

Dear Councillor

DEVELOPMENT MANAGEMENT COMMITTEE - MONDAY, 17 JUNE 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 - 12)

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DEVELOPMENT MANAGEMENT COMMITTEE – 17th June 2019
LATE REPRESENTATIONS SUMMARY

| Agenda Item Number | Planning Reference | Description | Address |
|---|--------------------|---|---|
| 3 (a) | 18/01742/FUL | Proposed construction of a storage building | Equestrian Centre New Manor Farm Sawtry Way Wyton |
| Parish Comments – See attachment | | | |
| 4 (a) | 18/01391/FUL | Retrospective application for the erection of a two storey dwelling replacing a former dwelling (new design to replace two previously approved schemes) and associated works | 1 Lodge Farm Cottage Low Road Little Stukeley Huntingdon PE28 4HG |
| <p>Two plans were omitted from the DMC report pack in error.</p> <ol style="list-style-type: none"> 1. 2018 02_PL03: Flood Compensatory storage plans – referred to in 7.14 2. 2018 02_PL04: Flood Compensatory volume calculations | | | |
| 4 (C) | 19/00597/S73 | Variation of Condition 1 of 16/00679/FUL for temporary site access for construction traffic. This includes no dig haul road, drop kerb access via public highway, removal of existing hedge. For duration of construction works. The current permission is due to expire on 18th August 2019. | Land At Former Golf Course Houghton Road St Ives |

Update to section 6.3 of the Committee Report:

The following photographs (pictures A to D) have been received from the occupier of “Mandera” Houghton Road, St Ives who objects to the application. The objector asks that the DMC view the photos in conjunction with the objector’s verbal comments to be given during the DMC meeting

Picture A



Picture B



Picture C



Picture D



18/01742/FUL Proposed Construction of Storage Building – Equestrian centre New Manor farm Sawtry Way

Following the decision taken at the Development Management Panel on the 20th May 2019 to defer a decision on the above application, we are writing to you with further comments for Officers and Councillors to consider.

1. Officers Report to Committee and HDC Local Plan

1.1 The application is in the name of 'New Manor Farm Ltd' which is an application to erect a very large scale, new building, for the use of Mick George Ltd. It is justified by the applicant because a piece of hard standing exists on the site which it is argued has no other viable use than to be built on.

1.2 The officers report supports this application, but we believe fails to recognise that the re-use of a piece of hard standing, is insufficient justification to support expanding a business in class B8, the nature of which needs only road access. It does not need to be in the countryside and building on this scale would finally tip the balance on that site to becoming a new unplanned industrial estate.

1.3 The officer is correct in that the site is definitely within the countryside and therefore caught by Local Plan policy LP10, but he fails to mention that this together with its related policies, whilst aiming to support a thriving rural economy, actually looks to protect the countryside, support on-going agriculture, together with diversification into sectors such as tourism and leisure.

1.4 Hence storage and maintenance of heavy aggregate moving and road building plant & machinery, together with the resultant industrialisation of the countryside is not supported by this policy.

1.5 The Officers report quotes Local Plan policy LP19 The Rural Economy - and interprets this to support the application, mentioning that the existing buildings on the site have already been put to some alternative use, which therefore justifies further expansion.

1.6 However this policy clearly states that the extent of diversification should mean that agricultural operations should remain the dominant land use and be on appropriate scale, neither of which this application satisfies.

1.7 The policy usefully defines 'Rural' – which whilst stating that it can be both industrial or agricultural, importantly does clarify that in 6.19 it has to be 'one having a genuine need to

be located in the countryside’ and in 6.21 ‘a rural location is essential to the successful operation of the business or the business is dependent upon the natural resources only available in limited locations’ (emphasis added).

1.8 LP19 finally states ‘A rural business is one which has a legitimate reason to be located in the countryside, including but not limited to agriculture, horses, horticulture or forestry’

1.9 We do not see there is any legitimate or over-riding reason for this business to have to be located in the countryside as it merely requires a big building and access to a road.

1.10 By stating that the hard standing has no viable re-use is to attempt treat it as if it were a redundant building. It isn’t and maintenance, running costs, ground rent and security will all be zero to minimal. Furthermore to have to ‘sink’ the building some 1m below the ground to reduce the buildings height will require this hard standing to be dug up, excavated and a new floor laid, hence it is not a reuse of what is already there.

1.11 Meanwhile to build an actual building - 9.5m high construction – covering over 1000 sq m (the size of a small supermarket) including a crane, to use it to run a large scale, non-rural venture, is way beyond the sort of diversification identified by the policy. It will have significant impact on the surrounding character as it tips the balance from predominantly rural to industrialisation of the site.

2. NPPF and The Houghton & Wyton Neighbourhood Plan (HWNP)

2.1 LP19 is classified as a non strategic policy within the Local Plan. NPPF 21 makes it clear that local plans should make explicit which policies are strategic policies.

2.2 The HDC Local Plan satisfies this requirement and on page 4, explicitly states that the strategic policies are all the policies contained in section 4; Section D (allocations); together with policies on Design Context and Affordable Housing. Hence Policy LP19 is non strategic as it appears in Section 6.

2.3 NPPF 2019 is quite clear when it states in para 13 ‘Neighbourhood Plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies’.

2.4 Hence we should look to the H&W Neighbourhood Plan to direct us on this matter and which is complimentary to LP19 but usefully puts more flesh on the bone to help ensure that only appropriate development, that genuinely satisfies the policy, is supported.

2.5 The HWNP 15 10.2 states ‘in particular in a rural location, it is considered most appropriate to encourage small scale businesses which encourage and promote tourism and rural enterprise generally and/or benefit the local community.’

2.6 The policy specifically uses the words ‘encourage small scale businesses which encourage and promote tourism and rural enterprise’ – key words when considered against an application in support of Mick George Ltd – a large scale, non rural, national concern and completely unwarranted.

2.7 HWNP goes on to state in 10.5 ‘Support will therefore be given to proposals which demonstrate an active approach to providing sustainable commercial activity within the context of a rural parish.’

2.8 Read as a whole, the HWNP clearly identifies the particular character of the area, as being rural, heavily reliant on quiet tourism and not an appropriate location for heavy plant maintenance and the storage building the scale of which resembles a distribution centre, built on the high ground overlooking parts of the village and surrounding conservation area.

2.9 Furthermore the Houghton & Wyton Neighbourhood Plan is very specific about the location for this proposal and highlights concerns raised when formulating policy as in 10.6 it states ‘One caveat is the concern over sprawling development along the main routes that surround the built up area – namelythe B1090’ (Sawtry Way) It goes on to suggest that this would not be the best location for business expansion and development if it leads to further sprawl. This building extends the built on area of the site, is clearly visible and would add to the actual and perception of development sprawl.

2.10 Policy HNWP 15 ‘expanding businesses will be supported where appropriate to their rural setting and respect the character of the village, the countryside and wider landscape.’

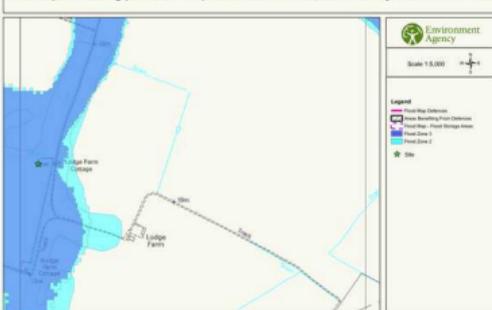
3. Conclusion:

3.1 The weak justification for a new building on the site (the hard standing argument), mass scale of what is proposed, nature of the business activity, the tipping of the balance away from predominantly rural activity, and irrelevance to a countryside location fails the test against policies LP10, non- strategic policy LP19 and HWNP 15.

3.2 In our view points to this development needing to be located in one of the districts designated Established Employment Areas (LP18) and we therefore recommend refusal.

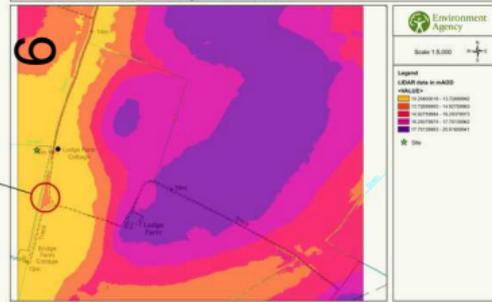
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Flood Map for Planning (Rivers and Sea) Centred on Low Road, Little Stukeley, NGR TL2011173565



Flood Mapping of Low Rd Little Stukeley (EA) not to scale

LIDAR composite digital terrain model showing levels in metres above ordnance datum Centred on Low Road, Little Stukeley, NGR TL2011173565



Flood Mapping of Low Rd Little Stukeley (EA) not to scale

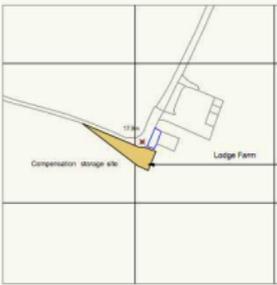
Flood Compensatory Proposal

This Flood Compensatory Scheme was discussed and approved by the Environment Agency on 8th March 2018, and is recorded on this drawing for the purposes of satisfying the Pre Commencement Condition 6 of Planning Approval 16/021676/FL. FOR THIS REVISED APPLICATION JUNE 2018 THE SCHEME IS RESUBMITTED ALLOWING ADDITIONAL VOLUME OF 13.4M3 REPRESENTING THE FLOOD VOLUMES CREATED BY THE ADDITIONAL EXTENSION TO ORIGINAL PLAN. Volumes of both existing surplus soil on site at Low Road Little Stukeley and made up volume beneath driveway, landscaping, house and garage.

- Rubble Heap 18.9 m3,
- Buildings 81.1m3
- Driveways 44.5m3
- Landscaping 16.5 m3

The resultant Flood Compensation total volume is 123.4m3 and this will be extracted on a level for wet, volume for volume back from the site at Lodge Farm

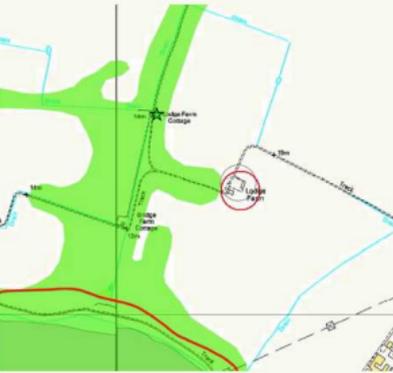
Flood Compensatory Storage Scheme (FRA)



Site Plan of Lodge Farm OS 1 1250 Scale

The precise site within this area will be determined by levels taken from the proposed dwelling site to ensure base level of compensation starts at the building site level of 13.636 OD

330m2 approx area required to provide equivalent compensatory volume (total 123.4m3) at level for level & volume for volume



Proposals Location Plan (as sent to EA)



PL3

WEDNESDAY 14 MARCH 2018 14:12

Katie Loader
 RE: Low Road, Little Stukeley, Huntingdon 16/021676/FL
 To: Mark Elberly
 8 March 2018 at 14:12
 Hi Mark

I have produced a map showing LIDAR data for land to the east of the site which is at a higher level and would allow compensation. I have also again provided the flood map for planning showing the same area. Any proposed compensatory storage would need to be outside of flood zone 3, but the area provided will need to be linked to the floodplain so that it can freely fill and drain.

The suggested area of Lodge farm would fit these criteria.

In principle the Environment Agency has no objection to the method proposed for compensatory storage at the Lodge Farm location. Our mapping shows that it is at a sufficient level to provide for loss of floodplain. Compensation will be provided in 200mm slices to account for the levels lost to the new building up to the design flood level and for the full 110m3 volume.

Kind regards
Katie Loader
 Flood & Coastal Risk Management Officer
 Partnerships & Strategic Overview Team
 East Anglia Area (Great Ouse Catchment)
 Tel: 0208 476 5417 (Internal 49417)
 Team Number: 0208 476 2340
 Team Email: PCO-Strategic@environment-agency.gov.uk

Environment Agency, Broomhall Lane, Barton, Cambridgeshire, PE28 4NE.

Email from Environment Agency confirming approval of methodology and compensation storage plan

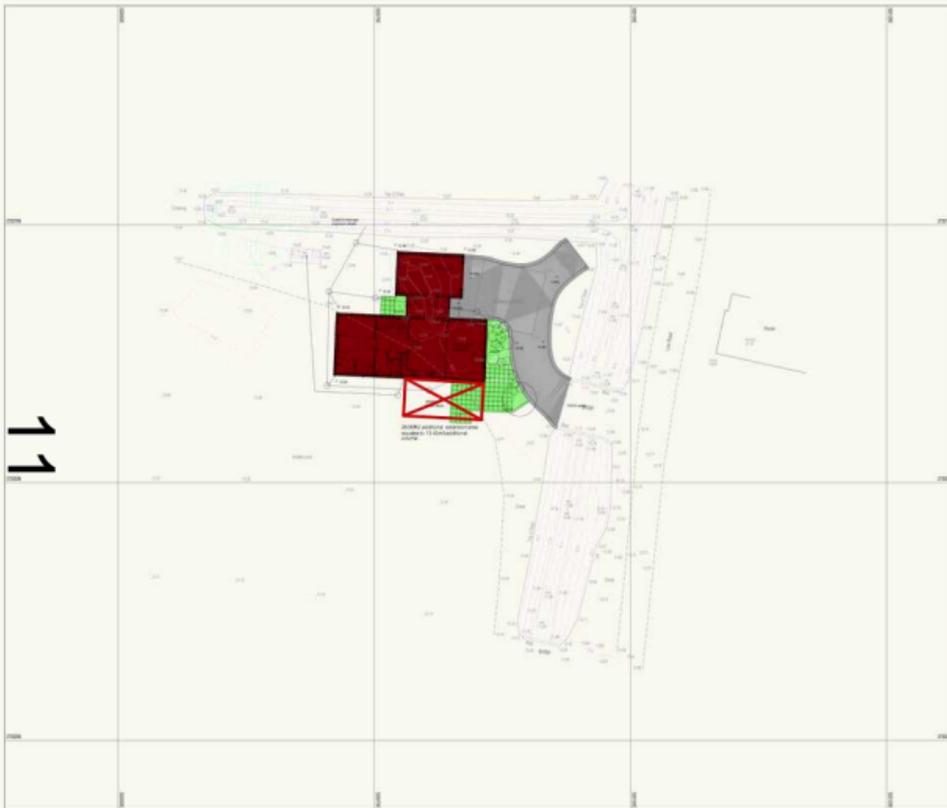
| File Name | Created By | Comments |
|-----------------|---|-----------------|
| Draw | Agnes@me.ltd (Philippa & Paul) | |
| Model | Low Rd, Little Stukeley, Huntingdon, PE28 4NE | |
| Drawing | Flood compensatory Storage 1 | |
| Tracking number | 276112_PL3 | Drawn: NTS @ 01 |
| Revision | | Drawn by: MC |
| Date | 27/03/2018 | 2:08 PM |

mark elberly architects

Mark & Paul Elberly
 100-102, 104-106, 108-110, 112-114, 116-118, 120-122, 124-126, 128-130, 132-134, 136-138, 140-142, 144-146, 148-150, 152-154, 156-158, 160-162, 164-166, 168-170, 172-174, 176-178, 180-182, 184-186, 188-190, 192-194, 196-198, 200-202, 204-206, 208-210, 212-214, 216-218, 220-222, 224-226, 228-230, 232-234, 236-238, 240-242, 244-246, 248-250, 252-254, 256-258, 260-262, 264-266, 268-270, 272-274, 276-278, 280-282, 284-286, 288-290, 292-294, 296-298, 300-302, 304-306, 308-310, 312-314, 316-318, 320-322, 324-326, 328-330, 332-334, 336-338, 340-342, 344-346, 348-350, 352-354, 356-358, 360-362, 364-366, 368-370, 372-374, 376-378, 380-382, 384-386, 388-390, 392-394, 396-398, 400-402, 404-406, 408-410, 412-414, 416-418, 420-422, 424-426, 428-430, 432-434, 436-438, 440-442, 444-446, 448-450, 452-454, 456-458, 460-462, 464-466, 468-470, 472-474, 476-478, 480-482, 484-486, 488-490, 492-494, 496-498, 500-502, 504-506, 508-510, 512-514, 516-518, 520-522, 524-526, 528-530, 532-534, 536-538, 540-542, 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3900-3902, 3904-3906, 3908-3910, 3912-3914, 3916-3918, 3920-3922, 3924-3926, 3928-3930, 3932-3

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PL4



Volumes of both existing surplus and on site of Low Road Little Skelley and made up volume beneath driveway, landscape, house and garage:

Rubble Heap 18.9 m³

Buildings 81.1m³

Driveway 44.1m³

Landscaping 11.5 m³

The resultant Flood Compensation total volume is 122.4m³ and this will be achieved on a level for level, volume for volume basis from the site at Lodge Farm

REVISED BUILDINGS VOLUME
81.1M³

| VOLUME CALCULATIONS | |
|---------------------|----------------------|
| RUBBLE HEAP | = 18.9M ³ |
| BUILDINGS | = 81.1M ³ |
| DRIVEWAY | = 44.1M ³ |
| LANDSCAPING | = 11.5M ³ |

ASC
40 Spring Dale Street, Haslemere, Surrey GU27 0JH
Lewes Market, 100 Stour, Littlehampton, Sussex
PO16 1ADH

The Survey Symbol Used To Represent Tree Species Goes As Always (See OS Data Sheet)

Checked/Reviewed

The Lead

Line No.

Apex Road

Water-Industrial/Other

Arterial

Character/Quality

PG20 (3)



Low Road, Little Skelley, Hurdington, PG28 4GJ

Proposed Gull & Pill Volume

As calculated 01/03/2018

Mark Esherby Architects

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01/03/2018

1:000 (A3)

01/03/2018

David Ross

01243 610111

Adam Newman

ASC.18.107

| REV | DATE | BY | DESCRIPTION |
|-----|------------|----|--|
| 001 | 01/03/2018 | DA | APPROVED FOR PRODUCTION & PLOT |
| 002 | 01/03/2018 | DA | LOW ROAD LITTLE SKELEY, HURDINGTON, PG28 4GJ |
| 003 | 01/03/2018 | DA | FLOOD COMPENSATION - FRA 1 |
| 004 | 01/03/2018 | DA | DRIVEWAY VOLUME 44.1M ³ , PILL 44.1M ³ GULL 44.1M ³ |
| 005 | 01/03/2018 | DA | HOUSE 141M ³ |
| 006 | 01/03/2018 | DA | LANDSCAPING 11.5M ³ |
| 007 | 01/03/2018 | DA | RUBBLE HEAP 18.9M ³ |

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