and re-establishment of key resources.
- **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.
  - **WAT4:** "Flood Risk Management" - River flooding is a significant risk in parts. The priorities are to defend existing properties from flooding and locate new development where there is little or no flooding.
- 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.
- **P2/5:** "Distribution, Warehousing and Manufacturing" states that these uses will only be located on sites with good access to rail freight facilities, and to motorways, trunk or other primary routes.
- 3.3 Huntingdonshire Local Plan (1995) Saved policies from the Huntingdonshire Local Plan 1995 are relevant and viewable at [www.huntingdonshire.gov.uk/localplan95](http://www.huntingdonshire.gov.uk/localplan95)
- **E1:** "Economic and Employment Growth" - will be promoted, commensurate with the planned residential and population growth and the Council's aims to provide a range of employment opportunities and reduce commuting.
  - **E2:** "Provision of Land" - land will be allocated for an adequate range of sites and premises, in terms of size, quality and location that would be suitable for industry, warehousing and distribution, office and high technology uses, providing individually and cumulatively they comply with other Local Plan policies.
  - **E3:** "Provision of Land" - Land allocations for the needs of general industry, warehousing and distribution, office and high technology uses. The District Council will allocate 6.5ha of land to the east of the A1 at Sawtry for B1/B2.
  - **En12:** "Archaeological Implications" - permission on sites of archaeological interest may be conditional on the implementation of a scheme of archaeological recording prior to development commencing.
  - **E13:** "Industry, Warehousing or high technology and office developments" - will not be permitted where it would cause serious traffic noise or pollution problems or other damage to the environment
  - **En18:** "Protection of countryside features" - Offers protection for important site features including trees, woodlands, hedges and meadowland.

- **En19:** "Trees and Landscape" - will make Tree Preservation Orders where it considers that trees which contribute to the local amenity and/or the landscape are at risk.
  - **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.
  - **CS8:** "Water" - satisfactory arrangements for the availability of water supply, sewerage and sewage disposal facilities, surface water run-off facilities and provision for land drainage will be required.
  - **T18:** "Access requirements for new development" states development should be accessed by a highway of acceptable design and appropriate construction.
- 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](http://www.huntingdonshire.gov.uk/localplan) - Then click on "Local Plan Alteration (2002)
- None relevant.
- 3.5 Policies from the 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 and then click on Planning Policy where there is a link to the Local Development Framework 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.
  - **CS7:** "Employment Land" - At least 85Ha of new land for employment will be provided before 2026, in key identified areas.
- 3.6 Policies from the Development Management DPD: Proposed Submission 2010 are relevant.
- 3.7 The Local Planning Authority's Development Management Development Plan Document: Proposed Submission 2010 (DMDPD) was reported to Cabinet and approved for submission on the 11th February 2010. It was published on 26th March 2010. This was preceded by three separate public consultation exercises: the details of which can be viewed in The Statement of Consultation for the DMDPD on the Council's website [www.huntingdonshire.gov.uk](http://www.huntingdonshire.gov.uk). The document was not submitted in view of the uncertainty regarding the Government's intentions in respect of the East of England Plan and the impending publication of the National Planning Policy Framework.

It is considered that its policies are consistent with the NPPF. It is therefore considered that its policies should be accorded significant weight.

- **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.
- **E1:** "Development Context" - development proposals shall demonstrate consideration of the character and appearance of the surrounding environment and the potential impact of the proposal.
- **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.
- **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. Car free development or development proposals incorporating very limited car parking provision will be considered acceptable where there is clear justification for the level of provision proposed, having consideration for the current and proposed availability of alternative transport modes, highway safety, servicing requirements, the needs of potential users and the amenity of occupiers of nearby properties.
- **P1:** "Large Scale Businesses" - proposals for major industrial or warehouse uses (other than B1a) will be considered favourably subject to environmental and travel considerations where the site is within the built-up area of a Market Town or Key Service Centre or an identified Established Employment Area, or a site allocated for that type of use, or the proposal is for the expansion of an established business within the existing site.

3.8 Huntingdonshire District Council has commenced preparation of a Local Plan to 2036 to replace its existing development plan documents. The plan will set out the strategy for development in the whole of Huntingdonshire, incorporating policies for managing development and site-specific proposals for different forms of development in the context of the new National Planning Policy Framework. The plan will include consideration of the Alconbury Enterprise Zone and other proposed development on the Airfield, as well as other opportunities that have arisen since the Core Strategy was adopted in 2009.

3.9 Policies from the Huntingdonshire Local Plan to 2036 - Draft Strategic Options and Policies (2012):

- 3.10 Draft Policy 5: "Scale of development in Key Service Centres" - sustainable development proposals located within the Key Service Centres will be acceptable where they are in accordance with policies of this Plan.
- 3.11 Policies from the Huntingdonshire Local Plan to 2036 - Draft Development Management Policies (2012):
- **DM1:** "Safeguarding local employment opportunities" - proposals shall safeguard Established Employment areas to balance the provision of employment across the district.
  - **DM6:** - "Parking provision" - development proposals should ensure that sufficient parking is provided to meet its needs and minimise impacts on existing neighbouring uses.
  - **DM13:** - "Good design and sustainability" - requires high standards of design for all new sustainable development and the built environment.
  - **DM14:** "Amenity" - requires development proposals to provide a high standard of amenity for existing and future users of the proposed development and its surroundings.
  - **DM23:** Flood risk and water management" - outlines the considerations for the acceptability of development in relation to the risk of flooding, including the implementation of Sustainable Drainage Systems (SuDS).
  - **DM24:** "Biodiversity and protected habitats and species"- A sustainable development proposal will be acceptable where it does not give rise to significant adverse impact on a site of international, national, local or regional importance for biodiversity or geology or protected species, priority habitats or species. A sustainable development proposal will aim to conserve and enhance biodiversity.
  - **DM25:** "Trees, woodland and related features" - A sustainable development proposal will be acceptable where it avoids the loss of, and minimises the risk of harm to trees, woodland, hedges or hedgerows of visual, historic or nature conservation value, including orchards, ancient woodland and aged or veteran trees.
- 3.12 Policies from the Huntingdonshire Local Plan to 2036: Potential development sites: Key Service Centres and Small Settlement:
- 3.13 Draft Allocation SY6: Old Great North Road, Sawtry

#### **4. PLANNING HISTORY**

- 4.1 An original outline planning consent was granted in May 2006(0600123OUT) for the use of the land (including the application site) for light and general industrial purposes (B1 and B2). Subsequently reserved matters were granted for the development of part of the site (0704222REM) which excluded the application site. The application site was not however developed and the original outline permission lapsed.

- 4.2 Subsequently a fresh outline planning permission was granted (0901078FUL) for B2/B8 use on 21 October 2009. This permission has yet to be implemented and this application seeks to extend it.
- 4.3 Of relevance to this proposal is application 1200714FUL which was before the Development Management Panel in July 2012. Planning permission has been granted for the use of Nordic House (to the south of the application site) for B1/B2/B8 uses.

## **5. CONSULTATIONS**

- 5.1 **Sawtry Parish Council- Recommend refusal (COPY ATTACHED).**  
The committee response to this application is the same as to the previous one:  
'The original intention of this land was to provide jobs for local people from what is basically a dormitory village. B8 would not provide many jobs and for that reason the committee would support an application for B2 but not for B8.  
The application mentions removing trees, the council would prefer to retain as many trees as possible, albeit as coppice, which would be a quicker and more effective boundary than new planting.'
- 5.2 Highways Agency - No comments received.
- 5.3 Cambridgeshire County Council Highways - no objections subject to conditions.
- 5.4 Environment Agency - recommend reference is made to the Environment Agency Land Drainage and Flood Defence matrix.
- 5.5 Cambridgeshire County Council Historic Environment Team – archaeological condition requested.

## **6. REPRESENTATIONS**

- 6.1 None received.

## **7. SUMMARY OF ISSUES**

- 7.1 As this is an application to replace a previous outline planning permission it is relevant to note the change in the policy position since the original decision in October 2009. Since that time the Council has produced the Development Management DPD: Proposed Submission in 2010 and consultation on the draft Local Plan to 2036 documents is currently ongoing. The DPD replaced the Interim Planning Policy Statement of 2007. At the national level the National Planning Policy Framework (NPPF) was adopted in 2012 replacing all relevant PPGs and PPSs.
- 7.2 The issues relate to the appropriateness of the proposed development on part of an overall site that is allocated for B1/B2 employment purposes in the Huntingdonshire Local Plan 1995; highway safety; flooding; loss of trees; archaeology; the effect on the public right of way and the proposed scale parameters.

## **Principle of Development.**

- 7.3 The planning policy position in relation to this site can be summarised as:
- Policy E2 of the 2008 East of England Plan and Policies E1 and E2 of the 1995 Local Plan provide general support for employment uses;
  - Policy P2/5 of the 2003 Structure Plan supports B8 use which are located on sites with good access to rail freight facilities and motorways;
  - The 1995 Local Plan (Policy E3) allocated the application site for B1/B2 use only;
  - The 2009 Core Strategy (Policy CS7) supports the use of existing commitments in Sawtry for employment use. The policy does not restrict the use to a particular 'B' class;
  - The 2010 Development Management DPD: Proposed Submission (Policy P1) follows the approach of the Core Strategy;
- 7.4 The draft Local Plan does not identify the site as an Established Employment Area although the application site is identified as a potential allocation for light industrial use (Use Class B1c) under Potential Allocation (Employment) SY6.
- 7.5 In addition to this the NPPF is considered to be an important consideration. Paragraphs 18-22 seek to promote economic growth. Paragraph 18 states that 'significant weight should be placed on the need to support economic growth through the planning system'. In addition, paragraph 22 states that planning policies should 'avoid the long term protection of sites allocated for employment use'.
- 7.6 In summary the proposed use of the building for B2 use is supported by all the policies and guidance referred to above with the exception of the draft Local Plan which can only be afforded little weight owing to the current stage of preparation. With regard to the B8 use this use is supported by all of the policies and guidance with the exception of Policy E3 of the 1995 Local Plan. The potential allocation in the draft Local Plan is also not for B8 use.
- 7.7 The views of the Parish Council are noted regarding employment generation from a B8 use as opposed to B2. Guidance in relation to employment densities can be found within the Homes & Communities Agency publication 'Employment Densities Guide 2010 (2nd Edition)'. Page 6 of the guide provides details of the floorspace per full time equivalent employee (FTE). For B8 use the FTE floorspace is 70m<sup>2</sup> for General B8 and 80m<sup>2</sup> for large scale and high bay warehousing. By comparison a B2 use commands 47m<sup>2</sup> respectively per FTE. This guidance suggests that B8 use does command a lower employment density than a B2 use.
- 7.8 These findings need to be considered against the benefits of bringing the site into use. In officers' view, given that significant weight should be attached to the NPPF (which identifies the need to afford significant weight to economic growth), and as there are no policies



within the Core Strategy and Development Management DPD: Proposed Submission which restrict B8 use, the balance lies in favour of the proposal. Therefore whilst the proposed B8 use has the potential to generate fewer employment opportunities this is not considered to outweigh the support which the application receives. A B8 use would also provide more jobs than no use. In officers' view the principle of the development is therefore considered to be acceptable.

### **Highway Safety and Parking.**

- 7.9 The site has previously undergone some level of access and re-alignment works in order to ensure that the site can be appropriately and adequately served from Old Great North Road. At the time of consideration of the new road application regard was given to the extant outline consent for the use of the entire site for B1/B2 purposes and considered to be appropriate for that scale of development.
- 7.10 It can therefore be concluded that the proposed development will not prejudice highway safety.
- 7.11 In respect of the proposed access, the indicative layout demonstrates that the requirements of the Highways Authority could be adequately achieved at reserved matters stage.
- 7.12 The indicative layout proposed demonstrates that the site is capable of accommodating 44 parking spaces and 2 disabled spaces alongside adequate turning space. In accordance with the requirements of Appendix 1 to the Development Management DPD: Proposed Submission 2010 there would be a maximum requirement of 50 spaces for a B2 use and 20 for a B8 use. Cycle parking would also be necessary for 50 spaces (B2) and 30 spaces (B8). The previous application was considered against the parking guidance within the 2007 Interim Planning Statement which required less parking.
- 7.13 Given that the provision of parking for a B2 use is below the maximum threshold and in the interests of promoting sustainable development, it is considered to be expedient to require a Green Travel Plan and cycle parking provision. These matters can be dealt with through the imposition of appropriately worded planning conditions.
- 7.14 Given the discussions at the July Development Management Panel in relation to the Nordic House site it is also considered appropriate (and consistent) to attach an informative which endeavours to advise that access to the site by heavy commercial vehicles should not be taken from Bill Hall Way/Fen Lane.

### **Flooding**

- 7.15 The site itself is within a location liable to flood within a 1000 year envelope. Having regard to the Environment Agency matrix, there is a need for the applicant to achieve run off rates from the site equivalent to the existing use. In this instance it is necessary to achieve Greenfield run off rates and measures are included within the

original flood risk assessment to ensure that this takes place. To ensure that this takes place the imposition of an appropriately worded condition is suggested.

### **Trees and Landscaping.**

- 7.16 The site was heavily disturbed with a number of trees lost to allow for the re-alignment of the road and the erection of a security fence surrounding this application site.
- 7.17 Landscaping of importance within the site is that sited adjacent to Old North Road and that located adjacent to the northern boundary. Any subsequent application would need to retain sufficient space on the northern, southern and western boundary to accommodate additional planting to add to that retained and replace some of that which was lost as a result of the re-alignment of the road.
- 7.18 It was accepted that the tree survey, carried out in 2001 and used to determine the 2009 application, was out of date in respect of much of the site, however, the siting of the proposed building shown on the indicative layout is of sufficient distance back from the existing boundary of the site to ensure that much of the existing landscaping can be retained with space for additional planting to enhance this landscaping. Accordingly, in this instance it is considered reasonable to condition the submission of a new tree survey along with an appropriate set of landscaping conditions requiring trees to be retained and where appropriate replaced or added too and a comprehensive landscaping scheme for the whole site. This will look to address not just the three important boundaries listed above but also the junction of Straight Drove and the internal road network to soften the appearance of the building.
- 7.19 Following on from the issue of trees and landscaping is that of biodiversity and ecology. Whilst the site has been subjected to a reasonable level of disruption during recent months there remains likelihood that there is some ecological/biodiversity value to the site.
- 7.20 The outline planning permission which this application seeks to replace included a condition requiring the submission of landscape details. As this is covered under the 'standard' reserved matters condition this is not considered to be necessary. It is noted that when determining the previous application Members raised concerns regarding the need to sensitively screen the site and specifically that palisade fencing was unlikely to be acceptable. This can be included as an informative in order to highlight concerns.
- 7.21 As with the previous application an appropriate assessment of biodiversity (including a mitigation scheme) can be sought via the imposition of an appropriately worded planning condition.

### **Archaeology**

- 7.22 The County Council Archaeologist has sought an appropriate negatively worded planning condition. This was included on the previous permission and it is therefore considered expedient to apply this condition to this replacement permission application.

### **Acceptability of the proposed building (scale parameters).**

- 7.23 The applicant has clearly set out the proposed scale parameters of the development, as per the requirements associated with Design and Access Statements and Outline application submissions.
- 7.24 As detailed above the indicative layout proposes an adequate arrangement with important landscape areas, whilst demonstrating an appropriate level of parking and turning can be achieved.
- 7.25 Additionally the applicant has indicated an overall height of 12.6m, which equates to the same height of the adjacent building (Nordic House) and 3m lower than the building to the east would be appropriate.
- 7.26 As the building will be clearly read in association with these adjacent buildings and will be the nearest to the road, albeit the smallest of the three buildings, it is considered that the height of the proposed building needs to reflect the frontage location proposed and the clear views that would be obtained of the corner of the site, accordingly the use of 12.6m in height is considered to be excessive and that a more staggered approach in the heights of the buildings, based on their dominance in the street scene is more appropriate. It is therefore recommended that a maximum height of 11m for this building be secured by condition. The previous permission (0901078OUT) which this application seeks to replace was subject to a condition restricting the height of the development to no more than 11m.

### **Conclusion**

- 7.27 Having carefully assessed and weighed up the planning policy considerations the proposal is considered to be acceptable as:
- The principle of using the site for B2/B8 use is acceptable having regard to Policy P2/5 of the Structure Plan, Policy CS7 of the Core Strategy, Policy P1 of the Development Management DPD: Proposed Submission and the NPPF. Whilst the proposal is not in accordance with the site's allocation within Policy E3 of the Local Plan (and has therefore been advertised as a departure from the development plan) nor the draft Local Plan proposed allocation, the other development plan policies and material planning considerations indicate that the application should be approved;
  - The proposal need not have an unacceptable impact in highway terms; it is therefore considered to be compliant with Policy T18 of the Local Plan and Policy E10 of the Development Management DPD: Proposed Submission;
  - The development is acceptable having regard to flood risk considerations as required by Policy WAT4 of the East of England Plan, Policy CS8 of the Local Plan and the NPPF (including its Technical Guidance);
  - With the exception of the maximum height of the building (which is suggested to be conditioned to 11m) the defined scale parameters for development are considered to be appropriate having regard to Policy ENV7 of the East of England Plan, Policy

En25 of the Local Plan and Policy E1 of the Development Management DPD: Proposed Submission;

- The scheme allows for adequate retention and provision of landscaping and is therefore compliant with Policy En19 of the Local Plan;
- Matters relating to flood risk, biodiversity and ecology and archaeology can be dealt with via the imposition of appropriately worded conditions such that relevant policies can be satisfied.

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

**01017** - Details of reserved matters

**Nonstand** - Reserved matters submitted in writing and carried out as approved

**01003** - Reserved matters submitted within three years

**01006** - dates for commencement of development

**Nonstand** - compliance with scale parameters, including no more than 11m high

**Nonstand** - Existing and proposed levels

**Nonstand** - access requirements

**Nonstand** - provide turning and parking areas

**Nonstand** - cycle parking

**Nonstand** - Green Travel Plan (exclude removal of parking spaces from previous condition)

**Nonstand** - surface water drainage

**Nonstand** - archaeology

**Nonstand** - tree survey

**Nonstand** - tree protection

**Nonstand** - ecology

**Informative** - sensitive landscape scheme required; endeavour to restrict use of Bill Hall Way by heavy commercial vehicles.

**CONTACT OFFICER:**

Enquiries about this report to **Mr Andy Brand Development Management Team Leader 01480 388490**

**To:** DevelopmentControl[/O=HUNTS DISTRICT  
COUNCIL/OU=HDC/CN=RECIPIENTS/CN=DEVELOPMENTCONTROL];  
**Subject:** Comments on planning applications  
**Sent:** Fri 10/12/2012 10:16:54 AM  
**From:** Diane Davis - Sawtry Parish Council

Dear Sirs

Please find below the comments of Sawtry Parish Council Planning Committee:

1201492FUL – 12 Manor Drive – two storey extension and garage conversion -  
Recommend refusal:

The application is an overdevelopment of the site. The loss of the garage would result in the front garden being used for parking. It is an ugly extension, the development should be more thought out by the architect. If this was an application for a new build the design would not be approved.

The committee do not think the property is the right location for a children's nursery – the cul de sac location would be congested with the parents cars at the time of drop off and collection of the children. The neighbours would lose their right to quiet enjoyment.

1201484REP – 1 The Retreat – Replacement of 0900989FUL for alterations and extension to existing dwelling. Erection of annexe to replace outbuilding and erection of new garage - The Clerk to ask HDC for a deferment of the decision in order that a meeting can be arranged with representatives of the planning committee and the planning officer at the site. If a deferment is not agreed to then the committee recommend refusal because there are already 3 large houses, a car park for the chemist , plus a listed barn lived in by bats already on the site.

1201447REP – Black Horse Farm, Old Great North Road – Replacement of 0901078OUT for industrial development (B2/B8) - Recommend refusal The committee response to this application is the same as to the previous one:

'The original intention of this land was to provide jobs for local people from what is basically a dormitory village. B8 would not provide many jobs and for that reason the committee would support an application for B2 but not for B8.

The application mentions removing trees, the council would prefer to retain as many trees as possible, albeit as coppice, which would be a quicker and more effective boundary than new planting.'

Regards

Diane Davis

Clerk to Sawtry Parish Council

Tel: 01487 831771

Office Open: 9.00 – 1.00

Monday to Friday

# Development Management Panel

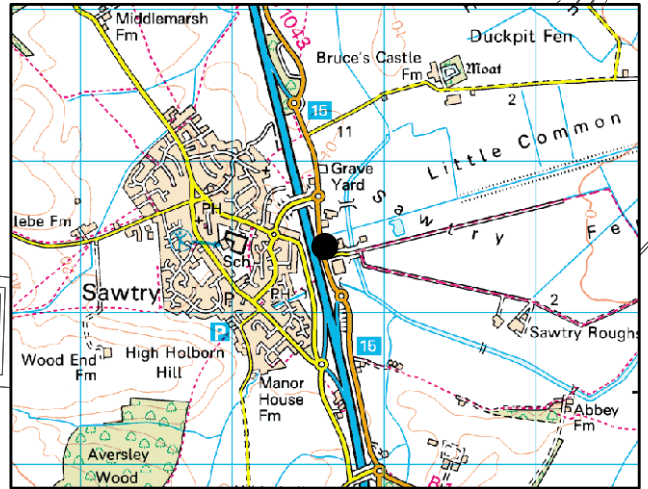
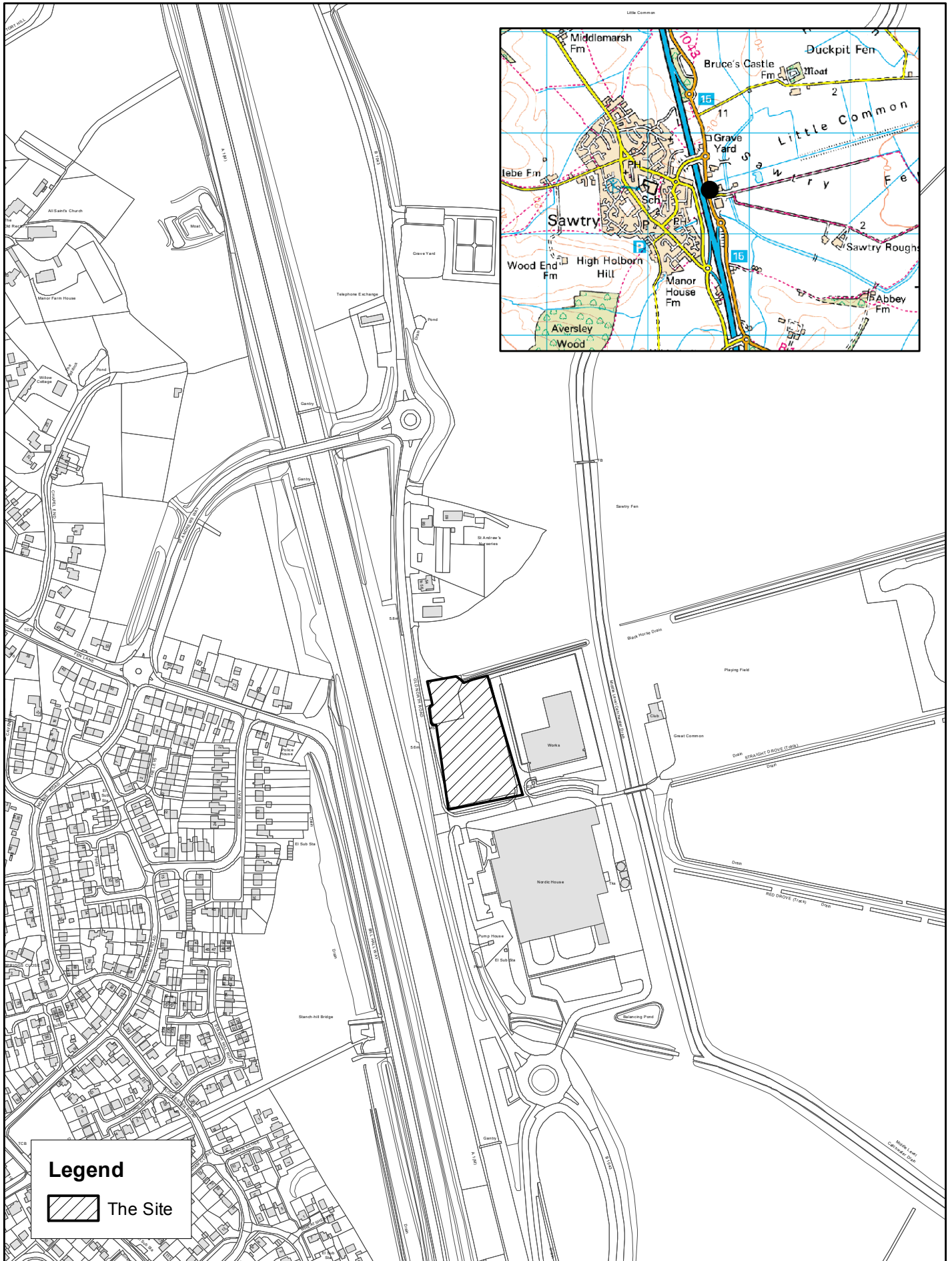


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
Location: Sawtry

Date Created: 26/10/2012

Application ref: 1201447REP



**Legend**

 The Site







**GREEN PAPERS FOLLOW**

TOWN & COUNTRY PLANNING ACT, 1990

OUTLINE PLANNING PERMISSION

Wedge Ltd  
c/o Partners In Planning  
10 Manor Mews  
Bridge Street  
St Ives  
Cambridgeshire  
PE27 5UW

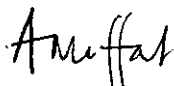
Huntingdonshire District Council in pursuance of powers under the above Act, hereby **PERMIT**

**Industrial development B2/B8**  
**at Black Horse Farm Old Great North Road Sawtry Huntingdon Cambridgeshire PE28 5XN**

in accordance with your application received on 27th August 2009 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Site Survey Plan	09/31/WE/01		14.08.2009
Tree Survey	0753/06/1		14.08.2009
Location Plan	09.21.LP1	A	14.08.2009
Site Plan	09/31/WE/02	B	21.09.2009

1. Condition. Approval of the details of the access; appearance; landscaping; layout; and scale (hereinafter called the "reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.
1. Reason. To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town & Country Planning Act 1990.
2. Condition. Plans and particulars of the reserved matters referred to in the condition above, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.
2. Reason. To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town & Country Planning Act 1990.



Planning Service Manager  
(Development Management)

ufm3.rtf

Date 21st October 2009

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Huntingdonshire  
DISTRICT COUNCIL

3. Condition. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
3. Reason. To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990, as amended.
4. Condition. The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.
4. Reason. To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990, as amended.
5. Condition. The reserved matters to be submitted pursuant to condition 2 shall accord with the indicative layout shown on drawing no 09/31/WE/02 Rev B and shall be no more than 11 metres in height.
5. Reason. In the interests of visual amenity in accordance with Policy En25 of the Huntingdonshire Local Plan, 1995.
6. Condition. No development shall commence until full details of the proposed access points and roadways, including surface water drainage and street lighting has been submitted and approved in writing by the Local Planning Authority. For the avoidance of doubt, the access shall be a minimum width of 7.3m, for a minimum distance of 17m from the near edge of the highway carriageway. The development shall then be carried out in strict accordance with the approved details.
6. Reason. In the interests of highway safety.
7. Condition. Prior to the first occupation of the building hereby approved, an on-site parking, turning, servicing and loading and unloading area shall be laid out, demarcated, levelled, surfaced and drained in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The areas allocated for these purposes shall thereafter be retained for their intended purpose only. For the avoidance of doubt car parking on site should be restrict to a maximum of 33 car parking spaces.
7. Reason. In the interest of highway safety.
8. Condition. Before the commencement of the use of the buildings hereby permitted a Green Travel Plan shall be submitted to and approved in writing by the Local Planning Authority and such plan shall address the following:-
  - (i) appointment of a travel co-ordinator
  - (ii) surveys of staff travel
  - (iii) setting objectives and targets and timescales

*Amoffal*

**Planning Service Manager  
(Development Management)**

ufm3.rtf

Date 21st October 2009

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**Huntingdonshire**  
DISTRICT COUNCIL

Pathfinder House, St Mary's Street  
Huntingdon. PE29 3TN  
mail@huntsdc.gov.uk  
DX140316 Huntingdon SC

Tel: 01480 388388  
Fax: 01480 388099  
www.huntingdonshire.gov.uk

- (iv) measures to promote and facilitate public transport use
- (v) measures to reduce car use
- (vi) management of car parking spaces
- (vii) removal of parking spaces
- (viii) measures to promote and facilitate cycling
- (ix) provision of travel information
- (x) marketing of the travel plan
- (xi) measures to promote and facilitate walking
- (xii) promotion of practices/facilities that reduce the need for travel
- (xiii) monitoring and reviewing mechanisms

Upon occupation of the building the Green Travel Plan shall be implemented and monitoring and reviewing mechanisms set out within the report adhered to.

8. Reason. In the interests of promoting sustainable development.
9. Condition. Prior to the commencement of development a scheme for an appropriate water level/flood risk management system and a surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in strict accordance with the approved scheme.
9. Reason. In the interests of providing adequate drainage and flood mitigation measures for the site.
10. Condition. No development shall take place until the applicant, or their agent, or successor in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The investigation shall then be carried out in strict accordance with the approved scheme.
10. Reason. To safeguard archaeological interests in accordance with Policy En12 of the Huntingdonshire Local Plan, 1995.
11. Condition. No development shall commence on site (including any tree felling, tree pruning, demolition work, soil moving, temporary access construction and/or widening or any operations involving the use of motorised vehicles) until a tree survey in accordance with paragraph 4.2 of BS5837:2005, showing the following has been submitted to and approved in writing by the Local Planning Authority:
- a) a plan indicating the location of and allocating a reference number to each existing tree on the site, and of each tree which is on land adjacent to the site where the crown spread of that tree falls over the application site and where any tree is located within half of its height in distance from the application site which has a stem with a diameter, measured over the bark at a point 1.5

*A. Moffat*

**Planning Service Manager  
(Development Management)**

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**Huntingdonshire**  
DISTRICT COUNCIL

Pathfinder House, St Mary's Street  
Huntingdon. PE29 3TN  
mail@huntsdc.gov.uk  
DX140316 Huntingdon SC

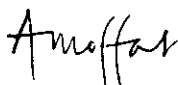
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Fax: 01480 388099  
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metres above ground level, exceeding 75mm, showing clearly which trees are to be retained and which trees are to be removed, and the crown spread of each tree;

b) details of the species, stem diameter, approximate height, spread, height of crown clearance, age class, physiological and structural condition, preliminary management recommendations, estimated remaining contribution, and category grading in accordance with BS5837:2005, of each tree and of each tree which is on land adjacent to the site where the crown spread of that tree falls over the application site, and where any tree is located within half of its height in distance from the application site.

The development shall then be carried out in accordance with findings of the survey.

11. **Reason.** To enable proper consideration to be given to the impact of the proposed development on existing trees.
12. **Condition.** The trees to be retained on site shall be protected for the duration of the construction of the development in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The protection measures shall be implemented at all times during the course of the construction works.
12. **Reason.** To safeguard existing trees and hedgerows and the visual character of the area in accordance with Policy En18 of the Huntingdonshire Local Plan, 1995.
13. **Condition.** No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. [These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures, (eg. furniture, play equipment, refuse or other storage units, signs, lighting, boundary treatments etc.), proposed and existing functional services above and below ground, (eg. drainage power, communication cables, pipelines etc). indicating lines, manholes, supports etc. retained historic landscape features and proposals for restoration, where relevant.]
13. **Reason.** In the interests of visual amenity in accordance with Policy En25 of the Huntingdonshire Local Plan, 1995.
14. **Condition.** Prior to the commencement of any works on site, an ecological survey of the site, or any part thereof identified by the Local Planning Authority, shall be carried out, and details, including an assessment of the impact of the proposed development and any appropriate measures to mitigate against that impact, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in strict accordance with the approved survey and mitigation measures prior to the first use of the development hereby approved.

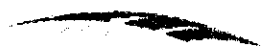


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(Development Management)**

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DISTRICT COUNCIL

Pathfinder House, St Mary's Street  
Huntingdon. PE29 3TN  
mail@huntsdc.gov.uk  
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14. Reason. To enable proper consideration of the impact of the development on the contribution of nature conservation interests to the amenity of the area.
15. Note to applicant. The Local Planning Authority has had regard to the provisions of the Development Plan comprising the East of England Plan – Revisions to the Regional Spatial Strategy 2008, saved policies in the Cambridgeshire and Peterborough Structure Plan 2003 and saved policies in the Huntingdonshire Local Plan 1995 as altered by the Huntingdonshire Local Plan Alteration 2002, the Adopted Huntingdonshire Local Development Framework Core Strategy 2009 and the Huntingdonshire Interim Planning Policy Statement 2007, so far as material to the application and to all other material considerations. The main issues for consideration relate to the appropriateness of the proposed development on part of an overall site that is allocated for employment purposes in the Huntingdonshire Local Plan 1995; highway safety; flooding; loss of trees; archaeology; the effect on the public right of way and the acceptability of the proposed scale parameters. The proposed use of the land, with the defined scale parameters for development are considered to be appropriate, the scheme allows for adequate retention and provision of landscaping, would not be detrimental to highway safety or impact upon the public right of way. Additionally matters relating to flood risk, biodiversity and ecology and archaeology can be dealt with via the imposition of appropriately worded conditions. Accordingly the application is considered to be in accordance with policies T2, T14, ENV7, ENG1 and WAT4 of the East of England Plan 2008, policies E1, E3, E13, En18, En19, En20, En25 and CS8 of the Huntingdonshire Local Plan 1995, policies CS1 and CS7 of the Adopted Core Strategy 2009, Policies P10, G2, G3, G7, B1, T1, T2 and T3 of the Huntingdonshire Interim Planning Policy Statement 2007, PPS1, PPG4, PPS9, PPG13 and PPG16. Having determined the proposal on the basis of the submitted information the application is hereby approved subject to the conditions specified above
16. Note to applicant. A fee is payable for each "request" when submitting details pursuant to a condition or conditions of this permission that require(s) details to be submitted to and approved by the Local Planning Authority (ie details submitted under Article 21 of the Town and Country Planning ( General Development Procedure) Order). Further details on what constitutes a "request" can be found in the "Guidance Note - Fees for confirmation of compliance with condition attached to a planning permission". The appropriate fee can be found in the "Planning Fees Form". Both documents can be viewed via [www.huntsdc.gov.uk](http://www.huntsdc.gov.uk) .

*Ame for*

**Planning Service Manager  
(Development Management)**

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Date 21st October 2009

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**Huntingdonshire**  
DISTRICT COUNCIL

Pathfinder House, St Mary's Street  
Huntingdon. PE29 3TN  
[mail@huntsdc.gov.uk](mailto:mail@huntsdc.gov.uk)  
DX140316 Huntingdon SC

Tel: 01480 388388  
Fax: 01480 388099  
[www.huntingdonshire.gov.uk](http://www.huntingdonshire.gov.uk)

DEVELOPMENT MANAGEMENT PANEL

19 OCTOBER 2009

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**Case No:** 0901078OUT (OUTLINE APPLICATION)  
**Proposal:** INDUSTRIAL DEVELOPMENT B2/B8  
**Location:** BLACK HORSE FARM OLD GREAT NORTH ROAD  
**Applicant:** WEDGE LTD  
**Grid Ref:** 517577 283462  
**Date of Registration:** 27.08.2009  
**Parish:** SAWTRY

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**RECOMMENDATION - APPROVE**

**1. DESCRIPTION OF SITE AND APPLICATION**

- 1.1 This application site is approximately 0.84 hectares and is located immediately to the north and west of sites recently developed for B1 and B2 (light and general industrial) purposes. In addition to the development to the west, the former bridleway and unadopted road (Straight Drove) have been realigned and now run straight along the southern boundary of the site and the road has been constructed to accommodate larger delivery vehicles/ HCV's, HGV's etc serving both this site and the 'Wedge' site to the rear.
- 1.2 There are a number of trees within the vicinity of the drove and a hedge along the western boundary. The site is currently vacant but enclosed.
- 1.3 The application seeks an outline planning consent for the change of use of the land for industrial development comprising B2 and B8 (General Industrial and Storage and Distribution). In this instance the application seeks to have access; appearance; landscaping; layout and scale dealt with as reserved matters.
- 1.4 Accompanying the application is an indicative layout, including scale parameters; a Planning Statement, incorporating a Design and Access Statement, a tree survey, and a Flood Risk Assessment.

**2. NATIONAL GUIDANCE**

- 2.1 **PPS1: "Delivering Sustainable Development" (2005)** contains advice on the operation of the plan-led system.
- 2.2 **PPG4: "Industrial and Commercial Development and Small Firms" (1992)** contains advice on the role of the planning system in relation to industrial and commercial development.

- 2.3 **PPS9: "Biological and Geological Conservation" (2005)** sets out planning policies on protection of biodiversity and geological conservation through the planning system.
- 2.4 **PPG13: "Transport" (2001)** provides guidance in relation to transport and particularly the integration of planning and transport.
- 2.5 **PPG16: "Archaeology and Planning" (1990)** sets out the Secretary of State's policy on archaeological remains on land, and how they should be preserved or recorded both in an urban setting and in the countryside.

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)**

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.

- **T2: "Changing Travel Behaviour"** – to bring about significant change in travel behaviour, a reduction in distances travelled and a shift towards greater use of sustainable modes should be promoted.
- **T14: "Parking"** – controls to manage transport demand and influencing travel change alongside measures to improve public transport accessibility, walking and cycling should be encouraged. Maximum parking standards should be applied to new commercial development.
- **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.
- **WAT4: "Flood Risk Management"** – River flooding is a significant risk in parts. The priorities are to defend existing



properties from flooding and locate new development where there is little or no flooding.

### 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](http://www.huntingdonshire.gov.uk/localplan95)

- **E1:** "Economic and Employment Growth" – will be promoted, commensurate with the planned residential and population growth and the Council's aims to provide a range of employment opportunities and reduce commuting.
- **E3:** "Provision of Land" – Land allocations for the needs of general industry, warehousing and distribution, office and high technology uses.
- **E13:** "Industry, Warehousing or high technology and office developments" – will not be permitted where it would cause serious traffic noise or pollution problems or other damage to the environment
- **En18:** "Protection of countryside features" – Offers protection for important site features including trees, woodlands, hedges and meadowland.
- **En19:** "Trees and Landscape" – will make Tree Preservation Orders where it considers that trees which contribute to the local amenity and/or the landscape are at risk.
- **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.
- **CS8:** "Water" – satisfactory arrangements for the availability of water supply, sewerage and sewage disposal facilities, surface water run-off facilities and provision for land drainage will be required.

### 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](http://www.huntingdonshire.gov.uk/localplan) - Then click on "Local Plan Alteration (2002)

None relevant

### 3.5 **Adopted Huntingdonshire Local Development Framework Core Strategy 2009**

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 and then click on Planning Policy where there is a link to the Local Development Framework 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.
- **CS7:** "Employment Land" – At least 85Ha of new land for employment will be provided before 2026, in key identified areas.

### 3.6 **Huntingdonshire Interim Planning Policy Statement 2007**

Policies from the Huntingdonshire Interim Planning Policy Statement 2007 are relevant and viewable at <http://www.huntsdc.gov.uk> click on Environment and Planning, then Planning then Planning+Policy then Informal policy statements where there is a link to Interim Planning Policy Statement 2007.

- **P10 – Flood Risk** – development should: not take place in areas at risk from flooding, unless suitable mitigation/flood protection measures are agreed; not increase the risk of flooding to properties elsewhere; make use of sustainable drainage systems where feasible; be informed by a flood risk assessment where appropriate.
- **G2 – Landscape Character** - development proposals should respect and respond appropriately to the distinctive qualities of the surrounding landscape
- **G3 – Trees, hedgerows and Other Environmental Features** - development proposals should minimise risk of harm to trees, hedgerows or other environmental features of visual, historic or nature conservation value.
- **G7 – Biodiversity** – proposals that could affect biodiversity should: be accompanied by a suitable assessment of habitats and species; maintain and enhance biodiversity; provide appropriate mitigation measures; seek to achieve positive gain in biodiversity.

- **B1 – Design Quality** - developments should demonstrate a high quality of design in terms of layout, form and contribution to the character of the area.
- **T1 – Transport Impacts** - development proposals should be capable of being served by safe convenient access to the transport network and should not give rise to traffic volumes that exceed the capacity of the local transport network.
- **T2 – Car and Cycle Parking** - development proposals should limit car parking and provide cycle parking facilities to the levels set out in the Council's parking standards.
- **T3 – Rights of Way and Other Public Routes** - Lists the criteria which should be considered in relation to Rights of Way.

#### 4. **PLANNING HISTORY**

- 4.1 An original outline planning consent was granted in May 2006 (0600123OUT) for the use of the land (including the Wedge site) for light and general industrial purposes (B1 and B2). Subsequently reserved matters have been granted for the development of the Wedge Site (0704222REM). The outline permission has now lapsed and in order to proceed with any further development on this site planning permission is required, hence the submission of this application.
- 4.2 Additionally planning permission was granted in 2007 for the realignment of Straight Drove (0604111FUL), which has subsequently been implemented.

#### 5. **CONSULTATIONS**

- 5.1 **Sawtry Parish Council** – recommend **REFUSAL**, the proposal would not generate many jobs and there is a preference to retain as many trees as possible. Copy attached.
- 5.2 **Highways Authority** – **NO OBJECTION** subject to the imposition of appropriately worded planning conditions relating to parking and turning, access widths and access road layout details.
- 5.3 **Environment Agency** - recommend reference is made to the Environment Agency Land Drainage and Flood Defence matrix. Which in turn seeks to address issues of surface water drainage appropriate to the site's existing and proposed uses.

#### 6. **REPRESENTATIONS**

None received

#### 7. **SUMMARY OF ISSUES**

- 7.1 The main issues for consideration relate to the appropriateness of the proposed development on part of an overall site that is allocated for employment purposes in the Huntingdonshire Local Plan 1995; highway safety; flooding; loss of trees; archaeology; the effect on the

public right of way and the acceptability of the proposed scale parameters.

### **Principle of Development**

- 7.2 The application site is clearly identified as part of a wider employment allocation within the Local Plan 1995. Whilst some policies within the Local Plan have been superseded following the adoption of the Core Strategy, site allocations identified within the Local Plan and Local Plan Alteration remain extant until such time as a Development Plan Document (DPD) is forthcoming identifying new and up to date allocations.
- 7.3 In this instance, the site has been identified as being potentially suitable for B1 and B2 development. Clearly the application proposes a B2 and B8 option, this in itself is not wholly contrary to this policy position. The concern rests with the proposed B8 use, however, a storage and distribution use remains an employment function, would be located amidst established B1/B2 uses and would generate some employment in its own right, albeit not as great as a B1 (light industrial) or B2 (general industrial) use.
- 7.4 When having careful regard to the wording of Policy E3, there is a clear presumption that land is allocated for the needs of general industry, warehousing and distribution, office and high technology uses, the application proposal is therefore considered to accord with the general principles of this policy.
- 7.5 In conclusion, it is considered that the principle of the proposed development on this site is acceptable, subject to the consideration of all other material considerations.

### **Highway Safety and Parking**

- 7.6 As stated above, the site has undergone some level of access and re-alignment works in order to ensure that the site can be appropriately and adequately served from Old Great North Road. At the time of consideration of that application regard was given to the extant outline consent for the use of the entire site for B1/B2 purposes and considered to be appropriate for that scale of development.
- 7.7 It can therefore be concluded that the proposed development will not prejudice highway safety.
- 7.8 In respect of the proposed access, the indicative layout demonstrates that the requirements of the Highways Authority could be adequately achieved at reserved matters stage.
- 7.9 The indicative layout proposed demonstrates that the site is capable of accommodating 44 parking spaces and 2 disabled spaces alongside adequate turning space. In accordance with the requirements of the Huntingdonshire Interim Planning Policy Statement there would be a maximum requirement of 33 spaces for a B2 use and 14 for a B8 use. Clearly the applicant has demonstrated that adequate parking can be provided on site.

- 7.10 In the interests of promoting sustainable development, it is considered to be expedient to restrict the level of available parking on site to a maximum of 33 spaces and 2 disable bays, alongside the requirement for a Green Travel Plan and cycle parking provision to a minimum of 17 safe and secure spaces. All of these matters can be dealt with through the imposition of appropriately worded planning conditions.

### **Flooding**

- 7.11 The site itself is located adjacent to Flood zone 2 and within a location liable to flood within a 1000yr envelope. Having regard to the Environment Agency matrix, there is a need for the applicant to achieve run off rates from the site equivalent to the existing use. In this instance it is necessary to achieve Greenfield run off rates. Appropriate surface water drainage measures can be sought via the imposition of an appropriately worded condition to address this issue.

### **Trees and Landscaping**

- 7.12 The site has been heavily disturbed within the last 18 months with a number of trees lost to allow for the re-alignment of the road, alongside the development of the Wedge building and the erection of a security fence surrounding this application site (permitted development).
- 7.13 Landscaping of importance within the site is that sited adjacent to Old North Road and that located adjacent to the northern boundary. The proposal retains sufficient space on the northern, southern and western boundary to accommodate additional planting to add to that retained and replace some of that lost as a result of the re-alignment of the road.
- 7.14 It is accepted that the submitted tree survey, carried out in 2001, is now out of date in respect of much of the site, however, the siting of the proposed building shown on the indicative layout is of sufficient distance back from the existing boundary of the site to ensure that much of the existing landscaping can be retained with space for additional planting to enhance this landscaping. Accordingly, in this instance it is considered reasonable to condition the submission of a new tree survey along with an appropriate set of landscaping conditions requiring trees to be retained and where appropriate replaced or added too and a comprehensive landscaping scheme for the whole site. This will look to address not just the three important boundaries listed above but also the junction of Straight Drove and the internal road network to soften the appearance of the building.
- 7.15 Following on from the issue of trees and landscaping is that of biodiversity and ecology, whilst the site has been subjected to a reasonable level of disruption during recent months there remains likelihood that there is some ecological/biodiversity value to the site.
- 7.16 In accordance with the requirements of PPS9 it is important that this is addressed. Again an appropriate assessment and mitigation scheme can be sought via the imposition of an appropriately worded planning condition.

## **Archaeology**

- 7.17 Whilst comments have not been received from the County Archaeologist, the remainder of the site has been the subject of an archaeological survey, sought via an appropriate PPG16 negatively worded planning condition. It is therefore considered expedient to apply this condition to the remainder of the whole site.

## **The impact on the public right of way**

- 7.18 Following the re-alignment of the road and bridleway, the proposed development will not impact upon the bridleway which runs parallel with the southern boundary of the site.

## **Acceptability of the proposed scale parameters**

- 7.19 The applicant has clearly set out the proposed scale parameters of the development, as per the requirements associated with Design and Access Statements and Outline application submissions.
- 7.20 As detailed above the indicative layout proposes an adequate layout balanced with the retention of important landscape areas, whilst demonstrating an appropriate level of parking and turning can be achieved. It is therefore considered that the L-shaped building shown should be conditioned as an appropriate scale for any development on this site.
- 7.21 Additionally the applicant has indicated an overall height of 12.6m, which equates to the same height as the adjacent Scanstick building and 3m lower than the rear Wedge building, would be considered appropriate.
- 7.22 As the building will be clearly read in association with these adjacent buildings and will be the nearest to the road, albeit the smallest of the three buildings, it is considered that the height of the proposed building needs to reflect the frontage location proposed and the clear views that would be obtained of the corner of the site. Accordingly the use of 12.6m in height is considered to be excessive with a more staggered approach in the heights of the buildings, based on their dominance in the street scene being more appropriate. It is therefore recommended that a maximum height of 11m for this building be secured by condition.
- 7.23 In conclusion, the proposed use of the land, with the defined scale parameters for development are considered to be appropriate, the scheme allows for adequate retention and provision of landscaping, would not be detrimental to highway safety or impact upon the public right of way. Additionally matters relating to flood risk, biodiversity and ecology and archaeology can be dealt with via the imposition of appropriately worded conditions. It is therefore recommended that outline consent be granted, subject to conditional matters.

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:

<b>01014</b>	Details reserved (all reserved)
<b>01002</b>	Plans and particulars in writing
<b>01003</b>	Reserved matters within three years
<b>01006</b>	Dates for commencement
<b>Nonstand</b>	Scale parameters
<b>Nonstand</b>	Highway conditions
<b>Nonstand</b>	Restriction in car parking spaces
<b>Nonstand</b>	Green Travel Plan
<b>Nonstand</b>	Surface Water Drainage
<b>Nonstand</b>	Archaeology
<b>Nonstand</b>	Tree Survey
<b>Nonstand</b>	Tree Protection
<b>Nonstand</b>	Landscaping Scheme
<b>Nonstand</b>	Biodiversity and Ecology Strategy

**BACKGROUND PAPERS:**

Planning Application File Reference: 0901078OUT  
East of England Plan – Revision to the Regional Spatial Strategy May 2008  
Cambridgeshire and Peterborough Structure Plan, 2003  
Huntingdonshire Local Plan, 1995  
Huntingdonshire Local Plan Alteration, 2002  
Huntingdonshire Interim Planning Policy Statement 2007  
Adopted Huntingdonshire Local Development Framework Core Strategy 2009

**CONTACT OFFICER:**

Enquiries about this report to **Ms Elizabeth Fitzgerald Development Management Team Leader 01480 388490**

**Parker-Seale, Debra (Planning)**

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**From:** Clerk at Sawtry Parish Council [clerk@sawtry-pc.gov.uk]  
**Sent:** 14 September 2009 15:09  
**To:** DevelopmentControl  
**Subject:** Planning application comments from Sawtry PC

Dear Sirs

Please find below Sawtry Parish Council's planning committee comments on recent applications:

**0901078OUT - Industrial Development B2/B8 - Black Horse Farm - the committee recommend refusal of the application for the following reasons:**

The original intention of the land was to provide jobs for local people from what is basically a dormitory village. B8 (warehousing) would not provide many jobs and for that reason the committee would support an application for B2 but not for B8.

The application mentions removing trees, the council would prefer to retain as many trees as possible, albeit as coppice, which would be a quicker and more effective boundary than new planting.

**0902057FUL - Sawtry Day Nursery - timber canopy with polycarbonate glazing over main entrance and play area - recommend approval.**

Diane Davis  
Clerk  
Sawtry Parish Council

Office open Mon - Fri 9.00 - 1.00

Tel: 01487 831771

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