

Dear Councillor,

DEVELOPMENT MANAGEMENT COMMITTEE - MONDAY, 18 JUNE 2018

I am now able to enclose for consideration at the above meeting the following reports that were unavailable when the agenda was printed.

**Agenda Item
No.**

LATE REPRESENTATIONS (Pages 3 - 24)

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DEVELOPMENT MANAGEMENT COMMITTEE – 18th June 2018
LATE REPRESENTATIONS SUMMARY

**Agenda
Item No.**

Address & Description

- 3(a) Development of up to 199 dwellings and 6,970 sq. metres (75,000 sq. ft) of class B1 business premises with open space, new accesses from The Great North Road, roads and associated infrastructure - Part Of Land At Riversfield Great North Road Little Paxton**

5. CONSULTATIONS (Update)

The County Council's Education Team has advised that the opening the new Wintringham Park Primary school in temporary accommodation in September 2018 in advance of the permanent building in 2020 will alleviate some of the pressures on the Loves Farm estate and accommodate the children from the new housing estate at Wintringham Park. This school will only take children in the catchment of the Eastern St Neots expansion. Priory Park Infants was taking some of the Loves Farm children who could not get into the Roundhouse School (on Loves Farm). This will not be the case in future as they will be accommodated at Wintringham Park Primary, but the forecast for Priory Park infants school is that it will be at capacity with children 'in catchment' from 2019.

Officer response: Members are reminded that the County Council has not raised an objection to the proposal. As per paragraph 7.34 of the June 2018 DMC Report, the Committee will need to consider if and how it is able to substantiate its reasons for refusal, having regard to the advice in the Planning Practice Guidance.

6. REPRESENTATIONS (Update)

The 'late representations' to the October 2017 meeting of the DMC are **attached as supplemental to the** 'Green Paper' in the June DMC Report.

A further representation from the St Neots Town Council (dated 13 June 2018) is **attached**, raising the following summarised matters:

- In addition to the Town Council's previous concerns which remain, the Town Council has serious concerns about the impact of the development on school places in Wards several miles outside of Little Paxton and St Neots, including Great Paxton, Staughton, Hail Weston, Abbotsley, Gransden, Kimbolton, Buckden and more.

Officer response: a response from the County Council has been requested and any reply will be provided at the meeting.

- There is also likely to be some impact on the Loves Farm 2 and Wintringham Park developments in St Neots due to the additional vehicle movement.

Officer response: the planning permission was not refused on transport/traffic impact grounds. Wintringham Park and Loves Farm are longstanding allocations for development and the County Council had no objection to the Riversfield planning application. Transport impacts are addressed in paragraphs 7.50 – 7.56 of the Development Management Committee Report of October 2017. The permitted employment development (permission 9002015OUT) was predicted to generate 2064 trips per day. The submitted Transport Assessment, approved by the County Council, predicted the proposed housing and employment mixed use development to generate 1613 vehicle trips per day (903 from the 199 homes and 709 from the employment component) and fewer HGV trips.

- Lastly, the combined Mayoral Authority is currently producing a Masterplan for St Neots, the Council is concerned about any possible impact this development might have on the plan (the proposals in this are currently embargoed).

Officer response: the masterplan for St Neots is not a statutory planning document. The Council's Local Plan to 2036 makes plans to deliver approx. 14,400 jobs across the District and the employment development at Riversfield is not part of this plan and therefore not required to deliver the 14,400 jobs. An increase in the number of jobs in an area is not just generated by the construction of new employment development; new jobs are also generated by businesses increasing activities on existing sites by employing more people, and through the redevelopment of existing employment premises to meet the needs of modern business; particularly where existing buildings are ageing. St Neots was highlighted in the Council's Employment Land Study 2014 (page 71) as having a relatively high proportion of large and ageing industrial stock and an oversupply of offices

Three additional objections to this item have been received and these are summarised as follows:

- the possibility of the Council reversing its decision to refuse planning permissions reckless and damaging, and recommending to the Committee that it reverses its decision to refuse planning permission is previously unknown – is the council making up its own rules?

Officer response: Officers took the decision to advise Committee members to review the Council's case because there have been a number of changes in circumstances in this instance since the original decision to refuse the application and it is therefore a necessary course of action that accords with national planning guidance which, as paragraph 1.5 of the committee report states, advises Council's to "review cases promptly following the lodging of an appeal as part of sensible on-going case management". It is the change in circumstances as outlined in the report which requires a review in this instance.

The purpose of the Committee Report is to provide Members with the necessary up-to-date information to enable them to make an informed review of the Council's case in preparation for the appeal proceedings taking account of the material changes in circumstances as outlined in the report. The consideration of the report at a public Committee Meeting ensures this review is transparent.

- Harm to wildlife using the land, in particular there are two Barn Owls nesting in this area and using the field for hunting.

Officer response: ecology and biodiversity was a not a reason for refusal and was addressed in the DMC report of October 2017.

7. OFFICER ADVICE (update)

The appellants agent says that paragraph 7.2 of the DMC report has incorrectly advised the Committee that the policy position of Riversfield has not materially changed between the production of the Huntingdonshire Local Plan to 2036 (2017) Consultation Draft on 28 June 2017, and the Huntingdonshire Local Plan to 2036: Proposed Submission 2017 (amended March 2018 for submission) on 15 December 2017.

The appellants agent considers the Huntingdonshire Local Plan to 2036: Proposed Submission 2017, produced 15 December 2017 has brought about a significant change in policy through the introduction of the built-up area guidance table under paragraph 4.84 (pages 51-52) to aid application of policy LP7.

The relevant extract from this table is shown below:

Principle	Policy Guidance
The built-up area will include:	
Existing commitments for residential, community, retail and employment uses on sites which are physically/functionally related to the settlement.	Where development for residential, community, retail or employment use has commenced or has outstanding planning permission the principle of development has been approved. The precise boundary around such sites is determined with regard to the detailed guidance within this table.

The appellants agent says the appeal land should be considered to be located within the built-up area of Little Paxton because it accords with guidance above. This being the case, the appellants agent considers the site suitable, in principle, for housing development in accordance with the provisions of policy LP7 ‘Spatial Planning Areas’ of the Huntingdonshire Local Plan to 2036: Proposed Submission 2017 (as amended March 2018 for submission).

Officer response:

The built up area guidance in the Huntingdonshire Local Plan to 2036: Proposed Submission 2017 (as amended March 2018 for submission) has not been subject to examination by a Planning Inspector and there are outstanding objections to those policies in the Local Plan to 2036 that use the built up area guidance to aid application. This reduces the weight that can be given to these emerging policies.

The widening of the guidance to the interpretation of built-up area definition is material to the proposals and adds further weight, in the ‘tilted balance’, to the Officer advice that residential development on the land is satisfactory.

Policy LP7 ‘Spatial Planning Areas’ applies only to “Development Proposals on Unallocated Sites”, such as Riversfield and therefore LP7 cannot be used to reverse the protection given by the Local Plan to sites allocated for employment development (e.g. Wintringham Park), which remain protected from alternative development.

5(a) Full: Phased mixed-use development comprising flexible-use commercial units (Use Class A1 (shop)/A2 (financial/professional services)/A3 (food & drink)/A5 (hot food takeaway)/D1 (non-residential institutions); 304 dwellings in a mix of houses and apartments including one-bedroom, two-bedroom, three-bedroom and four-bedroom homes; landscaping; open space; access; parking; and associated works [AMENDED DESCRIPTION] - Land Between St Johns Street And George Street Huntingdon

Emerging Local Plan to 2036 – Policy allocation HU5:

Within the Officer Reports for these applications reference is made to allocation HU5 within the emerging Local Plan to 2036 and the use of this site as a car park.

The reports do note that there are objections to the allocation however it is not stated that one objection is from the applicants (who are landowners) and consider that the allocation is not justified, not effective, not consistent with national policy and consequently, is unsound; they say amendments to the draft Policy are required to rectify this and propose that a flexible allocation is most appropriate in this location that would allow for (i) commercial development for A1/A2/A3/A5/D1 uses; or (ii) B1 office uses; or (iii) residential development of around 40 dwellings.

This unresolved objection to the draft site-specific car park allocation at Policy HU5 does reduce the weight which can be given to the emerging policy.

Framework Travel Plan:

The Local Highway Authority (LHA) requested Residential Welcome Packs for Sustainable Travel, to include free bus provision for residents for a period of six months.

It is considered that that this site is located in a sustainable location with good access to the rail network and cycle and pedestrian routes, in addition to the bus network. Since the reports have been published further discussions have taken place with the LHA and the applicants on the inclusion of free bus provision for residents given the points on alternative provision and costs associated with the bus tickets which were not factored into viability. The LHA have advised that the uptake of bus tickets is normally in the region of 50% of occupants. In this instance Officers consider that a more appropriate measure would be for a Travel Plan Fund to be made available (through S106 Agreement rather than condition) with **£90,816** available for a period of four months following the last occupation, rather than the six months originally requested; this figure equates to 50% of the site occupants being eligible for free bus travel. Should there be unspent money at the end of the four month time period then this will be passed to the District Council as an off-site contribution for affordable housing.

Libraries and Lifelong Learning:

The Library Services Manager has advised that the comments from CCC Growth and Development Team regarding Huntingdon Hub Library in the grounds of the Community College, and referred to within both reports (para. 7.193 of 17/00733/FUL and 7.158 of 17/01950/FUL) is incorrect and the only library within Huntingdon is Princes Street, Huntingdon. The S106 contribution figures reported in both applications remains, however it is now advised that the cost will fund new technology to allow an automatic access system which will increase the opening hours of Huntingdon Library.

This revised obligation (in terms of the project) is considered to meet the statutory tests and is supported by Officers.

Informal Green Space

The applicants have advised that the area of green space measures 400m² and will be provided with play equipment. Within the Officer Report for the larger application site (17/00733/FUL) it was advised that the Town Council had been approached regarding the future adoption of the publically accessible green space on site; it has now been confirmed that the Town Council intention is to adopt the space and therefore they shall be included within the S106 for future adoption, with the necessary maintenance contribution secured.

HDC Operations Team have confirmed that based on the 2017/18 rates this green space, in accordance with the Developer Contributions SPD, will secure commuted maintenance contributions of £2,027.50 for the public open space and £21,583.43 for ongoing maintenance of the play equipment (Total: **£23,610.92**).

Formal Green Space

Paragraphs 7.180 and 7.181 of the Officer Report for 17/00733/FUL confirm that there is not a sufficient project to secure contributions for off-site formal green

space. The Town Council has referred to an alternative proposal to provide improvements to the Cricket Club on St Peters Road, although this is not a costed project at this stage either.

Off-site Affordable Housing Contribution

It is acknowledged that the applicants Viability Appraisal, and the Deloitte assessment included a cost for the formal green space provision. Given the Officer conclusion at paragraphs 5.16 and 5.17 it is Officer opinion that this money should be secured as an additional off-site affordable housing contribution, rather than trying to secure a project for sports provision/improvements. The Town Council will receive a meaningful proportion (15%) of the overall CIL income generated by this site in which they could chose to spend on sport projects. As such the off-site Affordable Housing contribution is to be increased to reflect this.

The Officer Reports for both applications set out the S106 contributions which are to be secured as a result of the consultee requests, and with the exception of the formal space contribution these reflect the costs given to Deloitte as part of the development costs. The applicants have reviewed these and note that the final requested costs are now lower than the costs put into their Viability Appraisal and draft S106 Agreement (primarily with regards to education and green space), and have reaffirmed their position that should any part of the aggregate costs worth **£2,380,578.00** not be used for the purposes of highway works (including free bus provision), education, libraries, waste or open space improvements, then this will be given to the District Council as an increased off-site affordable housing contribution.

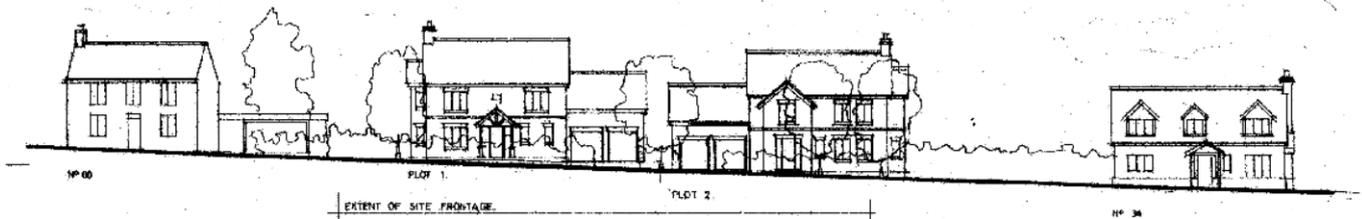
The total S106 costs to be secured and set out within the Officer Reports, and the additional costs detailed above, for both applications is £1,766,252 which results in an immediate increase of £614,326.08 to the off-site affordable housing contribution and when combined with the £227,822.00 (already secured under planning application for the 41 apartments) this would result in a total contribution of **£842,148.08** (with other savings still able to be captured and added to this figure) from both sites toward affordable housing.

The Officer recommendation remains as set out within Section 8 of both reports 17/00733/FUL and 17/01950/FUL.

6(a) Change of use from warehouse (Class B8) to health & fitness club (Class D2) with installation of new entrance doors - Units 1 and 1C, Greenewable Park, Station Lane, Offord Cluny

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

- Time limit
- Development in accordance with plans
- Opening Hours
- *Materials as per supporting information*



Indicative Elevation to Station Road, CATWORTH.

Libystone
Development: Station Road,
Catworth.
Title: Indicative Elevation.
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Drawing No: 15B 050
Date: 5/06/18
Scale: 1:250 @ A3

- 6 (c) To upgrade an old disused tennis court to a multi-use games area (MUGA) to create a safe games area for the local community - Tennis Court, Fox Street, Great Gransden**

Paragraph 7.14 states the dimensions of the proposed MUGA: 17m x 35m = 595m²

The dimensions of a standard domestic tennis court including run off areas like the existing in Great Gransden are approx. 16.5m x 33.5m. = 552.75m².

Paragraph 7.20 states the proposed MUGA's hours of use can be controlled by condition. It is proposed that the MUGA should be open to the public at 08:30 and closed at 20:30 Monday – Sunday. It is considered these times will allow frequent use of the MUGA but will not cause significant adverse impacts to neighbouring properties.

These times will also be naturally restricted in winter by less daylight hours and the absence of floodlights.

- 6(d) 5no. proposed flat units including change of use of part of existing office buildings to residential. Conversion of existing single shop unit to 2no. shop units - 62 High Street, Ramsey, PE26 1AA**

Since the publication of the DMC report, officers have received a late consultation response from the tree officer. The tree officer considers that the trees within the

site are attractive and contribute to the setting of the property and the surrounding Conservation area. Unfortunately the application contains no arboricultural information, resulting in an assessment of the potential impacts. Given this, officers, on the advice of the tree officer, have serious concerns that the tree constraints have not been considered and that the proposals could result in significant damage and ultimately the loss of the trees. To allow an assessment to be made Officers require the following information:

- Tree Survey
- Arboricultural Impact Assessment
- Draft Tree Protection Plan

Your officers, therefore, recommend that the application be deferred to allow the applicant to submit this information.

- b) The Local Planning Authority have approached some external Highways Consultants to seek quotes for external Highways advice relating to the proposed development asking if they would be willing to act as an Expert Witness on behalf of the Council at the Public Inquiry appeal. Members attention is brought to one of the responses received from Cannon Consulting Engineers Limited: -

"I'm afraid we will need to decline this opportunity. The recommendation of officers is one of approval, the analysis and assessment carried out appears soundly based given the brownfield nature of the site and the net impact of redevelopment is negligible. The Highway Authority support the redevelopment of the site.

It seems to me that the decision to refuse the application is simply not sound."

ii) Further consultation / representation comments received

- a) Lead Local Flood Authority (LLFA):
Remove their objection to the proposed development following further correspondence with the applicant and submission of additional information to clarify the drainage proposals. Condition requested to secure a surface water drainage scheme in accordance with the principles within the agreed Flood Risk Assessment.
- b) Wildlife Trust
The additional information (surveys) have now been reviewed and satisfied that sufficient information with regards to reptiles and great crested newts has now been provided.
- c) 1 further neighbour representation was received – no additional issues were raised from those set out in Section 6 of the officer report.

iii) Revisions to layout

A revised Planning layout has been received which includes a minor amendment to the footpath within the south eastern open space area of the site. The path has now been re-directed along the side of the private drive and drainage area within the public open space (POS) rather than running through this feature. Extract below:



iv) Clarification on education impact

With reference to para 7.11 of the officer report and as stated within the consultation response from CCC Education, Huntingdon Primary School has recently been expanded and therefore all children from Cromwell Academy catchment area that cannot get a place in the local school (Cromwell Park) will have to travel to Huntingdon Primary School which is 1.6 miles away. S106 contributions from the other Hinchingsbrooke sites have been secured toward this expansion. There is no longer any plan to expand Cromwell Park Primary School by the County Council however this is a matter for decision by the Members.

For Members information, the Community Infrastructure Levy (CIL) governance process was agreed in 2015 whereby the Growth and Infrastructure Group reports to Overview and Scrutiny Committee as necessary. To date Members have agreed to all CIL money being spent on the link road (Edison Bell Way) to re-pay the forward funding for this project provided by both HDC and the County Council. HDC is now engaging with partners and infrastructure providers to identify future priorities. CIL spending has no link to planning decisions.

The proposed development is under the 200 dwellings threshold whereby S106 contributions cannot be sought and CIL is the only option available for securing developer contributions towards mitigating education infrastructure impacts.

v) Letter to Members

A letter has been received from Persimmon Homes East Midlands dated 12/10/2017 for the attention of all DMC Members



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HA/Hinc

12th October 2017

Ms L Newcombe
Huntingdonshire District Council
Pathfinder House
St. Mary's Street
Huntingdon
PE29 3TN

Dear Louise,

17/01597/FUL – Former Forensic Science Laboratory, Hinchingsbrooke Park, Hinchingsbrooke Park Road, Huntingdon

I am writing to you in regards to the above planning application that will be heard at the Development Management Committee on the 16th October 2017. We have reviewed the Committee report and are fully supportive of the contents. I would therefore appreciate if this letter could be brought to the attention of the Development Management Committee.

The site in question is a vacant piece of Brownfield land which has been out of operation since 2012 when the laboratory closed its doors. Since this point, the site has been left to become derelict and currently has a number of anti-social behaviour problems associated with it.

The application before you is a resubmission of the previously refused application 16/00304/FUL which was presented to the Development Management Committee on the 20th February 2017.

The proposals seek the demolition of the former forensic laboratory and the erection of 103 residential dwellings, 40% of which are to be provided as affordable housing, over 4,000 square metres of public open space with a central play space and a bespoke, contemporary house type design which reflects local characteristics.

As explained at the Member Briefing held on the 26th September 2017, the design and layout of the proposals has not changed due to the fact that we have worked closely with the Council's Urban Design Team to create a visually attractive scheme and an acceptable form in terms of appearance and scale. It is worth noting that the proposals themselves were not a concern raised by the Development Management Committee at their last meeting.

Differences between the two applications arrives in the form of additional transport survey works that were carried out in response to concerns raised by the Development Management Committee over timings of the survey works.

Persimmon Homes East Midlands is a trading division of Persimmon Homes Ltd
Registered in England No. 4108747
A subsidiary company of Persimmon Plc

The recent surveys, presented within the Transport Assessment Addendum Report (May 2017), were conducted between the 19th – 27th April 2017 and comprised a seven day automatic traffic count and a twenty-four hour video survey conducted on the 20th April 2017.

The conclusions of the additional transport work reflect that previously concluded within the Transport Assessment (October 2016) in that Hinchingsbrooke Park Road operates satisfactorily in both the north and southbound directions throughout the greater majority of the 24 hour day, 7 days of the week with one period in the southbound direction commencing at 15:30 (end of the school day) where the mean traffic speed reduces to below 10mph and queuing occurs from the Hinchingsbrooke Park Road signal controls back towards the hospital.

This period of low speed has previously been recognised and reported to the Development Management Committee in relation to the Hinchingsbrooke Hospital applications for which the Committee granted planning permission.

The additional survey works also reaffirm the position that the proposals can be accommodated within the existing network in advance of the A14 works being complete and we therefore consider that the proposals are not premature in this respect.

Cambridgeshire County Council (the Highways Authority) has been reconsulted as part of these proposals and has again responded with no objection. Furthermore, Highways England has also stated no objection to the proposals.

In respect of Education, we have had ongoing discussions with Cambridgeshire County Council, Cromwell Academy and the District Council in respect of capacity at Cromwell Academy School. This resulted in the County Council commissioning a feasibility study which examined whether Cromwell Academy could be expanded within its own site by an additional form of entry. The study concluded that it could be.

Cambridgeshire County Council have previously identified Cromwell Academy as a spending priority but in their latest response have also suggested that for those children from the Cromwell Academy catchment area that cannot get a place in this school will have the option to travel to Huntingdon Primary School which is 1.6 miles away from the site. Therefore, there are multiple options for accommodating pupils in the future and both are sustainable.

The Council is a Community Infrastructure Levy (CIL) charging authority and under the Council's policy, sites of less than 200 dwellings are to mitigate education impact via the CIL. As per the officer report to Committee and the Education Authority's response, CIL is the only legal mechanism for securing developer contributions arising from this development towards mitigating education impact. Decisions relating to the priority spending of CIL contributions rest with Members and the County Council. As stated above, there are clearly options for mitigating impact via CIL.

As the Development Management Committee will be aware, a planning appeal has been lodged for the previously refused application. This appeal formally started on 2nd October 2017 and the Planning Inspectorate has confirmed that this Appeal will be dealt with by way of Public Inquiry.

We hope that the additional information provided as part of this application and discussed at the briefing will allay member concerns and that the application will be looked upon favourably. This would avoid both parties having to go to planning inquiry on a development which is in accordance with the development plan, recommended for approval by officers and with no objection from the highways or education authority.

Persimmon remain keen to progress the site and build much needed homes for the District. The site would contribute 12.5% of the annual supply target of affordable housing in the District and would see the redevelopment of what is an unattractive and vacant brownfield site within the heart of an existing residential community.

Yours sincerely,



Simon McDonald
Managing Director

5(e) Development of up to 199 dwellings and 6,970 sq. metres (75,000 sq. ft) of class B1 business premises with open space, new accesses from The Great North Road, roads and associated infrastructure - Part Of Land At Riversfield Great North Road Little Paxton

Since publication of the agenda report pack we have received three representations, submitting the following summarised grounds for objection:

- increased traffic movements (800 vehicles entering leaving the development during a 24 hour period) leading to congestion.
- schools are already oversubscribed.
- development is on a flood plain and will cause additional flooding problems to other areas.
- the shop in Little Paxton shop suffers serious parking problems – this would be exacerbated.
- some trees are TPO'd and the replacement of existing trees with new will take many years to mature.
- infrastructure in Little Paxton is inadequate with only one shop, pub, hairdressers, takeaway, no hairdresser, and sewage works at capacity, and more facilities should be proposed.
- infrastructure in St Neots is already overstretched – the town is 5 GP's short.
- all homes should be affordable.
- both accesses should be constructed to reduce congestion.
- the developer should be made to pay for a new bridge over the river.
- the development will have no benefit to Little Paxton.
- The bridge at the mill is grossly inadequate for vehicles including Heavy Commercial Vehicles.

Two petitions of 132 signatures have been received calling upon the Council to reject the proposed development.

5(f) Gypsy and traveller use four statics, four touring caravans and facilities for extended family - Land South Of South View Harpers Drove Ramsey Heights

Further to the publication of the Officers report the following updates are provided;

1. Section 7.43-7.45 of the Officers report refers to a wheelie bin contribution with an update due on this matter.

Officers have been advised that the relevant financial contribution towards wheelie bin provision has been made by the applicant in-line with the Huntingdonshire Developers Contribution SPD and the application therefore accords with policy CS10 of the Huntingdonshire Local Development Framework Core Strategy in this regard.

2. No further representations have been received.

RECOMMENDATION

Having regard to the above, the Officer's recommendation is as follows;

APPROVAL as per Officers recommendation in section 8 of the Officers report (page 368).

5(g) Erection of two detached dwellings and associated garages and hardstanding - Land At 1 Park Avenue St Ives

An email has been received from the agent dated 16 October 2017. It states that:

"I note that one of the reasons for refusal of this application relates to tree matters. Please find attached below the email conversation with Tamsin. Tamsin agreed that removal and replacement may be possible subject to submission of a full scheme for replanting. The amendment to the Arboricultural Implications Assessment submitted on 15th August 2017. A further submission to was submitted on 16th August 2017 as Tamsin advised Ash cannot be planted at present. The client is also intending to retain some of the hedging and this is shown on the tree protection plan.

As indicated in your report to committee, this can be dealt with by way of condition and should therefore it follows that this should not be a reason for refusal.

Furthermore, the covering letter of 12th June 2017 contained a notice under s211. My emails of 15th August 2017 and 16th August 2017, contained an updated notices in relation to the amendments. Tamsin acknowledged the notice on 15th August 2017 (attached). Six weeks has now elapsed following submission of all notices".

Officer response: This email was forwarded to the Arboricultural Officer and has been responded to as follows "On the basis of this and later discussions with the applicant, my previous concerns have been addressed.

The notification to remove the trees negates the requirement for the tree protection measures as part of any future development of the site, as such removing my reason for objection. I remain of the opinion, however, that future planting of more suitable tree species (especially along the road frontage) is required as part of a comprehensive landscaping scheme. I note the applicants draft planting details in respect of the trees and would advise that should members be minded to grant permission for the development, a full landscaping scheme should form part of any attached conditions".

5(h)

To demolish existing bungalow with a new contemporary two storey house. AMENDED – Churchside Holywell Front Holywell

Following a re-consultation on 20 September 2017 (revised drawings) and the publication of the Development Management Committee (DMC) report on the 5 October 2017, a total of 14 objections have been received for surrounding and nearby residents. The objectors remain concerned about the design of the proposal (out of keeping with the area, changes 'merely cosmetic' etc.), overbearing nature of the design, unacceptable landscaping proposals, loss of light/outlook for surrounding residents, the issue of bats was also raised.

The Parish Council also reiterated their original objection - they have stated that they do not consider that the amended plans address any of the issues and concerns raised following consultation of the original plans. The Parish Council still consider that the proposed development is inappropriate in design for its setting next to a Grade 1 listed building. All original comments made in objection still stand.

The above issues have been addressed in the original DMC report. On the issue of bats, a Bat Survey was submitted with the Application and the survey findings confirm the likely absence of a bat roost and therefore a European Protected Species licence from Natural England will not be required. However, given the presence of a relatively small number of old brown long-eared bat droppings in the roof void of the bungalow, a precautionary approach to demolition of this roof is recommended, to safeguard bats, in the unlikely event that they are found during the works. An additional condition requesting a Demolition Method Statement is recommended.

Recommendation:

Remains unchanged from the Recommendation in Section 8 of the original committee report with an additional condition requesting a Demolition Method Statement prior to commencement of any demolition works.

13th June 2018

Mr A Moffat
Huntingdonshire District Council
Pathfinder House
St Mary's Street
Huntingdon
PE29 3TN

Dear Andy,

The planning committee of St Neots Town Council met last night to consider planning application (No 17/00108/OUT) – the proposed development comprising up to 199 homes at Riversfield, Great North Road, Little Paxton.

The Council has previously recommended refusal of the application on the grounds of highway safety, traffic congestion, layout and density of building, road access, local, strategic and regional planning policies, the demonstrable harm to the amenity of the residents and the loss of important open space.

These reasons remain current and, in addition, the Council would like to voice its serious concerns about the impact of the development on school places in Wards several miles outside of Little Paxton and St Neots, including Great Paxton, Staughton, Hail Weston, Abbotsley, Gransden, Kimbolton, Buckden and more. There is also likely to be some impact on the Loves Farm 2 and Wintringham Park developments in St Neots due to the additional vehicle movement.

Lastly, the combined Mayoral Authority is currently producing a Masterplan for St Neots, the Council is concerned about any possible impact this development might have on the plan (the proposals in this are currently embargoed).

E Reilly

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APPLICATION NUMBER:	18/00669/REM	CASE OFFICER:	Sheila Lindsay
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PROPOSAL:	Amended Plans. Access, Appearance, Landscaping, Layout and Scale for two detached dwellings
LOCATION:	Land Between 34 and 60 Station Rd, Catworth

OBSERVATIONS OF CATWORTH PARISH COUNCIL

REFUSE

Recommend refusal:

- PC agreed to recommend refusal.
The submitted plans do not meet the criteria listed on page 20 of the Huntingdonshire Design Guide which states that one of Key characteristics of Huntingdonshire's smaller villages is continuous ribbon development frontage along 'high street' with buildings typically between 1 and 2 storeys. This proposal has houses of 3 storeys which takes the roof line way above both neighbouring properties. There are no houses of this size in Station Road and the immediate neighbours on this side of the road are modest 2 storey; 1.5 storey and a bungalow.
- PC notes that the set back of the proposed dwellings is as described on page 65 of The Huntingdonshire Design Guide and is therefore satisfactory.
- PC wishes to comment on the Form.
The basic house plan is far from the simple rectangular form that characterises most of the older dwellings in Huntingdonshire. These 'wide frontage/shallow plan' properties are typically no more than 4.5 to 6 metres deep, with a simple pitched roof spanning the narrow dimension. This basic form is a feature of both simple vernacular cottages (of 1 or 1.5 storeys, usually having a 'long and low' appearance). As per Huntingdonshire Design Guide, page 128.
The proposed dwellings have a depth of around 12 metres and both have very complex forms at odds with most other properties in Station Road Catworth.
- The proposed two new dwellings sit significantly higher despite an increased land gradient as they have a ridge height of 9m. General design criteria requires that consideration be given for the scale, form, materials and design in respect to established buildings in the locality.
Page 141 of the Design Guide shows delightful 1.5 storey buildings in small villages.



Recommend Refusal because development is outside the planning guidelines, houses are too big in comparison to the plot sizes.

Ms Ramune Mimiene, Clerk to Catworth Parish Council.

Date: 13 Jun 2018

Failure to return this form within the time indicated will be taken as an indication that the Town or Parish Council do not express any opinion either for or against the application.

PLANNING SERVICES

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**DEVELOPMENT MANAGEMENT COMMITTEE
AMENDED ITEM LATE REP**

6 (b) - Access, Appearance, Landscaping, Layout and Scale for two detached dwellings - Land Between 34 And 60 Station Road Catworth

1. Catworth Parish Council response to amended plans of April 2018 received 14th June 2018: **attached**: Recommend refuse.
2. Councillor Gray has commented on the application (email **attached**) : Recommend refuse: precis below:
 - i) Excessive height of proposed houses, leading to a dominating effect on neighbouring properties and the general street scene/out of keeping with the general design in the village. The houses will sit in the gap between the two properties shown below. They will be taller than the furthest house (no.60 Station Road), and over a full storey higher than the 1.5 storey home on the right (no.34), due to the slope in the land.



Plot 2 will have an overbearing and overshadowing effect on the 1.5 story house (no. 34) north of the proposed development in particular, especially in winter, when the sun is much lower in the sky.

- ii) Unnecessarily complicated design which could be much improved upon.
3. Since the report was written, the applicant has reduced the proposed finished ground floor level of plot 2 by 0.15m to respond to the concerns of the Parish Council and neighbour at 34 Station Road about the height of the development.
4. The applicant has revised the block plan 1D to confirm the revised floor levels and revised the street scene drawing 6B to show the revised proposed appearance. Drawings 1D and 6B are **attached** (and supersede the block plan 1C to and street scene drawing 6A drawings included in the report).

5. Committee is therefore requested to consider the application as revised by attached drawings 1D and 6B.
6. The objections have been taken into account but are not considered to not merit the refusal of the application and the recommendation is to approve the application.