

Case No: 1400102FUL (FULL PLANNING APPLICATION)

Proposal: FOURTEEN NEW FLATS AND ASSOCIATED EXTERNAL WORKS.

Location: LAND NORTH OF PATHFINDER HOUSE CAR PARK ST MARYS STREET

Applicant: HUNTINGDONSHIRE DISTRICT COUNCIL (FAO MR C ALLEN)

Grid Ref: 523976 271566

Date of Registration: 15.04.2014

Parish: HUNTINGDON

RECOMMENDATION - APPROVE**1. DESCRIPTION OF SITE AND APPLICATION**

- 1.1 This application has been referred to Panel as it is a District Council application. The proposal is to erect 14 flats with associated works on part of the former car park of Pathfinder House.
- 1.2 The site is in Huntingdon Conservation Area. The site is bounded by St Mary's Street with residential properties on the opposite side of the road to the north, Centenary House, a two-storey office building to the southwest, the 4-storey Pathfinder House to the south and east and a mature yew tree to the south-west. Castle Hill House, a Grade II* listed building, lies nearby, north-east of Pathfinder House. St Mary's Street has a one-way traffic route from the south-west to the north-east.
- 1.3 The application proposes 11 x two-bed flats and 3 x one-bed flats and associated parking and turning space. The building would front St Mary's Street and be two and a half storeys at the front, with accommodation in the roof space, and 3 storeys high, including a car parking undercroft, to the rear. The front eaves is approximately 5.6m high and the monopitch roof rises to approximately 10.6m high with a flat roof section behind.
- 1.4 The application is accompanied by a Design and Access Statement with Heritage, Landscape, Arboricultural and Biodiversity reports.

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.

For full details visit the government website

<https://www.gov.uk/government/organisations/department-for-communities-and-local-government>

3. PLANNING POLICIES

3.1 Saved policies from the Huntingdonshire Local Plan (1995)

- **H31** – indicates that new dwellings or conversions of existing dwellings or buildings to provide separate units of accommodation will only be permitted where appropriate standards of privacy and amenity can be maintained and adequate parking provided.
- **H37** – indicates that housing development will not be permitted where there is a known source of environmental pollution.
- **H38** – indicates that development adjoining pollution sources will be required to implement adequate design solutions to reduce ambient noise.
- **T18** – new development is required to be accessed by new highways of acceptable design and appropriate construction
- **En2** – development affecting the setting of a listed building must have regard to its scale, form and design and setting.
- **En5** – development within a conservation area will be required to preserve or enhance its character or appearance.
- **En6** – in conservation areas, high standards of design are required with careful consideration being given to the scale and form of development in the area and to the use of sympathetic materials of appropriate colour and texture.
- **En12** – permission for development on sites of archaeological interest may be conditional on implementation of a scheme of archaeological recording prior to development commencing.
- **En18** – the District Council will seek to protect important site features, including trees.
- **En20** – wherever appropriate, permission will be subject to conditions requiring the execution of an approved landscaping scheme.

- **En24** – the District Council will encourage the provision of access for the disabled in the design of new development.
 - **En25** – development should respect the scale, form, materials and design of buildings in the area.
- 3.2 Saved policies from the Huntingdonshire Local Plan Alterations (2002)
- **HL5** – Quality and Density of Development - sets out the criteria to take into account in assessing whether a proposal represents a good design and layout.
- 3.3 Adopted Huntingdonshire Local Development Framework Core Strategy (2009)
- **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.
 - **CS3:** “The Settlement Hierarchy” – Identifies Huntingdon, St Neots, St Ives and Ramsey and Bury as Market Towns in which development schemes of all scales may be appropriate in built up areas.
 - **CS10:** “Contributions to Infrastructure Requirements” – proposals will be expected to provide or contribute towards the cost of providing infrastructure and of meeting social and environmental requirements, where these are necessary to make the development acceptable in planning terms.
- 3.4 Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013)
- **Policy LP 1** – ‘Strategy and principles for development’-The Council will support proposals which contribute to the delivery of new housing, economic growth and diversification and infrastructure provision through the following development strategy including: market towns and key service centres will make provision for approximately 7,850 new homes and support economic and community development that serves needs in the most sustainable locations, promotes the vitality and viability of established communities and maintains their character and identity.
- Development proposals will be expected to, amongst others:
- a. prioritise the use of previously developed land in accessible locations;
 - c. make efficient use of land, buildings and infrastructure within existing settlements whilst preserving local character and distinctiveness;
 - d. promote healthy, active lifestyles by protecting and enhancing green space, sport and recreation facilities
 - e. maximise opportunities for use of public transport, walking and cycling;

f. provide appropriate infrastructure to meet the needs generated by the proposed development;
i. reduce water consumption and wastage, minimising the impact on water resources and quality and managing flood risk; and
j protect and enhance the historic environment and the range and vitality of characteristic landscapes, habitats and species.

- **Policy LP 2** – ‘Contributing to Infrastructure Delivery’ - A proposal will be supported where it makes appropriate contributions towards the provision of infrastructure, and of meeting economic, social and environmental requirements.

Community Infrastructure Levy- Applicable developments will be liable to pay the Community Infrastructure Levy (CIL) as set out in the Huntingdonshire Community Infrastructure Levy Charging Schedule or successor documents.

Planning Obligations- Contributions in addition to the CIL may be necessary to make the proposals acceptable in planning terms. Such contributions will be calculated as set out in the Developer Contributions Supplementary Planning Document (SPD) or successor documents and will be sought through a planning obligation. The nature and scale of planning obligations sought will depend on the form of development and the impact it is considered to have upon the surrounding area on the basis of documentary evidence. Provision may be required on or off site as set out in the SPD. The timing of provision of infrastructure and facilities will be carefully considered in order to ensure that adequate provision is in place before development is occupied or comes into use.

- **Policy LP 3** ‘Communications Infrastructure’ - A proposal including homes, employment or main town centre uses will support and help implement the aims and objectives of the ‘Connecting Cambridgeshire’ broadband initiative. This will be achieved through provision of on-site infrastructure, including open access ducting to industry standards, to enable all premises and homes to be directly served by fibre optic broadband technology. Exceptions will only be considered where it can be demonstrated that making such provision would render the development unviable.
- **Policy LP 8** ‘Development in the Spatial Planning Areas’ – Huntingdon is one of Four Spatial Planning Areas (SPAs) defined in Huntingdonshire: Huntingdon Spatial Planning Area comprises Huntingdon, Brampton and Godmanchester as well as the Strategic Expansion Location of Alconbury Weald. Huntingdon is the primary settlement within this SPA.

Residential Development- A proposal which includes housing, including residential institution uses or supported housing, will be supported where it is appropriately located within the built-up area of an identified SPA settlement.

- **Policy LP 13** – ‘Quality of Design’- A proposal will need to be designed to a high standard based on a thorough understanding of the site and its context. A proposal will therefore be expected to demonstrate that, amongst other matters, it: provides a strong sense of place through a design solution which reflects the surroundings, contributes positively to the local character, appearance, form and pattern of development through sensitive siting, scale, massing, form and arrangement of new development and use of colour and materials, includes high quality hard and soft landscaping and boundary treatments so that there is a distinctive environment for the development and to help integration with adjoining landscapes, has had regard to the Huntingdonshire Design Guide SPD (2007), Huntingdonshire Landscape and Townscape Assessment SPD (2007) and the Cambridgeshire Design Guide (2007) or successor documents and other relevant advice that promotes high quality design or that details the quality or character of the surroundings including, but not limited to, conservation area character statements, neighbourhood development plans, village design statements, parish plans, urban design frameworks, design briefs, master plans and national guidance.

Residential Development: a proposal for homes, including conversions and subdivisions that creates new homes, will be expected to demonstrate how they achieve the criteria of the ‘Building for Life’ standard or equivalent successor standards in order to achieve high quality development.

A proposal including 10 or more homes will be expected to demonstrate how they meet the ‘Building for Life’ Silver (Good) Standard or higher, or an equivalent in a successor or equivalent standard. Where there are significant constraints to meeting this standard they should be detailed in the design and access statement for the proposal.

As part of meeting the needs of our ageing population and those of people with disabilities a proposal that includes 10 or more homes will be expected to demonstrate how it complies with the Lifetime Neighbourhood standards or successor standards.

- **Policy LP 14** ‘Reducing Carbon Dioxide Emissions’- A proposal will be supported where it can be demonstrated that viable efforts to reduce carbon dioxide (CO₂) emissions have been incorporated. A hierarchical approach should be taken in order to achieve CO₂ reductions:
 1. Reduce the need to use energy
 2. Use energy efficiently
 3. Obtain energy from low or zero carbon sources

Residential Development - A proposal that includes a new home, including a conversion or subdivision that creates a new home, or for a residential institution or for supported housing, will be required to meet the following standards. These requirements will not come into effect until successive

updates to Part L of the Building Regulations become mandatory:

* At least full Code for Sustainable Homes (CSH) (or an equivalent or successor standard) level 4

* Zero Carbon if built after April 2016.

- **Policy LP 15** -'Ensuring a High Standard of Amenity'- A proposal will be supported where a high standard of amenity is provided for existing and future users and residents of both the surroundings and the proposed development. A proposal will therefore be expected to demonstrate how it addresses, amongst others:
 - a. availability of daylight and sunlight, particularly the amount of natural light entering homes, the effects of overshadowing and the need for artificial light;
 - b. the design and separation of buildings with regard to the potential for overlooking causing loss of privacy and resultant physical relationships and whether they could be considered to be oppressive or overbearing;
 - c. the predicted internal and external levels, timing, duration and character of noise;
 - d. the potential for adverse impacts on air quality, particularly affecting air quality management areas;
 - e. the potential for adverse impacts of obtrusive light and the contamination of land, groundwater or surface water; and
 - f. the extent to which people feel at risk from crime by incorporating Secured By Design principles.

- **Policy LP 17** – 'Sustainable Travel': A proposal will be supported where it is demonstrated that:
 - a. opportunities are maximised for the use of sustainable travel modes;
 - b. traffic volumes can be accommodated and will not cause significant harm to the character of the surrounding area;
 - c. any adverse effects of traffic movement to, from and within the site including the effect of car parking is minimised;
 - d. a clear network of routes is provided that provides connectivity and enables ease of access, to, around and within the proposal and with the wider settlement for all potential users, including those with impaired mobility; and
 - e. safe and convenient pedestrian and cycle routes are provided where appropriate.

- **Policy LP 18** – 'Parking Provision' A proposal will be supported where it incorporates appropriately designed vehicle and cycle parking with a clear justification for the level of provision proposed, having regard to:
 - a. the potential to increase the use of alternative transport modes including public transport, walking and cycling;
 - b. highway safety;
 - c. servicing requirements;
 - d. the needs of potential users; and
 - e. the amenity of occupiers of nearby properties.

- **Policy LP 29** – ‘Trees, Woodland and Related Features’ - A proposal will be supported 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. The landscaping scheme for the proposal will incorporate any of these features that lie within the site and should link with any of these features on adjacent land/nearby.

A proposal should seek to avoid affecting any:

- a. tree that is protected by a Tree Preservation Order if this would result in its loss, give rise to a threat to its continued well-being; or
- b. tree of visual, historic, cultural or nature conservation value, where it would result in damage to a feature that would undermine that value.

- **Policy LP 30** ‘Open Space’- Proposals will be expected to include open space as set out in the Developer Contributions Supplementary Planning Document or successor documents and to provide or improve connections to open spaces and green infrastructure nearby.

- **Policy LP 31** ‘Heritage Assets and their Settings’ - Great weight is given to the conservation of any heritage asset; more weight is accorded to assets of greater significance.

A proposal which affects the special interest or significance of any heritage asset or its setting must demonstrate how it will conserve, and where appropriate enhance, the asset. Any harm must be fully justified and this harm will be weighed against the public benefit of the proposal. Substantial harm or loss will require exceptional justification. Harm to assets of the highest significance will require wholly exceptional justification.

A proposal will be required to show that:

- a. it has clearly identified all the heritage assets affected by the proposal and their special interests and significance, this is to be set out in a heritage statement;
- b. the design, siting, scale form and materials of any proposed development will be sympathetic to the special interests and significance of the heritage asset;
- c. it would not have an adverse impact on views of or from the heritage asset or of the open spaces, trees or street scene which contribute positively to any heritage assets and their setting;
- d. it clearly sets out how any alterations preserve the interests of a listed heritage asset;

3.5 Supplementary Planning Guidance and Documents

- **Planning and Urban Design Framework** – Pathfinder House June 2005 – establishes clear principles relating to land use, site planning and building form that would apply to any redevelopment of the site.

- **Huntingdonshire Design Guide SPD 2007**
- **Huntingdon Conservation Area Character Assessment 2007.**
- **Developer Contributions SPD 2011.** The Document provides guidance on the Community Infrastructure Levy and, in section B, the provision of Greenspace. B14 confirms that off-site contributions will be required when on-site space is not provided. B45 confirms maintenance sums are required.

Local policies are viewable at <https://www.huntingdonshire.gov.uk>

4. PLANNING HISTORY

- 4.1 Planning permission for the now-demolished Pathfinder House was granted in the 1970s.
- 4.2 **0603732FUL** Erection of new civic buildings and offices for Huntingdonshire District Council including parking, landscaping and external works approved 2007. This scheme included permission for a 2-storey office block on the current application site with eaves approximately 5.5m high and a monopitch roof, with a flat roof behind. This permission remains 'live'.
- 4.3 **0703368FUL** Erection of 14 flats, associated works and revised Pathfinder House car park layout refused 2007.
- 4.4 **0800316FUL** Erection of 14 flats, associated works and revised Pathfinder House car park layout approved 03.04.2008. Expired 2011.

5. CONSULTATIONS

- 5.1 **Huntingdon Town Council** - Recommend APPROVAL. (Copy attached). Members considered it a shame that the design and plans were not in keeping with the street scene. Members also commented that the original plans for Pathfinder House faced strong objections.
- 5.2 **County Archaeology** – Recommend Approve. The site was subject to archaeological investigation in 2007. No further archaeological fieldwork is necessary.
- 5.3 **Highways Agency** – Any response will be reported to Panel.
- 5.4 **County Highway Authority** – Requests revised drawing showing vehicle to vehicle visibility splay of 2.4m x 43m. Queries if the access is suitable for large vehicles such as refuse freighters.
- 5.5 **HDC Transportation** – Recommend approve subject to condition on 2.4m x 43m visibility splays. On-site turning for delivery and service vehicles is acceptable.
- 5.6 **HDC Environmental Protection** – Recommend approval subject to an assessment of road traffic noise impacts on internal amenity and

possible mitigation in the form of a glazing and ventilation scheme to achieve acceptable internal noise levels.

- The site is in the Huntingdon Air Quality Management Area for annual mean nitrogen dioxide. Potential mitigation options have been considered but are considered to neither be essential or practicable due to the relatively encompassing nature of the pollution sources.

-Contamination. This site was previously occupied by buildings/car park and the proposed development includes residential gardens. A land contamination risk assessment (and if necessary a remediation strategy) is recommended for approval by the Local Planning Authority (LPA) prior to the commencement of development. Where it has been necessary to carry out land contamination remediation work, a remediation and verification report should be submitted to and agreed by the LPA prior to occupation of the site.

5.7 **HDC Operations** - refuse will be collected via plastic sacks.

5.8 **HDC Lighting** – No lighting details supplied.

5.9 **Huntingdon & Godmanchester Civic Society** objects:

- Detrimental impact on view

- Inappropriate scale of development

- Overbearing impact of development

- Design entirely out of sympathy with the housing in St Mary's Street.

The North side of the street consists of good brick-built Victorian and later housing rising to a relatively low two-storeys. The new terrace lacks careful integration with surroundings.

- The development is of disproportional height to the buildings opposite. The high sloping roof adds too great a bulk. The building should be more modestly sized.

- The existing traditional houses will face a less successful, architecturally aggressive development. A more traditional design would successfully echo the older properties and harmonise the street-scape, uniting the two sides of the street and lead the eye to the sweep of the road and glimpses of the historic High Street beyond.

6. REPRESENTATIONS

6.1 2 objections from 5 and 7 St Marys Street:

6.2 The plot of land is too small to support 14 flats.

6.3 The financial incentive to fit in as many units as possible needs to be balanced against visual impact. 2 storeys would be more in keeping.

6.4 The proposals are not sufficiently respectful or sensitive of the overall character of St Mary's Street and the conservation area. This is manifest in three key areas: intensity, scale and design.

6.5 The intensity of the development is at odds with the nature of St Mary's street and vicinity. The 14 flats are at significant variance with the five modest terraced houses opposite. While nationally there is a serious housing shortage, that should not mean the intensity and density of development should be out of keeping with local character.

- 6.6 The scale of the proposed development is at odds with the general nature of St Mary's Street. It is opposite an attractive small scale Victorian terrace. Two storey housing and commercial premises are typical. Three storey element, are in the minority, and either historical (Castle Hill House) or much more modest (St Mary's Court). Pathfinder House is at odds with the overall and natural scale of the conservation area. A sensitive and respectful scale would better align with the 100 or so two storey buildings locally, than the single much larger scale building.
- 6.7 The overall design shows some sympathetic elements such as bays, pale brick and slate grey, and a set back position. A green space garden would be appropriate instead of the development, to commemorate the Gardens of Castle Hill House and the Pathfinder Regiment and serve as part of the welcome to the town centre.
- 6.8 Note CPRE and Godmanchester and Huntingdon Civic Society had concerns about the similar previous proposal (0800316FUL), and some of those comments are likely to apply now regarding the scale of the development. It's disappointing that, given that HDC is itself the proposer for this development and the Planning Authority, there has been no previous engagement or even informal consultation with neighbours on this matter.
- 6.9 Inadequate space for occupants' cars, bicycles and bins.
- 6.10 Design is not unattractive but is more of an attempt to match the new council building than to fit in with the mainly Victorian terrace houses opposite.
- 6.11 Huntingdon has seen too much unsympathetic development in the past, with a sad loss of heritage buildings and walks.

7. SUMMARY OF ISSUES

- 7.1 The application proposes a building that, externally, is the same as the one approved by the then Development Control Panel in 2008 (0800316FUL).
- 7.2 The principle of a residential development on this site remains acceptable as the site is in a sustainable town centre location with good access to shops, service and public transport. The proposal accords with policies CS1 and CS3 of the Adopted Huntingdonshire Local Development Framework Core Strategy (2009) and LP1 and LP8 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013) and the guidance of the NPPF.
- 7.3 Therefore, the main issues to consider are: the design and impact of the development on the character and appearance of the area including the Conservation Area and St Mary's Street street-scene, the impact on the residential amenities of neighbours, the amenities for future occupiers of the units, highway safety and parking matters, wheeled bins provision and open space contribution.

The design and impact of the development on the character and appearance of the Conservation Area

- 7.4 The site is opposite a terrace of modest proportions and scale and located between a 2-storey flat roofed Centenary House and the 4-storey landmark building of Pathfinder House. The proposed building not only responds to the scale of the residential properties on St Mary's Street but also interacts with the re-development on the site upon which it sits, creating a transitional building linking the terrace, which is understood to be Victorian, and the more modern office building to the rear and side.
- 7.5 The proposed design is contemporary and does not seek to replicate the terrace opposite. The design incorporates features to add to the 'overall residential feel' of the building and respond to some of the more traditional features of the terrace opposite.
- 7.6 The vertical emphasis of the front projecting stairwells helps to 'break up' the overall massing of the building. The proposed design is considered to be of a high quality that provides visual interest and seeks to be a transitional building linking the new office development and the more traditional Victorian terrace.
- 7.7 The objections to the scale of the building from the Huntingdon & Godmanchester Civic Society and the third parties are noted but there is an extant planning permission (0603732FUL: site plan and elevations attached) for an office building of similar eaves and ridge height to the proposed residential development. In addition, externally, the building is the same as the previously approved building and whilst that permission has expired, it is considered that there has been no material change in circumstance to now merit the refusal of the current application on grounds related to scale, mass or design. The scheme approved under reference 0800316FUL was a revised scheme in response to the Development Control Panel's concerns in relation to the previous scheme (0703368FUL).
- 7.8 The hard and soft landscaping details can be secured by condition as can more suitable alternatives for the Acer campestre at the small frontage space in front of the westernmost two units. Tree protection measures, including a Construction Method Statement, can be secured by condition.
- 7.9 It is considered that the design, subject to high quality detailing and materials, which can be conditioned, will integrate well into its setting and will, by introducing a good quality building in place of the existing hoarding and previous open car park, enhance the character and appearance of the street scene and Conservation Area. The proposal accords with policies En5 En6 En18 En20 En25 of the Huntingdonshire Local Plan, HL5 of the Huntingdonshire Local Plan Alterations (2002), CS1 of the Adopted Huntingdonshire Local Development Framework Core Strategy (2009), LP13 LP29 LP31 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013) and the guidance of the Huntingdonshire Design Guide.

Impact on Residential Amenity

- 7.10 The building would lie opposite dwellings in St Mary's Street. The building will be taller than the properties opposite, however, having regard to the relative orientation of the proposed and existing buildings and the reasonable separation distance between them, it is considered that there would be no significant detrimental loss of amenity from overbearing, overlooking or overshadowing effects to these neighbouring properties. The proposal would undoubtedly change the neighbours outlook from these properties but the impact, in this town centre location is not considered to be unduly harmful.
- 7.11 The proposal will have an impact on the neighbours, particularly during the construction period, but the proposal is also not considered to unduly harm the amenity of neighbours in any other respect. The proposal accords with policies H31 of the Huntingdonshire Local Plan and LP15 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013) and the advice of the Huntingdonshire Design Guide.

Amenities for future occupiers

- 7.12 The proposed dwellings will adjoin offices with windows and adjoining activity on the shared access and car park. There is a minimum separation distance of approximately 20m between the office building and the proposed dwellings which is considered to be acceptable in a town centre location to avoid undue overbearing, overshadowing and overlooking.
- 7.13 The site suffers from some air pollution and noise. However, the air and noise pollution are not so harmful as to merit the refusal of the application. A condition can secure the assessment of road traffic noise impacts on internal amenity and possible noise mitigation measures.
- 7.14 The proposal is considered to provide good amenities for the future occupiers of the flats, including car park and cycle spaces and a limited area of private amenity space to the south-west subject to the noise assessment. The proposal accords with policies H31 of the Huntingdonshire Local Plan and LP15 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013) and the advice of the Huntingdonshire Design Guide.

Highway and parking matters

- 7.15 The principle of a building in this location has already been established. The site is in one of the most accessible locations in the District, including by means other than the car. In addition to providing secure cycle racks, the site is within a 5-10 minute walk of the bus and railway stations and a number of public car parks.
- 7.16 Access to the site has been approved as part of the application for the re-development of the entire Pathfinder House site. The visibility splay sought by the Highways officers can be secured by condition. On-site turning for delivery and service vehicles is acceptable and it is considered that the proposal would not cause undue harm to highway safety.

- 7.17 The scheme includes 10 car spaces and space for cycle parking. Given the accessible location and availability of alternative sustainable forms of transport and availability of public car park spaces in the town centre, the proposed on-site parking provision is acceptable.
- 7.18 The proposal satisfies policy T18 of the Huntingdonshire Local Plan (1995) and LP17 and LP18 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013).

Wheeled bins provision

- 7.19 Most dwellings in the District require wheeled bins for refuse and a Unilateral undertaking to provide them. However, in this case, HDC Operations advise that the refuse will be collected via plastic sacks, rather than wheeled bins and so no contribution is required.

Open space contribution

- 7.20 It is considered that, as for the previous approved scheme of 2008, the modest size of the site suggests that it is not expedient to request that a children's play space be provided on site, and instead, a commuted sum should be sought to provide off-site open space and maintenance in accordance with the requirements of CS10 of the Adopted Huntingdonshire Local Development Framework Core Strategy (2009), LP2 LP30 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013) and the Developer Contributions SPD 2011. Usually this would be secured by a S106 obligation. However, a condition is required in this case as it is not appropriate for the applicant, i.e. the Council, to enter into such an obligation with itself.

Other matters

- 7.21 The proposal does not harm the setting of Castle Hill House, a Grade II* listed building.
- 7.22 A condition can secure water conservation measures in accordance of LP1 of Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013). As with other developments in the District, the design requirements of LP3, LP13 and LP14 are not being insisted upon at this stage of the Draft Local Plan.

Conclusion

- 7.23 It is considered that the proposal is acceptable as:

- * The principle of a residential development on this site remains acceptable as the site is in a sustainable town centre location with good access to shops, service and public transport.
- * The proposed design is acceptable and will integrate well into its setting and will enhance the character and appearance of the St Mary's Street street scene and the Conservation Area.
- * The proposal will not cause undue harm to the residential amenities of neighbours.
- * The proposal provides good amenities for the future occupiers of the flats amenities for future occupiers of the units.
- * The proposal would not cause undue harm to highway safety.

- * The proposed parking provision is acceptable.
- * An open space contribution can be secured by condition.

7.24 Taking national and local planning policies into account, and having regard for all relevant material considerations, it is therefore recommended that Panel approve the application subject to conditions to include those summarised below.

8. RECOMMENDATION - APPROVAL subject to condition to include the following

- 02003 - Time
- Nonstand - contamination
- Nonstand - samples
- Nonstand - details
- Nonstand - externals
- Nonstand - construction method statement
- Nonstand - tree protection
- Nonstand - landscaping
- Nonstand - boundary treatment
- Nonstand - landscape maintenance
- Nonstand - open space contribution
- Nonstand - detail of undercroft
- Nonstand - cycle parking
- Nonstand - park and turn
- Nonstand - visibility splays
- Nonstand - levels
- Nonstand - water conservation
- Nonstand - noise mitigation

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.

CONTACT OFFICER:

Enquiries about this report to **Sheila Lindsay Development Management Officer 01480 38490**

HUNTINGDON TOWN COUNCILPLANNING COMMENTS : 8th May 2014

1400102FUL

WEST

Mr Chris Allen, Huntingdonshire District Council, Pathfinder House, St Marys Street, Huntingdon, Cambs, PE29 3TN

Fourteen new flats and associated external works. Land north of Pathfinder House Car Park, St Mary's Street, Huntingdon

Recommend APPROVAL. Members considered it a shame that the design and plans were not in keeping with the original street scene. Members also commented that the original plans for Pathfinder House faced strong objections.

Development Management Panel

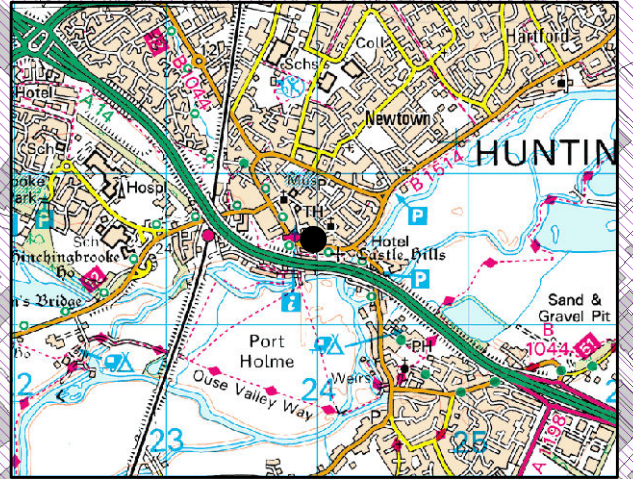
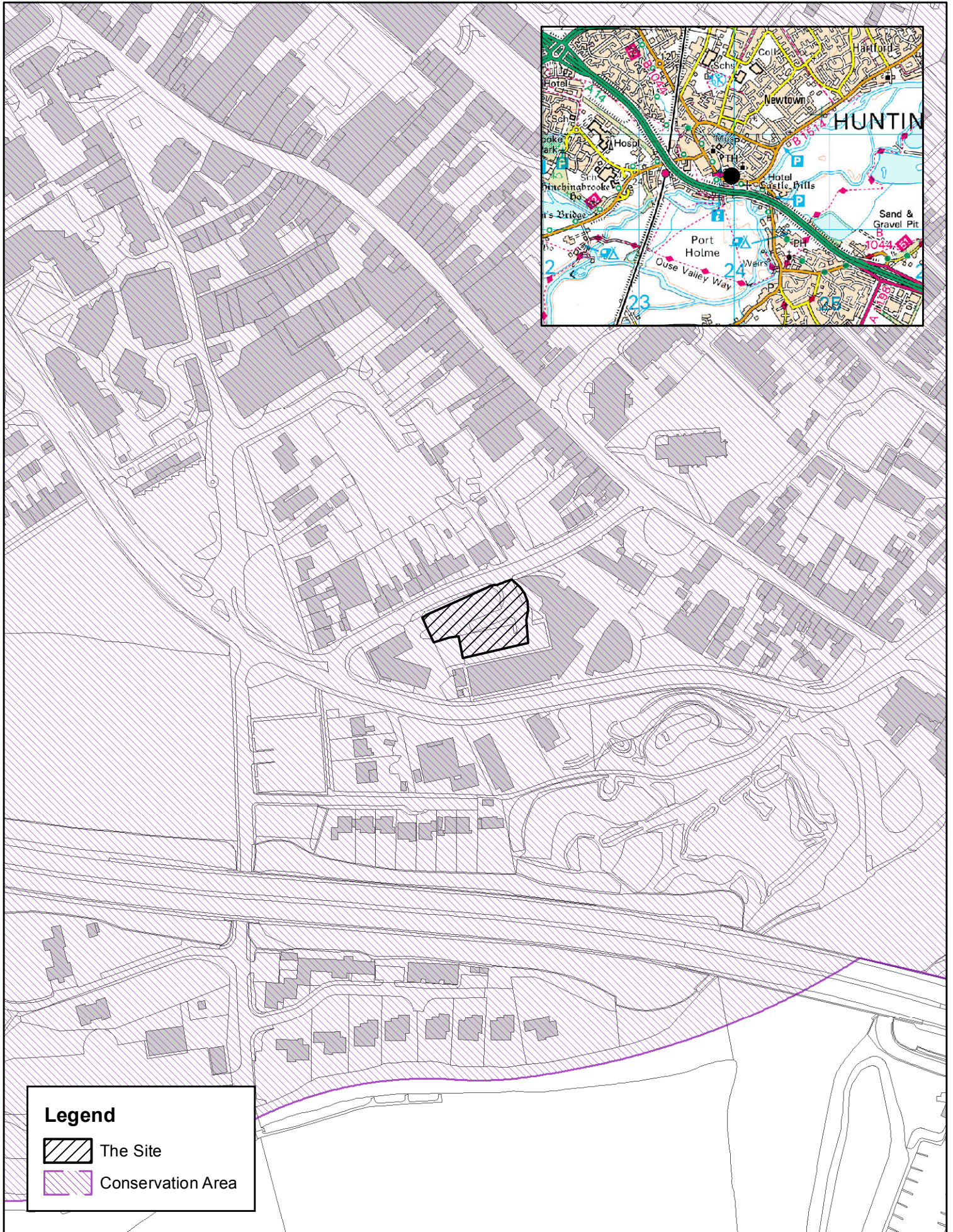


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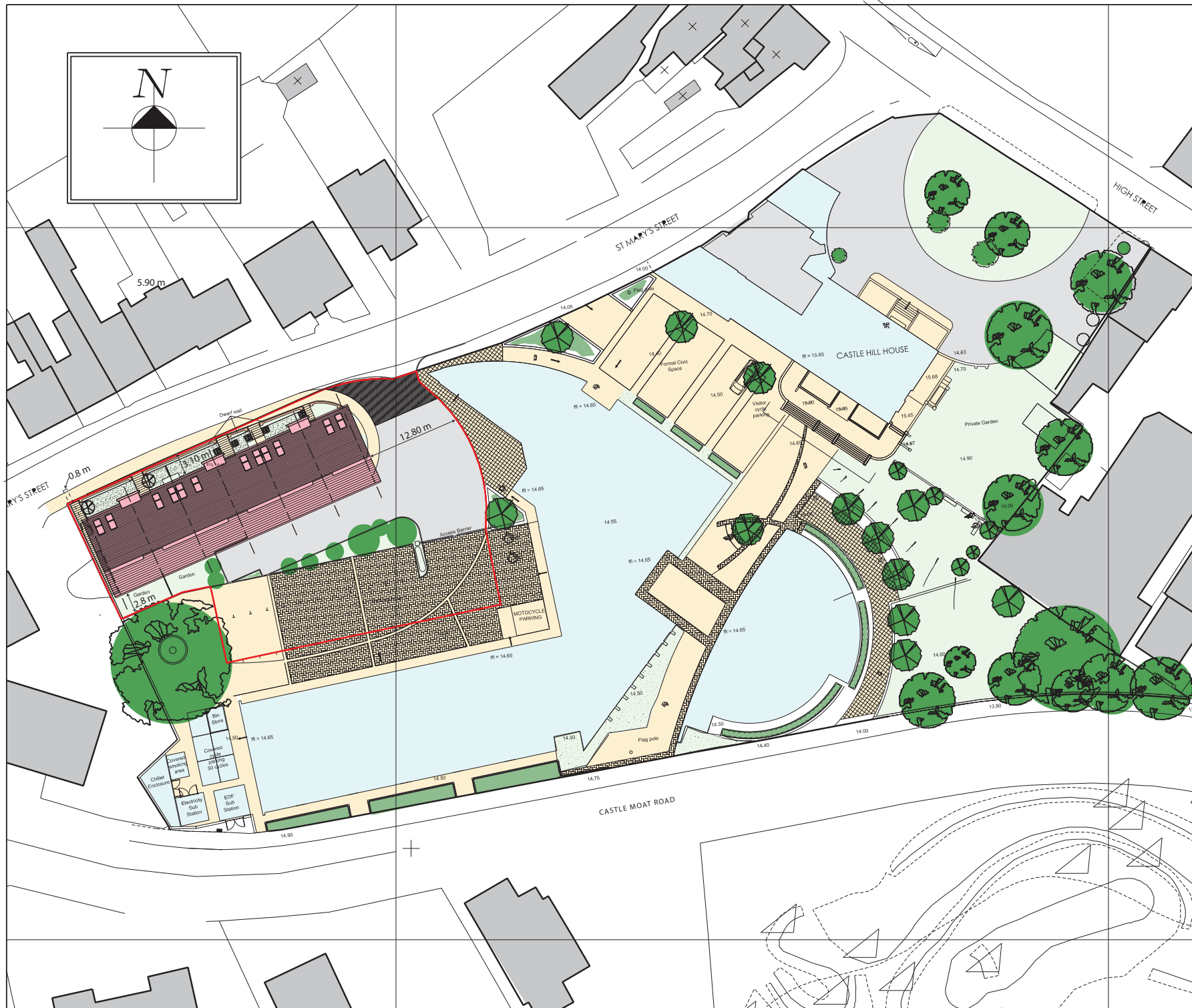
Date Created: 03/06/2014

Location: Huntingdon



Legend

-  The Site
-  Conservation Area



NOTES

B 26.01.08 W SC ROOF PLAN REDRAWN
 A 29.11.07 DC SC Dwarf walls shown and gardens

Rev.	Date	By	CHK	Description



Client:
 HUNTINGDON DISTRICT COUNCIL

Project:
 Huntingdonshire District Council

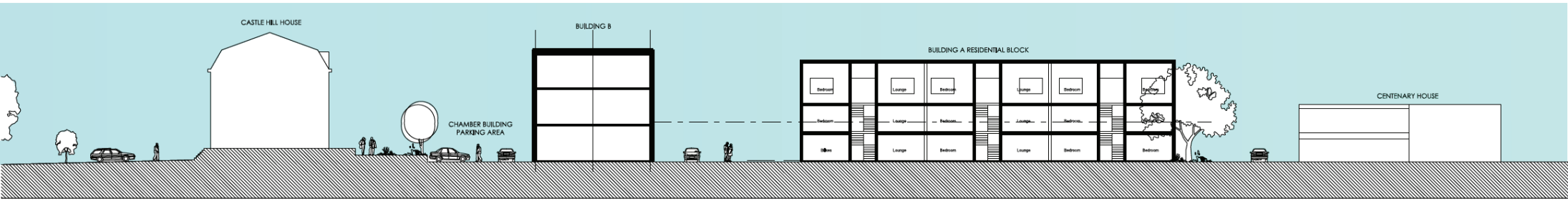
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 Block Plan

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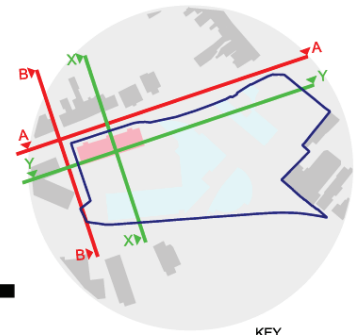
ELEVATION A FROM ST. MARYS STREET



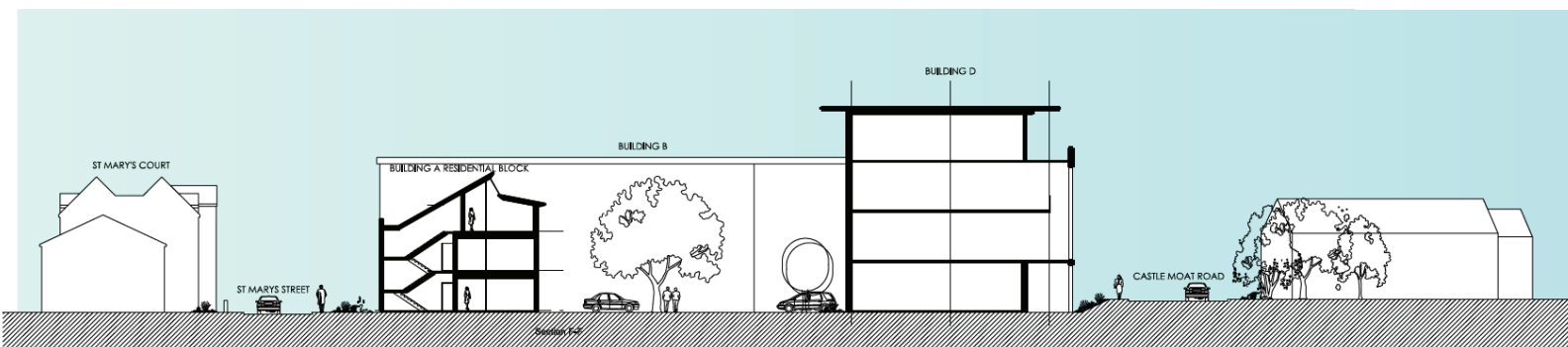
SECTION Y-Y



ELEVATION B FROM CENTENARY HOUSE



KEY

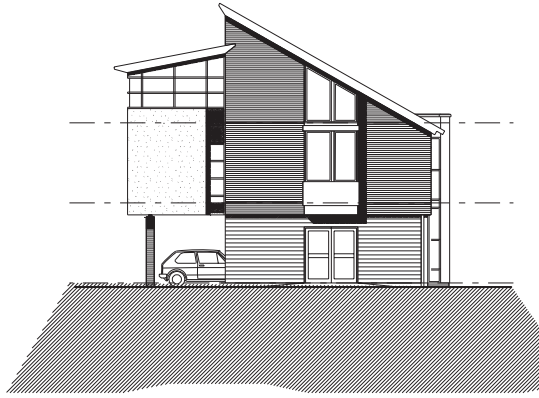


SECTION X-X

A 23.01.08 w sc Apartment elevations and section redraw					
Rev	Date	By	CHK	Description	
Client Huntingdonshire District Council					
Project HUNTINGDON DISTRICT COUNCIL					
Drawing Title CONTEXTUAL ELEVATIONS					
Drawn	By	Checked	Scale	Date	Size
05093			1:200	06/01/2014	A1
Drawing No.			Rev.		
805					A
SMC CORSTORPHINE & WRIGHT <small>CORSTORPHINE & WRIGHT KENZIE LOVELL LTD</small> <small>Brook Hall, Brook Street, Warwick CV34 4BL</small> <small>Tel. 01826 482323</small> <small>Fax. 01826 482318</small>					



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

11.80m



FRONT ELEVATION

38.45m

NOTES

- D 10.03.08 DC SC Door removed from bay
- C 06.03.08 DC SC Brickwork shown below windows
- B 23.01.08 SC CW REDRAWN
- A 26.11.07 DC SC Elevations amended to show box windows

Rev.	Date	By	CHK	Description
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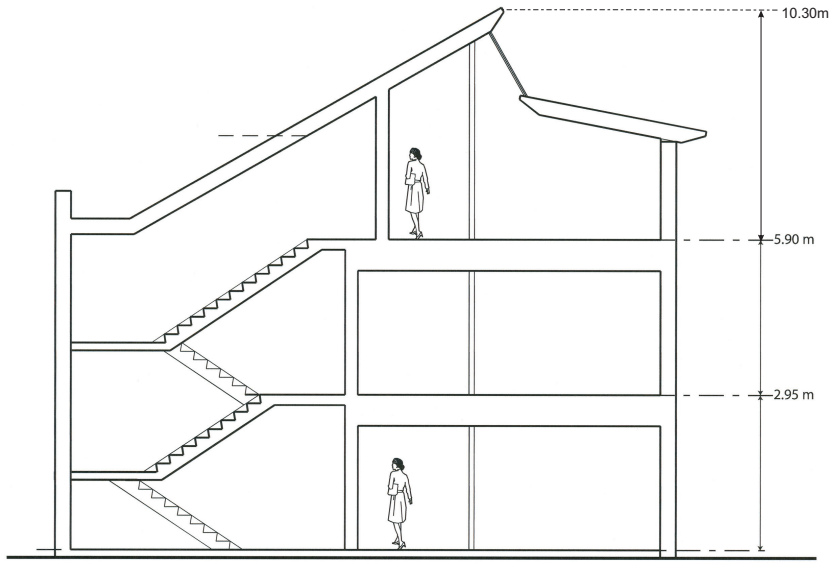
Client
Huntingdonshire District Council

Project
HUNTINGDON DISTRICT COUNCIL

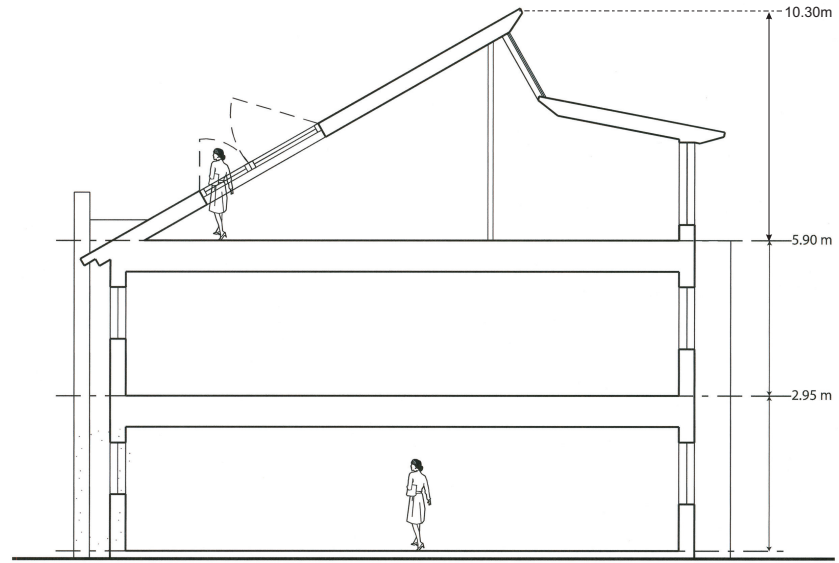
Drawing Title
Block A Elevations

Drawn	Check	Scale	Date	Size
Job No.	SC	Drawing No.	Rev.	
05093		804	D	A1

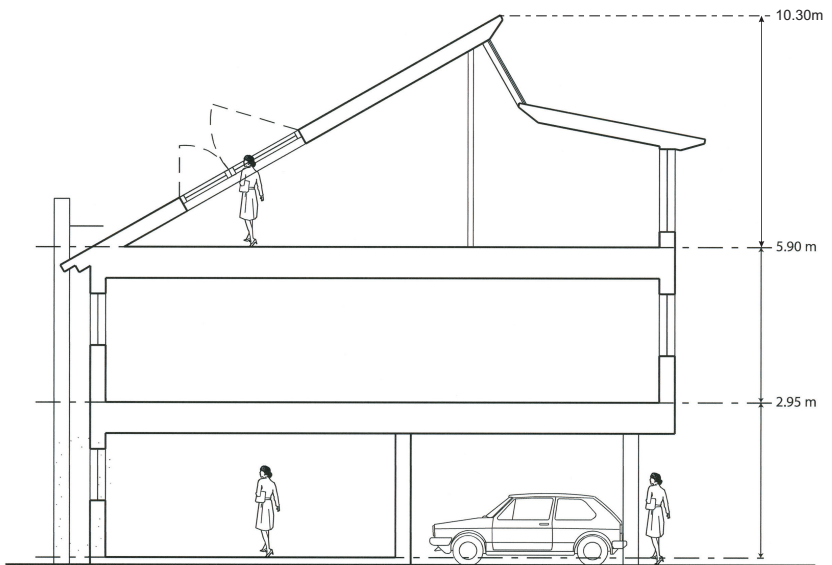
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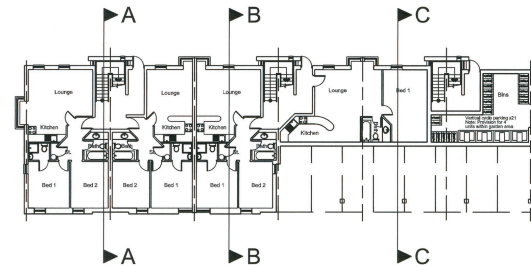
Section A-A



Section B-B



Section C-C



Key Plan @ 1:200

Your Scale 100mm


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NOTES

A 23.01.08 w sc REDRAWN

Rev.	Date	By	Chk	Description


 Huntingdonshire District Council

Client
Huntingdonshire District Council

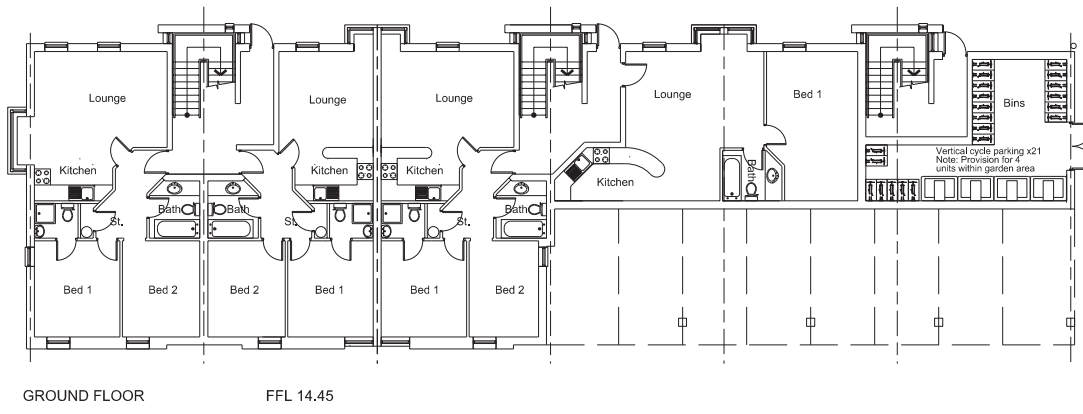
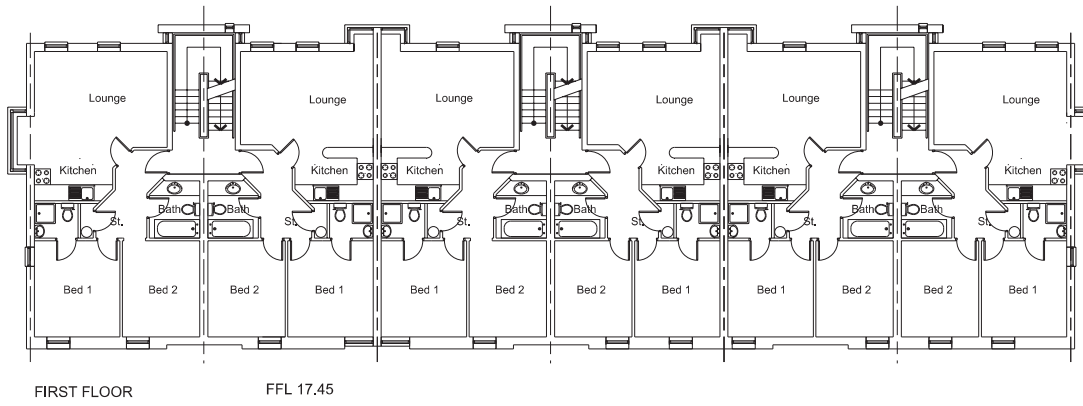
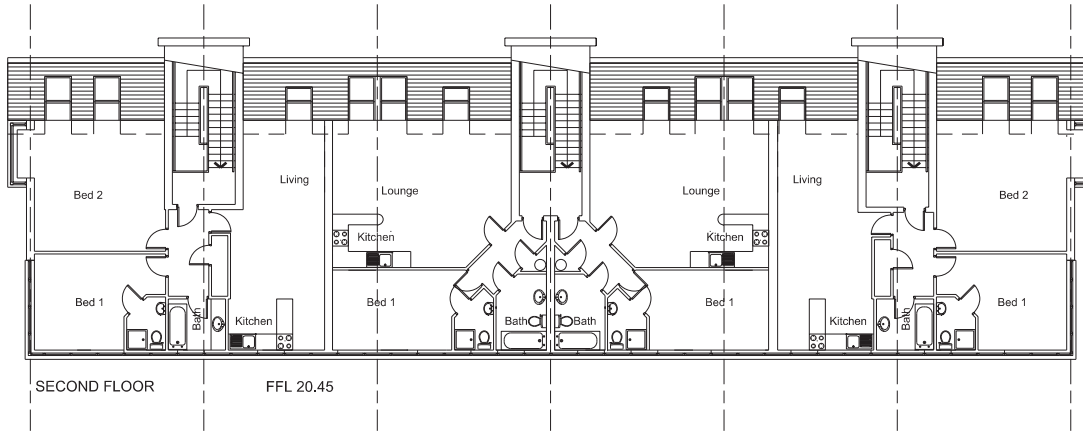
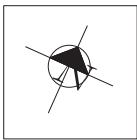
Project
HUNTINGDON DISTRICT COUNCIL

Drawing Title
Block A Sections

Drawn	Chk	Scale	Date	Size
DC	SC	1:50	06/01/2014	A1

Job No.	Drawing No.	Rev.
05093	809	A

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Title Block 1000m

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NOTES

E	10.03.08	DC	SC	one bed GF unit revised
D	06.03.08	DC	SC	Second floor windows amended to match elevation
C	23.01.08	W	SC	REDRAWN
B	10.12.07	DC	SC	updated cycle and bins
A	28.11.07	DC	SC	Box windows added, second floor windows amended & cycle bins amended

Rev.	Date	By	Chk	Description

Huntingdonshire
 DISTRICT COUNCIL

Client: **Huntingdonshire District Council**

Project: **HUNTINGDON DISTRICT COUNCIL**

Drawing Title: **Block A Plans**

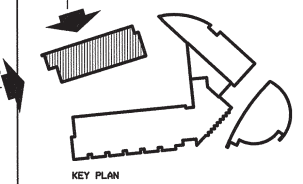
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JOB No.	05093	Drawing No.	803	Rev.	E				

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GREEN PAPERS FOLLOW

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EXTERNAL MATERIALS

1. Facing Brickwork
2. Coloured Render
3. Powder Coated Pressed Metal Feature Surround
4. Structural Glazing
5. Curtain Walling Glazed panels with Glazed Look-a-Like panels where required all Powder Coated
6. Glazed Window Section modules Powder Coated
7. Powder Coated Pressed Metal Channel feature Fascia
8. Slate Effect Roof Slates
9. Sinisoidal Colour Coated cladding
10. Glazed Canopy
11. Powder Coated Pressed Metal Pergola Feature
12. Concrete Ring Beam

SPS	PP1	15 NOV 2006	FL
DCI	DCI	RECEIVED	OFF
DM	DM	RECEIVED	OFF

D	18.11.06	MA	SC	PLANNING APPLICATION
G	12.10.06	MA	SC	ADD BIKK HATCH TO S.E.T
B	29.09.06	MA	SC	PRE-PLANNING ISSUE
A	22.08.06	MA	CIK	REDUCED TO TARGET FLOOR AREA
Rev.	Date	By	CIK	Description



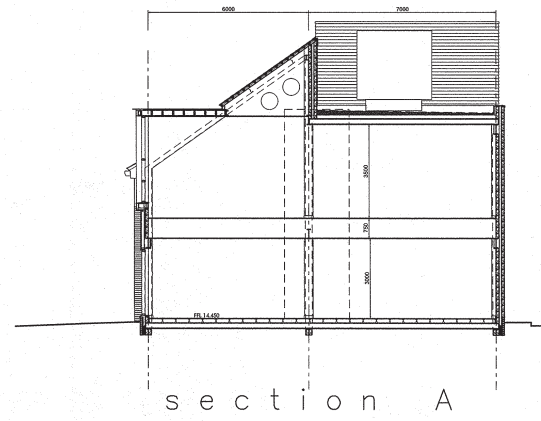
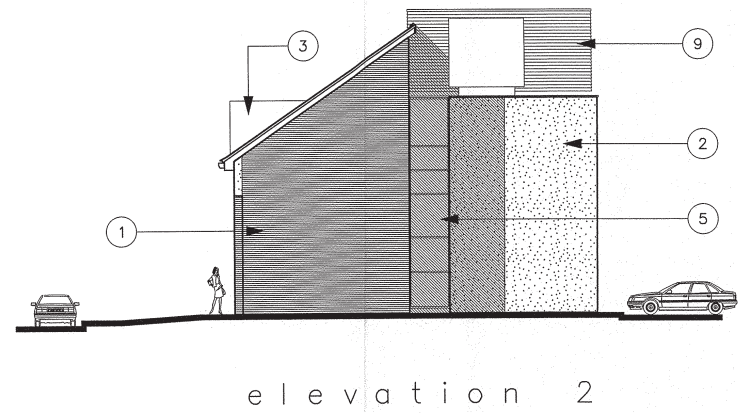
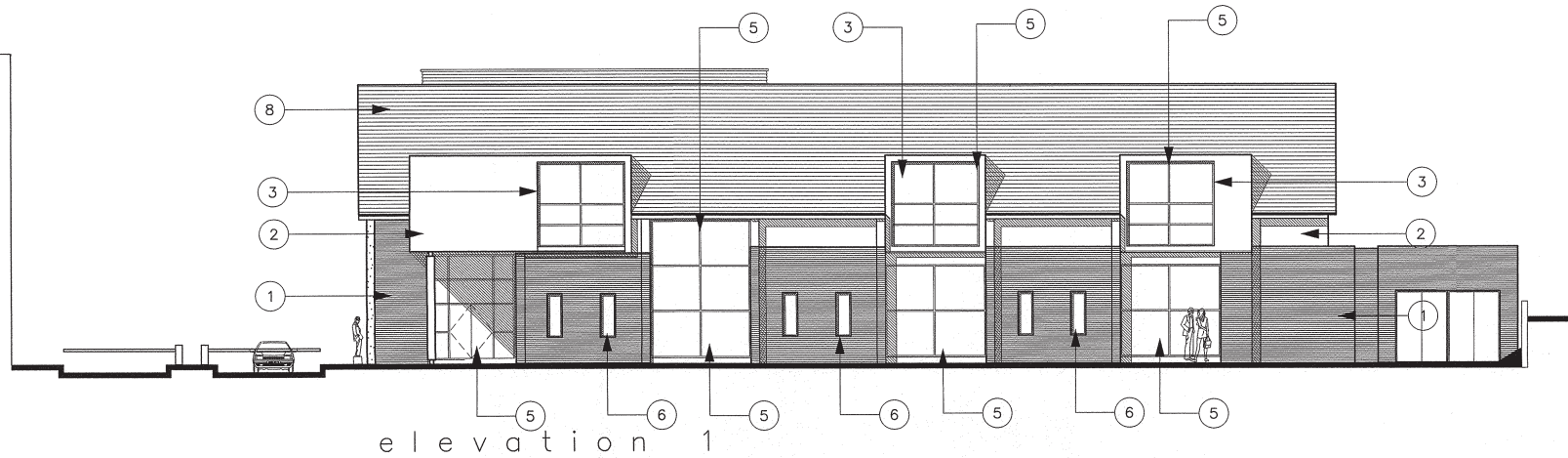
Client
ALFRED McALPINE

Project
HUNTINGDON DISTRICT COUNCIL

Drawing Title
BLOCK A - ELEVATIONS Sheet 1 of 2

Drawn	FB	Checked	SC	Scale	1:100	Date	14.08.06	Sheet	A1
JOB No.	05093	Drawing No.	1535	Rev.	D				

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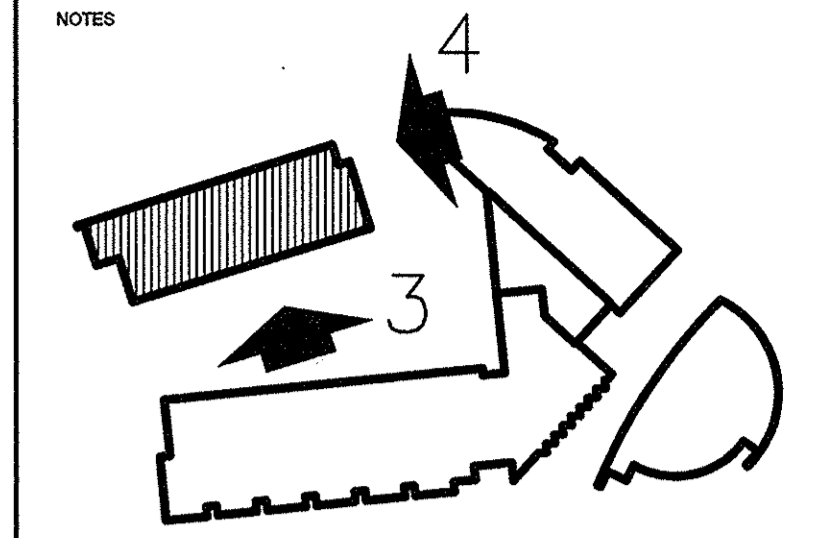
06/03732

True Scale 100mm

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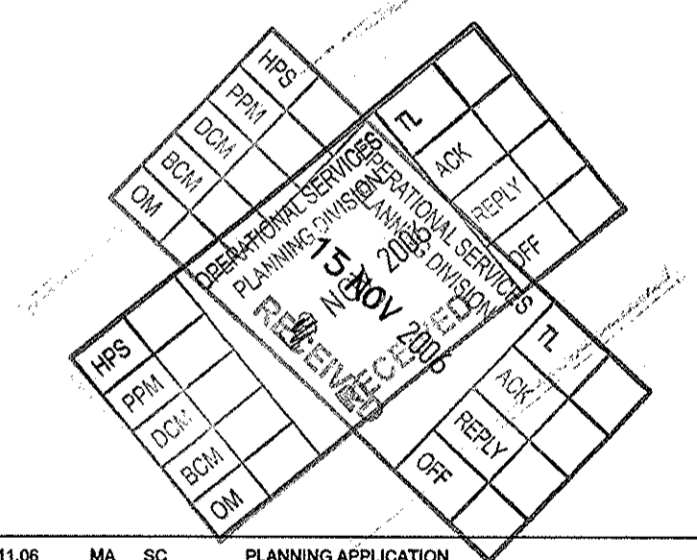
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NOTES



EXTERNAL MATERIALS

1. Facing Brickwork
2. Coloured Render
3. Powder Coated Pressed Metal Feature Surround
4. Structural Glazing
5. Curtain Walling Glazed panels with Glazed Look-a-Like panels where required all Powder Coated
6. Glazed Window Section modules Powder Coated
7. Powder Coated Pressed Metal Channel feature Fascia
8. Slate Effect Roof Slates
9. Sinisoidal Colour Coated cladding
10. Glazed Canopy
11. Powder Coated Pressed Metal Pergola Feature
12. Concrete Ring Beam



C	13.11.06	MA	SC	PLANNING APPLICATION
B	29.09.06	MA	SC	PRE-PLANNING ISSUE
A	22.08.06	MA	Chk	REDUCED TO TARGET FLOOR AREA MA
Rev.	Date	By	Chk	Description



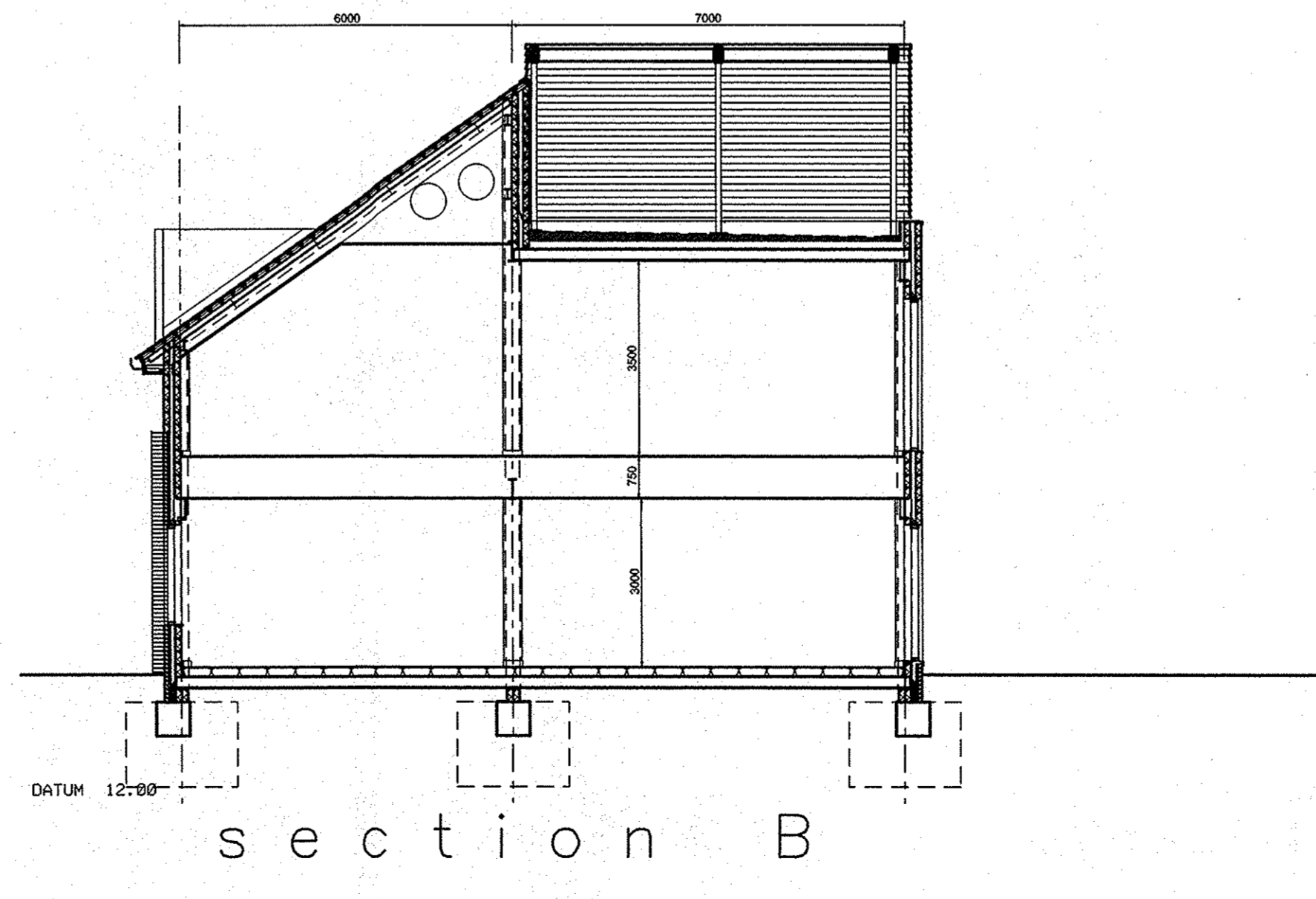
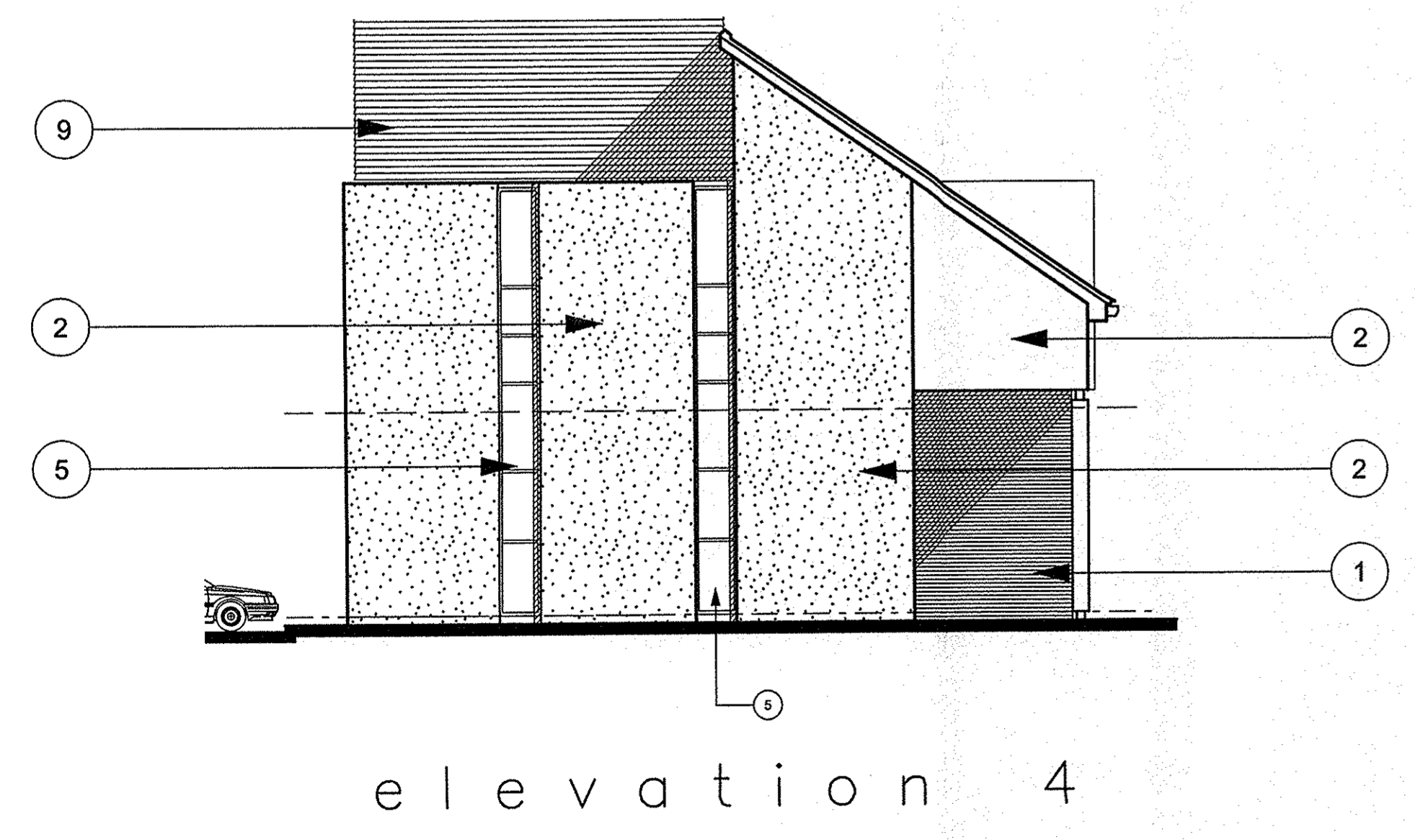
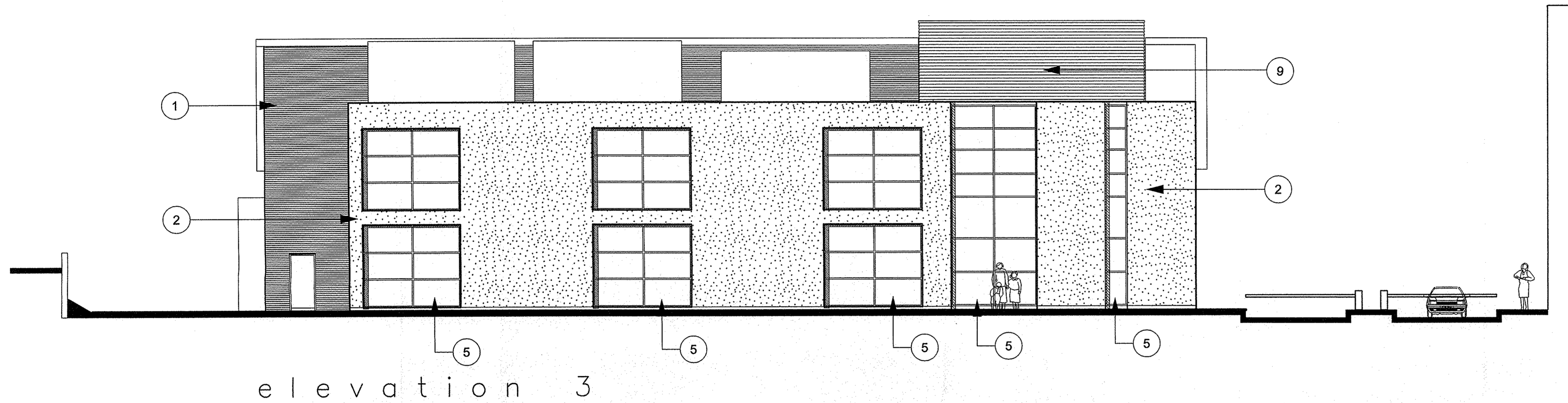
Client
ALFRED McALPINE

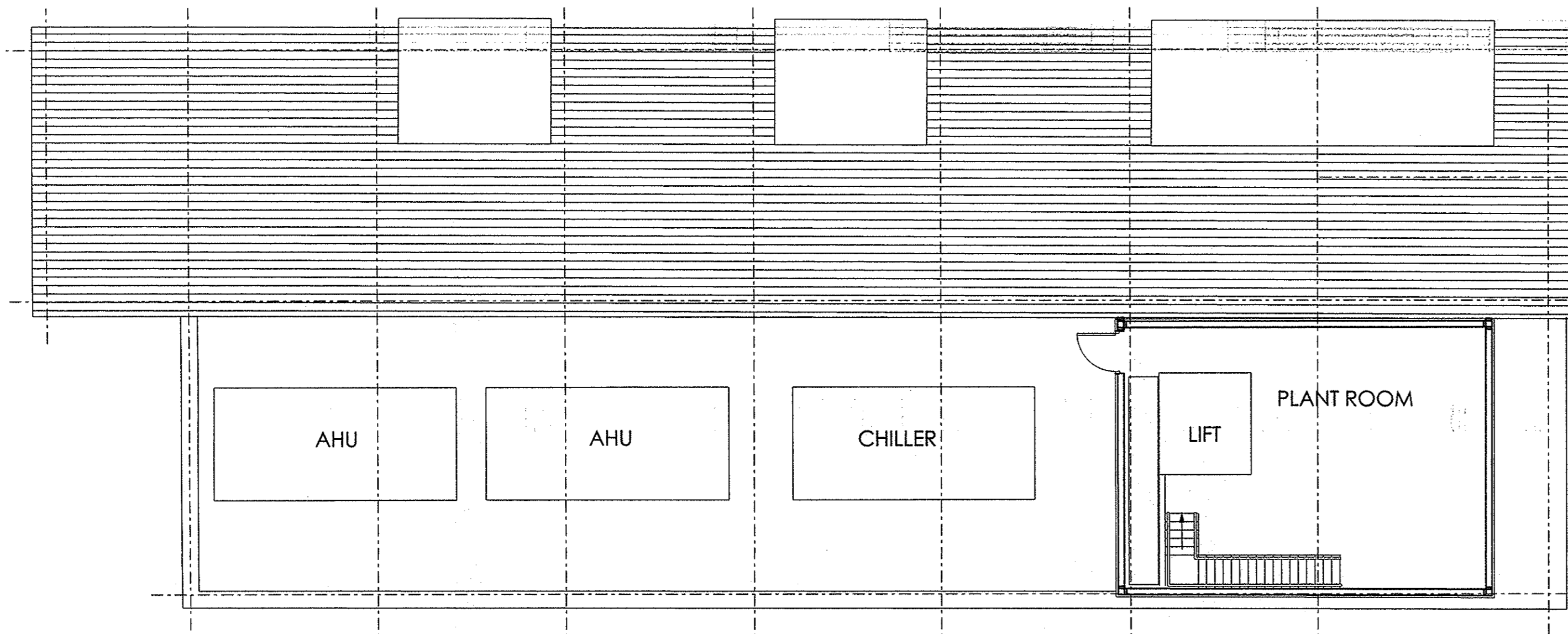
Project
HUNTINGDON DISTRICT COUNCIL

Drawing Title
BLOCK A - ELEVATIONS Sheet 2 of 2

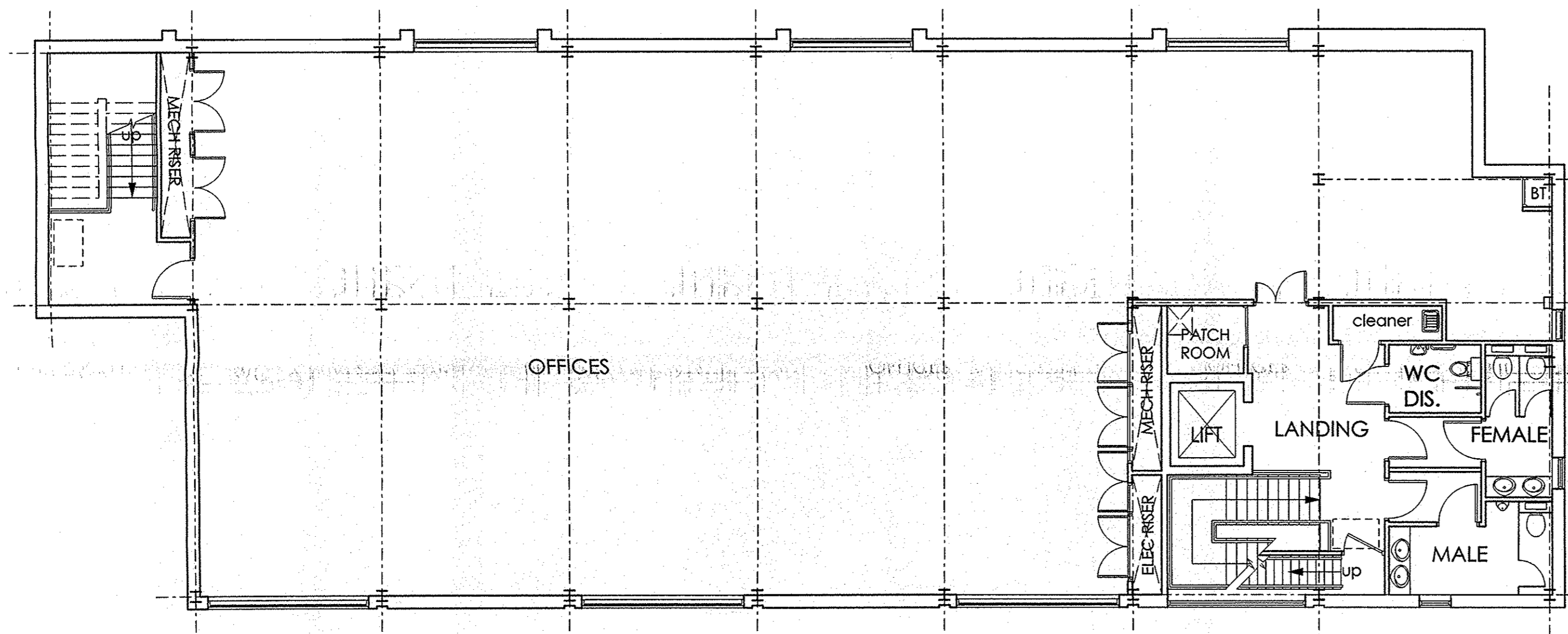
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FB	SC	1:100	14.08.06	A1
Job No.	Drawing No.	Rev.		
05093	1536	C		

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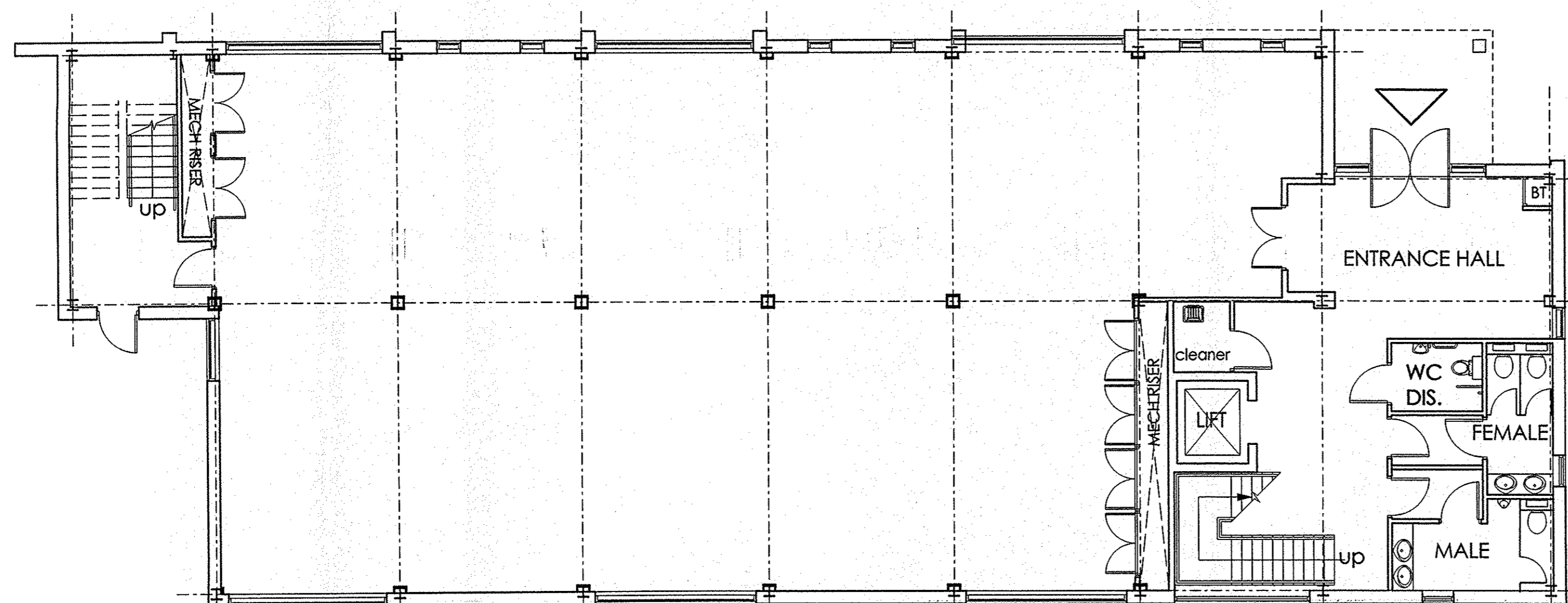




ROOF PLAN



FIRST FLOOR

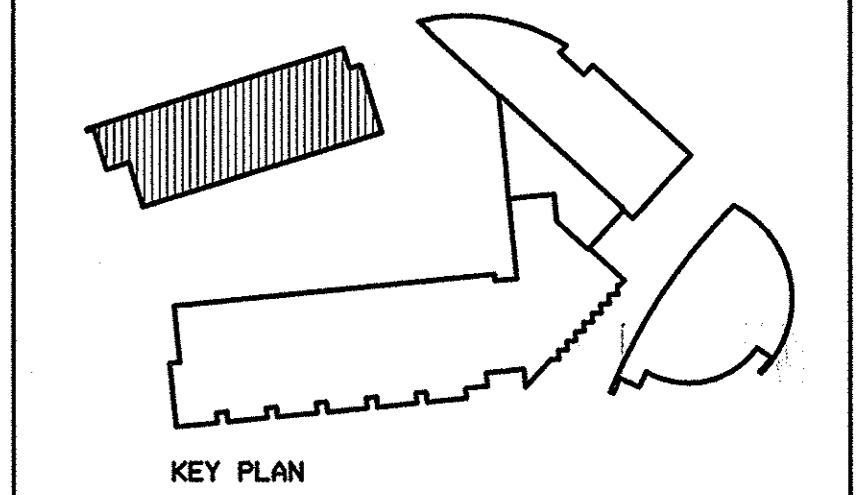


GROUND FLOOR

True Scale 100mm

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NOTES
06/03732



A1

Rev.	Date	By	Chk	Description
A	14.11.06	MA	SC	PLANNING ISSUE



Client
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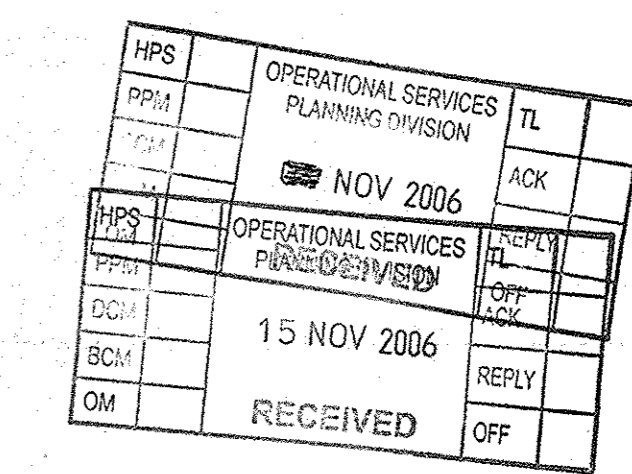
Project
HUNTINGDON DISTRICT COUNCIL

Drawing Title
BUILDING A PLANS

Drawn	Chkd	Scale	Date	Size
FB	SC	1:200	14.08.06	A1

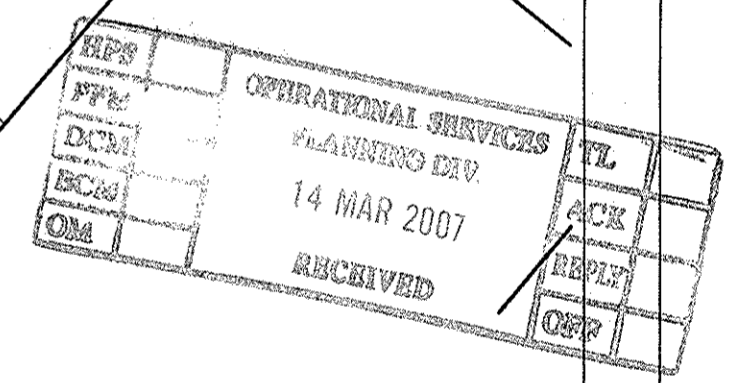
Job No. 05093
Drawing No. 1550
Rev. A

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 NOTES

AMENDED



Rev.	Date	By	Description
F	12.03.07	SC	AMEND BIN AREA, ADD CYCLE SHELTER, AMEND WALL, ADD CASTLE MOAT ROAD, AMEND PAVING ADJACENT TO CASTLE HILL HOUSE Revised updated
E	28.02.07	SC	Revised updated
D	25.08.06	SC	Illustrative levels adjusted
C	24.08.06	SC	Illustrative levels adjusted
B	24.08.06	SC	Illustrative levels adjusted
A	18.08.06	MA	ADJUST TO LAYOUT CHANGES



Client
ALFRED McALPINE

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Project
**HUNTINGDONSHIRE DISTRICT COUNCIL
 HUNTINGDON**

Drawing Title
SITE LAYOUT PLAN

Drawn	Chd	SC	Scale	Date
MA		SC	1:200 @ A1	15.06.06
Job No.	Drawing No.		Rev.	
05-093	6104		F	

This plan supersedes Scan reference
 Drawing reference
 application type:
 additional comments:
 Date submitted:

KENZIE LOVELL
A1