

Dear Councillor

DEVELOPMENT MANAGEMENT COMMITTEE - MONDAY, 20 MAY 2019

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 - 10)

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DEVELOPMENT MANAGEMENT COMMITTEE – 20th May 2019
LATE REPRESENTATIONS SUMMARY

Agenda Item Number	Planning Reference	Description	Address
4 (a)	18/02381/FUL	Change of use of vacant land to car park	Land South Of Bridge Place Car Park, Bridge Place, Godmanchester
No Late Reps			
5 (a)	18/01806/FUL	Full planning application for the demolition of existing redundant commercial and agricultural buildings and the erection of nine dwellings	Land Rear Of 22 High Street, Bluntisham

Emails received from No18 High Street (Grade II* Listed Building)

Email 1

Many thanks for taking my call earlier to discuss the planning application at 22 High St, Bluntisham ref (19-01806-FUL). As discussed I was speaking to the Bluntisham Parish Council today regarding some building work we are looking to do on our property and Kathy Searle told me about this application. It must have been a loop hole as we moved into the property in September and nothing came up on our searches previously. I now understand the application was made early September and notices were sent out after. We never received one but it may have gone to the previous owners who didn't inform us.

Given we have only just been made aware of this planning application I would like to share our views if it is not too late. Kathy Searle informed me the Parish Council was supporting the application because of old barns with asbestos roofing which could fall down and pollute the air. I am not sure if this is a valid reason to support such plans but I would like the decision panel to consider the impact this development will have on the heritage of the village and the grade 2* building Stapenhill, 18 high St Bluntisham. As I am sure you are aware 18 High St is an old farm house with outbuilding and pig barns etc.... We are in the process of obtaining planning to repair much of these barns and bring them in line with how they once were, before they fall down. We have recently rebuilt the garden wall with support from HDC and conservation and we wish to preserve the heritage of the property to the same standards, including the boundaries and rural feel to the place.

Unfortunately we would oppose the development because it would detract from the above and significantly impact the feel of a grade 2* listed building and the conservation area surrounding it. The boundaries of the garden to Stapenhill are largely tree/bush lined which give it the appropriate feeling for the type and style of property. Of course we would like to retain this and a new brick wall or fencing to create a firm boundary would look awful and be of detriment to the property and grounds. It would also not be in line with the heritage of the estate or surrounding area.

Interestingly I was only discussing the land with my wife the other day and we would certainly consider buying the land to avoid building work and to retain the barns and heritage.

In summary we would like our voice heard that we are strongly concerned about this development will have on a grade 2* building in a conservation area. It is my understanding these buildings are amongst only 3% in Britain and that they should be protected from such modern developments. If approved the view from the garden will be unsightly and not in line with the heritage. If we were able to buy this land we would bring it back to being an orchard.

Email 2

Having now reviewed the plans in some detail we are even more concerned about the impact of the

9 dwellings planned. The proximity to the boundary would mean this will affect the privacy to 18 High St and the view from both the house and gardens will be negatively impacted by modern dwellings. All in all the dwelling has a negative effect on both a grade2* property and the conservation area surrounding it. In our view the whole site would be better served with an orchard to bring it back in line with its heritage.

5 (b)	18/01742/FUL	Proposed construction of a storage building	Equestrian Centre, New Manor Farm, Sawtry Way, Wyton
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No Late Reps

5 (c)	18/02624/FUL	Demolition of existing boathouse and erection of replacement boathouse with internal viewing area	The Boathouse, Green Lane, Wyton, Huntingdon, PE28 2AP
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No Late Reps

5 (d)	19/00200/FUL	Conversion of first floor into 6 self-contained flats.	22 Great Whyte, Ramsey, Huntingdon, PE26 1HA
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DM Officer Update: Further to Paragraph 7.12, it is considered appropriate to condition the south facing living room window to Flat 4 to be obscure glazed to mitigate loss of privacy to the studio flat window opposite. The remaining windows adjacent to the studio flat serve Lloyds Pharmacy as opposed to residences.

5 (e)	18/02395/FUL	Erection of No. 2 dwellings and the creation of an additional access point following the demolition of the existing barn	Barn Adjacent 77 Ugg Mere Court Road, Ramsey St Marys
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No Late Reps

5 (f)	18/02597/FUL	Construction of 6no. Glamping Pods, Reception Office, Machinery Store, and Amenity Block	The Meadow, Parkhall Road, Somersham
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No Late Reps

5 (g)	15/00442/FUL	Erection of two dwellings with attached garages	Land Adjacent The Brambles, Thrapston Road, Ellington
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Late representations since report drafted:

1. Third party comment:
Westwood House

-revised plans after 1.5.19 -note updated plans but concern still about developer not

adhering to plans

-note boundary with footpath not resolved.

-tree report should be updated as felled tree still referred to and Norway Spruce worth keeping

-continued concern about surface water.

Officer response: the applicant was asked to update the tree report to but a further revision has not been received. However, it is considered that the application can be determined as set out in the report.

2. HDC Environmental Health: After viewing the site and identifying fly-tipped material including builder's waste and a fridge, a land contamination risk assessment (and if necessary a remediation strategy) is recommended for approval by the 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.

Officer response: it is recommended that a condition to address contamination is to be included if the application is approved. The applicant has agreed to a pre-commencement condition.

3. Ellington Parish Council comment on revised plans (ATTACHED)

Members recommended REFUSAL for the following reasons: Tree Report is out of date, there are now 5 trees, rather than 4. Some boundaries are unclear (Public Footpath No 14). It is not clear why soakaways are suggested, rather than discharge into Anglia Water drainage. The comments made at the previous application still apply: the proposed development is too large for the site, it is too far forward. The size and location will not be in-keeping with the existing properties on Thrapston Road and it is too close to the adjacent property, Brambles, resulting in loss of privacy to the owners of Brambles. It will appear cramped on the street scene. There is inadequate turning space for vehicles - which will be forced to reverse onto a very busy road. The Parish Council support the principle of development on this site and suggest that an application that is proportionate to the size of the plot, sympathetic to the street scene and existing properties would be more suitable. A shared drive may assist with creating safer access and egress onto Thrapston Road. As a general point, Members also stated that clearer information on the changes between the applications would be helpful as it is not straightforward to identify the differences.

Officer response: The points made have been taken into account but the Officer recommendation to approve still applies.

4. Two drawings (ATTACHED) :

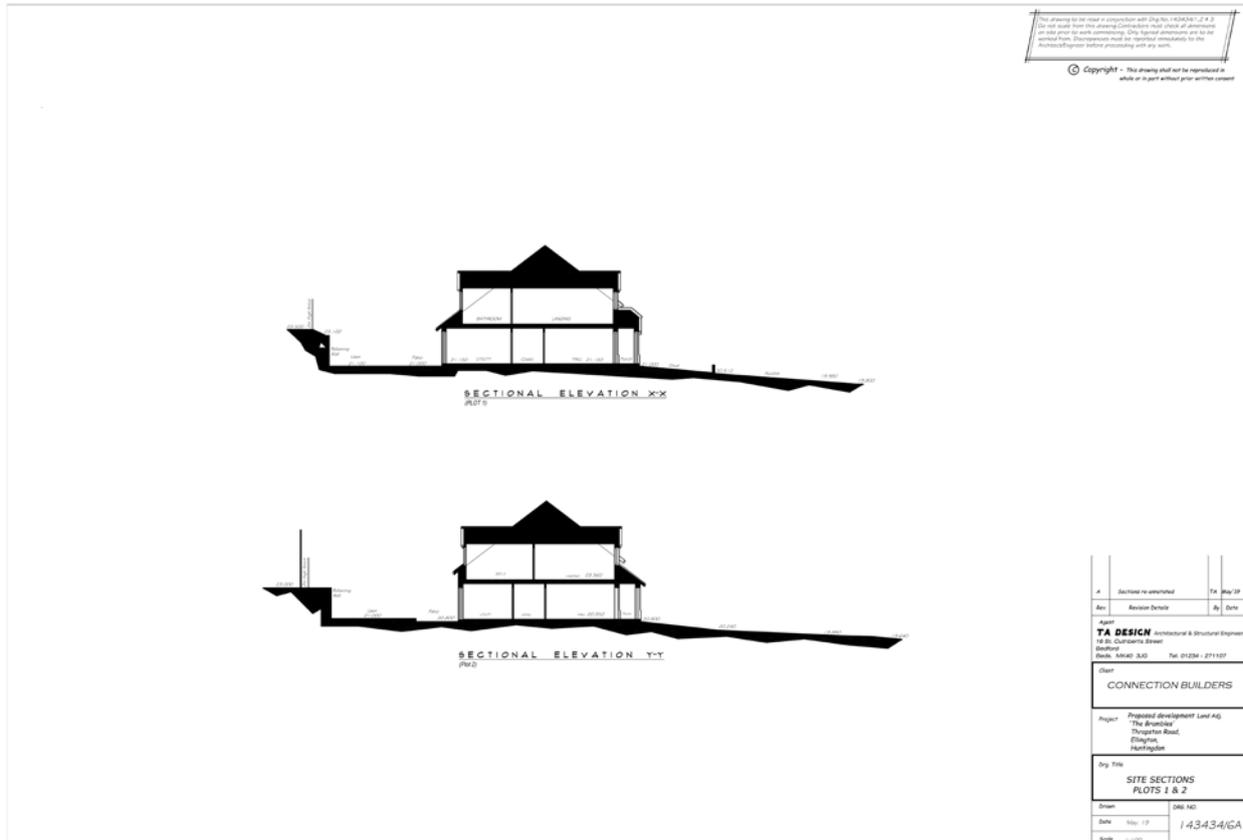
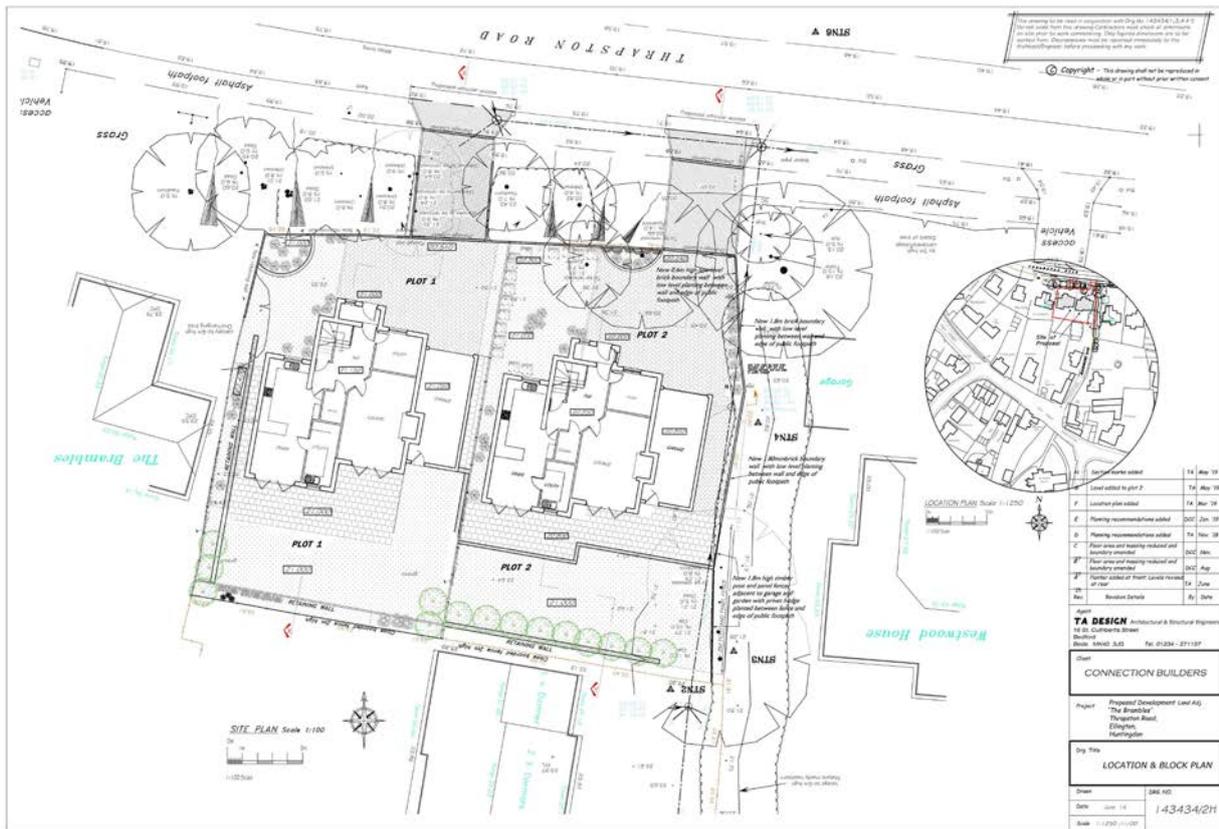
- Proposed block and location plan 143434/ 2 H to clarify habitable floor level of plot 2 and identify the location of the sections on drawing 143434/ 6 A (supersedes Proposed block and location plan 143434/ 2 F -in the report).

- additional section drawing 143434/ 6 A of plots 1 and 2.

Officer comment: Members are requested to consider these plans which were received on 14 May 2019. The floor level of the habitable part of the dwelling on plot 2 is confirmed to be 20.95m, which is 0.1m higher than the 20.85m quoted in paras 7.21 and 7.22 of the report. However, the level of 20.95m is acceptable and the proposed levels can be secured by condition.

5. An acceptable revised wheeled bins unilateral undertaking has been received - relevant to paras 7.39 and 7.40 of the report and the recommendation.

6. Conclusion: The recommendation at section 8 (on page 159) of the report still applies: approval, to include the conditions as set out in the report plus an additional a condition to address contamination (as recommended at item 2 above).



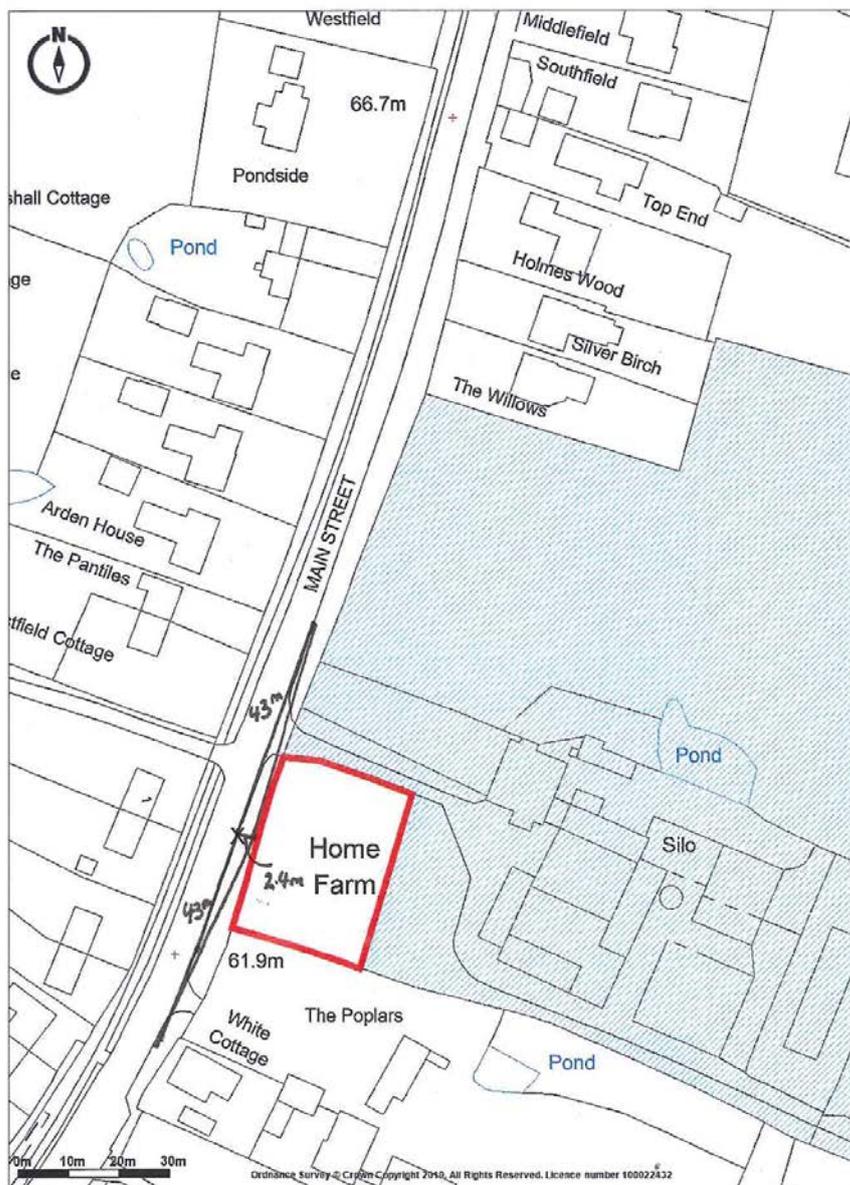
5 (h)	19/00202/S73	Variation of condition 2 of 17/01096/FUL to vary site plan (retrospective application).	1A Coneygear Road, Huntingdon, PE29 1QL
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This application has been withdrawn. 13.5.19.

5 (i)	18/02268/OUT	Erection of two detached dwellings with new accesses	Home Farm, Main Street, Old Weston, Huntingdon, PE28 5LL
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The agent has been liaising with CC highways and an additional plan (attached) showing suitable visibility splays has now been provided. CC Highways have confirmed that visibility splays of 2.4m x 43m are appropriate for this site given the 30mph speed limit.

Accordingly reason three for refusal is withdrawn. Reasons 1, 2 and 4 remain.



5 (j)	18/00385/FUL	Partial Retrospective - Change of use from builders storage to Self Storage container storage facility including siting of 146 containers (97 retrospective) and storage of 3 caravans	Land South West Of Bleakley Farm, London Road, Godmanchester
No late Repts			

From: DMAdmin
Sent: 10 May 2019 11:12
To: DevelopmentControl
Subject: FW: Planning Permission Consultation - Land Adjacent The Brambles Thrapston Road Ellington (ref 15/00442/FUL)

From: Clerk <clerk@ellingtonparishcouncil.gov.uk>
Sent: 10 May 2019 10:43
To: DMAdmin <Development.ManagementAdmin@huntingdonshire.gov.uk>
Subject: RE: Planning Permission Consultation - Land Adjacent The Brambles Thrapston Road Ellington (ref 15/00442/FUL)

Dear Sirs

Parish Councillors met on Wednesday, May 8th to discuss this application.

Members recommended REFUSAL for the following reasons: Tree Report is out of date, there are now 5 trees, rather than 4. Some boundaries are unclear (Public Footpath No 14). It is not clear why soakaways are suggested, rather than discharge into Anglia Water drainage. The comments made at the previous application still apply: the proposed development is too large for the site, it is too far forward. The size and location will not be in-keeping with the existing properties on Thrapston Road and it is too close to the adjacent property, Brambles, resulting in loss of privacy to the owners of Brambles. It will appear cramped on the street scene. There is inadequate turning space for vehicles - which will be forced to reverse onto a very busy road. The Parish Council support the principle of development on this site and suggest that an application that is proportionate to the size of the plot, sympathetic to the street scene and existing properties would be more suitable. A shared drive may assist with creating safer access and egress onto Thrapston Road. As a general point, Members also stated that clearer information on the changes between the applications would be helpful as it is not straightforward to identify the differences.

Kind regards

D Tysoe

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On 01 May 2019, at 14:29, <Dmadmin@huntingdonshire.gov.uk> wrote

Dear Parish Clerk,

Please find correspondence from Development Management at Huntingdonshire District Council attached to this email in relation to the following application for planning permission.

Proposal: Erection of two dwellings with attached garages

Site Address: Land Adjacent The Brambles Thrapston Road Ellington

Reference: 15/00442/FUL

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If you have any doubts or concerns relating to this email please contact us directly, our contact details are provided below.

Development Management
Huntingdonshire District Council

T: 01480 388388

E: mail@huntingdonshire.gov.uk

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