This application is referred to the Development Management Committee as Huntingdon Town Council's recommendation of refusal is contrary to the Officer's recommendation of approval.

1. DESCRIPTION

1.1 This application relates to an area of open, grassed land located on the south eastern corner of Ermine Street and St Peters Road, Huntingdon.

1.2 The proposal is for the erection of six flats.

1.3 An identical scheme was approved in 2010 (1000376FUL) and again in 2013 (1300548REP). The approved scheme expired in May 2016.

2. NATIONAL GUIDANCE

2.1 The National Planning Policy Framework (2012), with particular reference to paragraphs 17, 56, 58, 59 and 60.

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: Residential privacy and amenity standards
- H37: Housing and environmental pollution
- H38: Housing and noise pollution
- T19: Footpath provision in new development
- T20: Cycleway provision in new development
- EN2: Character and setting of listed buildings
- EN5: Conservation areas character
- EN6: Design standards in conservation areas
• EN9: Open spaces, trees and street scenes in conservation areas
• EN20: Landscaping schemes for new development
• EN25: General design criteria

3.2 Saved policies from the Huntingdonshire Local Plan Alterations (2002)
• HL5: Quality and Density of Development
• HL6: Housing Densities
• HL10: Housing Provision

3.3 Adopted Huntingdonshire Local Development Framework Core Strategy (2009)
• CS1: Sustainable development in Huntingdonshire.
• CS3: The Settlement Hierarchy
• CS10: Contributions to Infrastructure Requirements

3.4 Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013)
• LP1: Strategy and Principles for Development
• LP2: Contributing to Infrastructure Delivery
• LP8: Development in the Spatial Planning Areas
• LP13: Quality of Design
• LP15: Ensuring a High Standard of Amenity
• LP17: Sustainable Travel
• LP18: Parking Provision

3.5 Supplementary Planning Documents:
• Huntingdonshire Design Guide Supplementary Planning Document 2007

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

4. PLANNING HISTORY

1300548REP (Replacement of Planning Permission 1000376FUL for erection of six flats) Approved - 31.05.2013
1000376FUL (Erection of six flats) Approved - 18.08.2010
0602825FUL (Erection of six flats) Approved - 28.11.2006
0600910FUL (Erection of six flats) Refused - 04.05.2006

5. CONSULTATIONS

5.1 Huntingdon Town Council: "Recommend refuse. Members felt this was overdevelopment of the site".

5.2 Cambridgeshire Constabulary: "No comments at this time in relation to crime and disorder".

5.3 Cambridgeshire County Council Archaeology: "We do not object to development from proceeding in this location but consider that the site should be subject to a programme of archaeological investigation secured through the inclusion of a negative condition such as the model condition 'number 55' contained in DoE Planning Circular 11/95".
5.4 Cambridgeshire County Council Highways: No response received at time of writing. Any response received will be reported on the late sheets. However, the layout is identical to the schemes already approved under 0602825FUL, 1000376FUL and 1300548REP for which the County Council had no objection, subject to conditions.

6. REPRESENTATIONS

6.1 Nine representations have been received, objecting to the proposal and highlighting concerns relating to:
- No provision for car parking
- Negative impact on light and air quality
- Negative impact on privacy
- Application site has no access, development is dependent on a claim to have access via Ermine Court, Ermine Court is already congested
- No access for pedestrians to proposed flats or to bin store
- Reduction in visibility for vehicles at busy junction, increased risk of accidents
- Soundproofing - noise impact assessment is out of date
- Development will negatively impact an already overburdened drainage system
- Potential disruption during development works
- Disruption and nuisance to owners of Ermine Court, with particular reference to parking
- Surface of Ermine Court is not suitable for lorries/plant vehicles
- Displacement of refuse bins and loss of parking space
- Negative impact on highway safety, potential impact on emergency vehicles due to congestion
- Potential increase in management fees for occupiers of Ermine Court
- Ermine Court Management company not consulted on plans
- Potential negative impact on structural integrity of neighbouring buildings
- Reduction in property value

6.2 It must be noted that the following points raised by objectors are not material planning considerations and as such cannot be considered further in the determination of this application:
- Reduction in property value
- Potential increase in management fees for occupiers of Ermine Court
- Potential disruption during development works
- Potential negative impact on structural integrity of neighbouring buildings
- Development will negatively impact an already overburdened drainage system
- Surface of Ermine Court is not suitable for lorries/plant vehicles

7. ASSESSMENT

7.1 It is noted that applications for planning permission for identical schemes were approved in 2010 and again in 2013. It is considered that neither the physical state of the application site or the relationship
between the site and its surroundings have changed. The principle of development has therefore been established. The main issues to consider are:

- The impact on the amenity of neighbours;
- The design of the proposal in relation to the listed building, street scene and the character/appearance of the Conservation Area as a whole; and
- Parking and the impact upon highway safety.

The impact on the amenity of neighbours:

Privacy/Overlooking

7.2 The orientation and positioning of the proposed building is such that the fenestration upon the southwest and northwest elevations face across the highway in the first instance, with a substantial separation distance between the application site and the nearest neighbouring dwelling.

7.3 The fenestration on the northeast elevation faces toward the neighbouring dwellings in Cherry Tree Close, however the separation distance (approx. 20m) between them is considered to be sufficient to avoid an unacceptable situation of overlooking, particularly when the current situation of mutual overlooking (from both Ermine Court and neighbouring properties on Cherry Tree Close) is taken into account.

7.4 The southeast elevation of the proposed building contains fenestration at both ground and first floor level which will face directly onto the northwest elevation of the section of Ermine Court which lies closest to the application site.

7.5 The design of the fenestration is such that the only opening section of window is limited to a quarter of the unit and this section will be top hung. In addition, all of the fenestration on this elevation is proposed to be obscurely glazed. With the imposition of a condition to retain this arrangement in perpetuity, the proposed development is not considered to negatively impact the amenity of neighbouring occupants in terms of overlooking/a loss of privacy.

Overbearing impact and a loss of light/overshadowing

7.6 The scale, positioning and form of the proposed building are such that the development is not considered to create an unacceptable detrimental impact by way of being overbearing. Whilst the development may result in a degree of direct afternoon sunlight being interrupted before reaching the northwest elevation of the section of Ermine Court which lies closest to the application site, this impact is not considered to be unacceptable to the extent that a reason for refusal on this point alone would be justified.

Amenity of future occupants

7.7 One of the representations received highlighted a concern regarding the amenity of future occupants of the proposed building, with a particular focus on noise. The validity of an Acoustic Assessment dated 10.09.2007 was also questioned. HDC Environmental Health has considered the content of the document and found the proposal to be acceptable, subject to the imposition of conditions regarding sound attenuation for the structure of the roof, a number of windows and ventilation units.
The design of the proposal in relation to the listed building, street scene and the character/appearance of the Conservation Area as a whole:

7.8 The application site lies within the Huntingdon Conservation Area and a terrace of grade II listed buildings is located approximately 23m to the south. The site occupies a prominent position upon a historic route into/out of Huntingdon at the junction of two primary transport routes.

Listed Buildings

7.9 Due to the aforementioned separation distance between the application site and the listed buildings, coupled with the impact of the highway and existing landscaping on the southwest of Ermine Street, a clear visual distinction between the two sites is afforded to the reader of the street scene. As such, the proposed development is not considered to create a detrimental impact on the setting or significance of the listed buildings.

Street scene and the character/appearance of the Conservation Area

7.10 A previous appeal decision (for application 0502580FUL) highlighted the importance/prominence of the application site and noted that it would benefit from "being developed by a significant 'landmark' building".

7.11 The northwest elevation of the section of Ermine Court which lies closest to the application site provides an abrupt introduction to residential development on the north side of Ermine Street. When the impact of this structure is taken into account, the proposed building is considered to represent an appropriately balanced form of a scale which will not interrupt the interpretation of the street scene such that the Conservation Area will be negatively impacted.

7.12 The Huntingdonshire Design Guide (2007) states that "Care must be taken to avoid large and uninteresting end-gables". With regard to the north/northeast elevation of the proposed building, the agent has confirmed agreement to the imposition of a condition requiring that some detailing/blind windows be agreed prior to the commencement of development.

7.13 It is noted that the same Tree Survey and report which accompanied the previously approved application (1000376FUL) was submitted as part of this proposal. HDC Landscape has reviewed the information and considered the proposal to be acceptable, subject to the imposition of conditions relating to hard/soft landscaping details and tree protection measures. The addition of railings along the west and southwest boundary of the site is considered to be an appropriate boundary treatment in this location, providing a visual transition around the corner of the junction, however full details shall be submitted as part of the above condition.
7.14 Widening the existing footpath to create a cycleway is not considered to create a detrimental impact upon the character/appearance of the wider area and is an acceptable addition to the site.

7.15 The application form notes that all materials are “to be agreed”. As such, a condition will be imposed in order to ensure that the construction/finishing materials will create a harmonious addition which respects the established palette of the street scene. The application is supported by a completed UU (Wheeled Bin Contribution) which is considered to comply with the provisions of the Developer Contributions SPD (2011).

Parking and the impact upon highway safety:

7.16 A common theme throughout the majority of representations concerned the potential impact on the vehicle parking arrangements of Ermine Court residents and a potential negative impact on highway safety due to the proposed development providing storage for two cycles per unit only. HDC’s Transportation Officer offered no objection to the development without the benefit of any off-street parking provision. The highly sustainable location of the application site was noted, given the walking and cycling routes in the immediate vicinity and the range of public transport services available coupled with the close proximity to the services/facilities of Huntingdon town centre.

7.17 Whilst the concerns outlined in the representations are understood, it must be noted that the provision of on-site car parking would present substantial complications with regard to highway safety, due to the location of the application site adjacent to a junction with considerable daily vehicle movements. A refusal of planning permission on the basis of a lack of on-site parking would be unlikely to be upheld at appeal.

7.18 The proposed development includes the widening of the footway around the frontage of Ermine Street and St. Peter's Road to an overall width of 3m from the edge of the carriageway (shown on Drg. No. WD/2287/11B). This aspect of the development, for eventual adoption as part of the public highway by the local highway authority, will be secured by way of condition.

7.19 With the imposition of a condition to ensure the cycle storage is provided before the first occupation of the development and thereafter retained in perpetuity, coupled with the sustainable location of the application site, the proposed development is considered to comply with LP18 of the Draft Huntingdonshire Local Plan to 2036 and is acceptable in that regard.

7.20 Response to other representations received:
   - Application site has no access
   - No access for pedestrians to proposed flats or to bin store
   - Development is dependent on a claim to have access via Ermine Court and Ermine Court is already congested

7.21 Pedestrian access to the site is detailed on drawing number WD/2287/21A upon the south boundary of the application site.
The application is supported by a deed of easement (dated 12.01.2007) signed by the freehold owner of the site which does not impinge on any land with a leasehold interest. For the purposes of this application, it is understood that the applicant is successor in title and therefore benefits from the aforementioned agreement. The agreement includes a clause which outlines obligations with regard to maintenance and damage reparation.

A Certificate B notice was served on the freehold owner of the site on 06.06.2016. No response from the freehold owner has been received by the LPA, however the agent for the application has advised that receipt of the notice was confirmed by the freehold owner.

The Design and Access statement notes that the right of way through the Ermine Court development shall provide access for deliveries and refuse collection. HDC Operations has confirmed that their refuse vehicles currently serve Ermine Court, although the vehicles do not enter the car parking area to the rear of the site (because of the height of the undercroft). Operatives currently walk through to the car park area to collect refuse from a bin storage area located along the northern boundary (i.e. the shared boundary with the application site). As such, the location of the proposed bin store on the application site is considered to represent an impractical arrangement which would increase the waiting time of the refuse vehicle. A revised location for the bin store, sited closer to the rear access gate and further away from the residential properties to the south of the application site, is considered to be a more appropriate location, and would be acceptable for HDC Operations. Full details of the bin store in terms of location, materials etc. will be secured by way of condition.

Soundproofing - noise impact assessment is out of date
HDC Environmental Health has considered the content of the document and found the proposal to be acceptable, subject to the imposition of conditions.

Displacement of refuse bins and loss of parking space
The proposal does not include any changes to the layout of the parking area of Ermine Court. Drawing number WD/2287/21A details the changes to the wall of the development to include the addition of a pedestrian gate only.

Ermine Court Management company not consulted on plans
42 letters of consultation were distributed as per the LPA's standard consultation process. The process undertaken is considered to conform to the statutory requirements as set out in Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

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

- Time limit
- In accordance with plans
- Materials to be submitted for approval
- Footway/cycleway laid out and constructed prior to occupation
- Existing and proposed levels
- Windows in the south east elevation shall be obscurely glazed and top opening
- External joinery details, vents, flues and rainwater goods, railings and gable detailing
- Hard and soft landscape works
- Tree protection
- Clean top-soil should be deployed in all garden and landscaping areas
- Sound reduction details: Windows, ventilation and roof design details
- Detailed outdoor lighting scheme
- Detailed programme of archaeological work
- Cycle parking facilities provided prior to occupation
- Details of refuse storage (location, materials)

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 Mr James Lloyd Development Management Officer 01480 388389
<table>
<thead>
<tr>
<th>Application Number</th>
<th>Address</th>
<th>Description</th>
<th>Recommendation</th>
<th>Reason</th>
</tr>
</thead>
<tbody>
<tr>
<td>15/01520/FUL</td>
<td>Mr Tiffin, 5 Brookeside, Huntingdon, PE29 1HU</td>
<td>To convert the existing double garage to residential for use as a HMO (house of multiple occupancy). 5 Brookeside, Huntingdon, PE29 1HU</td>
<td>Recommend RESFULAL. Members considered this to be over-development of the site.</td>
<td></td>
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<td></td>
<td></td>
<td>1. Revised plans and description</td>
<td>Recommend REFUSAL. Members considered this to be over-development of the site</td>
<td></td>
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<td>16/00746/HHFUL</td>
<td>Mr J Major, 28 Manor Road, Hemingford Grey</td>
<td>Single storey rear extension. 19 Great Northern Street, Huntingdon, PE29 7HJ</td>
<td>Recommend APPROVE</td>
<td></td>
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<tr>
<td>16/00826/FUL</td>
<td>Mr M Conroy, c/o Agnet. Mr Simon Tindle, Barford + Co, Howard House, 17 Church Street, St Neots, PE19 2BU</td>
<td>Erection of six flats. Land at junction of Ermine Street and St Peters Road, Huntingdon</td>
<td>Recommend REFUSE. Members felt this was overdevelopment of the site.</td>
<td></td>
</tr>
<tr>
<td>16/00884/FUL</td>
<td>Mr Mark Duff, Steinhoff UK Group Properties Ltd, 1 Windover Road, Huntingdon, PE29 7EF</td>
<td>Proposed infill to existing loading dock canopy to create additional warehouse floor area, redesigned two way entrance/exit with central gatehouse, new area of hardstanding for trailer parking and associated works. 1 Windover Road, Huntingdon</td>
<td>Recommend APPROVE</td>
<td></td>
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