1. DESCRIPTION OF SITE AND APPLICATION

1.1 The site is located on the northern edge of the village and is comprised of a detached modern dwelling set back from the highway. There is a gated access track to the west of the dwelling serving the paddock to the rear (within the same ownership) from the High Street. To the front of the dwelling is a row of 3 mature limes and a mature Silver birch. Along the western boundary there is a hedgerow consisting predominantly of elm trees and some hawthorn.

1.2 The site is within the Hilton Conservation Area. The "Manor House" (and the detached barn within its curtilage) is listed (grade 2). The land is located in E.A. flood zone 1, and in the 1 in 100 year flood extent as defined in the S.F.R.A.

1.3 Existing built development on the northern side of the High Street in the vicinity is linear with properties either set back from the road or on the back edge of the highway and is residential in nature with a variety of housing types and ages including two grade II listed buildings 'The Manor House' and the barn within its curtilage to the east. There are agricultural buildings to the north-east (that has planning permission 15/00051/FUL for Change of use from agriculture to covered storage of builder's materials and equipment) and open land to the north.

1.4 The proposal is to demolish the existing modern dwelling and erect two detached dwellings on the same alignment as the existing property.

1.5 The detached double garage is to be omitted from the scheme and amended plans will be presented either as late representations or at the planning committee.
1.6 A unilateral undertaking has been received to contribute to funding wheeled bins.

2. **NATIONAL GUIDANCE**

2.1 The National Planning Policy Framework (2012)

2.2 Planning Practice Guidance (2014)

2.3 Design Guide 2017


3. **PLANNING POLICIES**

3.1 Saved policies from the Huntingdonshire Local Plan (1995)
   - H31: "Residential privacy and amenity standards"
   - H32: "Sub-division of large curtilages"
   - En2: "Character and setting of Listed Buildings"
   - En5: "Conservation Area Character"
   - En6: "Design standards in Conservation Areas"
   - En9: “Development in Conservation Areas"
   - En18: "Protection of countryside features"
   - En20: Landscaping Scheme.
   - En22: "Conservation"
   - En25: "General Design Criteria"
   - CS8: "Water"
   - CS9: “Flood water management”

3.2 Saved policies from the Huntingdonshire Local Plan Alterations (2002)
   - HL5 - Quality and Density of Development

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”
   - LP6: ‘Flood Risk and Water Management’
   - LP10: “Development in Small Settlements"
   - LP13: 'Quality of Design'
   - LP15: 'Ensuring a High Standard of Amenity'
   - LP18: 'Parking Provision'
   - LP28: 'Biodiversity and protected species and habitats’

3.5 The SPD Design Guide and the Hilton Village Statement are material planning considerations.
4. PLANNING HISTORY

4.1 R/O the existing dwelling: 15/02261/FUL – Erection of dwelling – Refused – Appeal dismissed

5. CONSULTATIONS

5.1 Hilton Parish Council – REFUSE (COPY ATTACHED) for the following reasons:
- the scheme would still require change of use of the land surrounding the current title as per appeal proposal 15/02261/FUL.
- access to plot 1 does not exist as the land it crosses is owned by the parish Council.
- materials e.g., the roof tiles should be clay peg tiles and driveway would need to be gravel
- footprint exceeds existing footprint.

Officer response: With regards to the appeal – that was for the land to the rear of the current dwelling and does not form part of this application site. With regards to the access / land ownership – the applicant has provided documentation that the land in question is not within the parish council ownership. The Parish Council dispute this. Notwithstanding, this is not a reason for refusal as this is a matter to be resolved between the relevant parties. Materials can be controlled by condition.

5.2 HDC Transportation - I can confirm that in highways terms, there are no objections to the replacement of one dwelling with two separate properties. The proposal includes the re-use of the existing access serving the current property and the use of what currently appears to be a field access. Both are acceptable. I would also note that both properties include adequate on-site turning and parking space.

5.3 HDC Arboricultural Officer - No objection subject to conditions to include
- Tree protection
- Arboricultural Method Statement

Officer response: Appropriate conditions will be attached should planning permission be granted.

5.4 CCC Archaeology - Our records indicate that the site is located in an area of high archaeological potential in the historic village of Hilton. The layout of the village is suggestive of a pattern of settlement developing to the north east of the medieval parish church, to the north and south of The Green, although additional evidence for late Saxon and medieval settlement is recorded from excavations at Scotts Close to the north of the church (Historic Environment Record reference ECB2558). The location of a possible moat on the north eastern edge of The Green (01044) is also suggests this pattern of development for the village. Listed buildings of 17th century date adjacent to the proposed development area indicate that this part of the village was developed by this time at the latest. Archaeological investigations at Reeve House to the west identified evidence for Iron Age activity. There is therefore potential for archaeological assets of
medieval and post-medieval date to survive in the area, and some potential for late prehistoric features.
We do not object to development from proceeding in this location but consider that the site should be subject to a condition to secure a programme of archaeological investigation.

*Officer response: An appropriate condition will be attached should planning permission be granted.*

6. REPRESENTATIONS

6.1 Neighbours – one neighbour has submitted representations in respect of this development. The following point has been raised:-
-no trees or hedgerow should be removed along the boundary between Trins Close and Pecks Coppice where these are on my property.

7. ASSESSMENT

7.1 The issues in this case relate to the principle of the development; the design and impact of the proposal on the character and appearance of the Conservation Area and the setting of the adjacent listed buildings; the effect on the amenities of the immediate neighbours; the effect on the trees; and the highway implications.

The principle of the development:

7.2 Hilton is categorised as a Smaller Settlement where sustainable development proposals located within the built-up area will be assessed on individual merit taking into account other policies of the Plan. In this instance the principle of development is acceptable as the site is considered to be within the built-up area.

7.3 Paragraph 17 of the NPPF explains the core land-use planning principles. Of relevance in this instance planning should (amongst others) ‘take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it’ ‘encourage the effective use of land by reusing land that has been previously developed (brownfield land)’.

7.4 Paragraph 49 of the NPPF states that ‘housing applications should be considered in the context of the presumption in favour of sustainable development’.

7.5 Policy CS3 of the Core Strategy is relevant in this case (as it continues the strategic aim of concentrating development in the larger sustainable settlements and protects the character and scale of smaller villages and the countryside). Emerging policy LP10 supports development for residential infilling of up to 3 dwellings within the built-up area of a small settlement taking into account sustainability issues.
The design and impact on the character and appearance of the conservation area and the setting of the listed buildings:

7.6 The site is within the conservation area and there are listed buildings adjacent. In particular, The Manor Farmhouse and the barn to the north-east are both grade 2 listed.

7.7 There is no objection to the principle of the demolition of the current dwelling and the erection of two dwellings in respect of the Conservation Area and setting of the listed buildings. Taking into account the existing modern dwelling (to be demolished) and its limited architectural design that has a neutral impact on the character and appearance of the conservation area, and the proposed dwellings, whilst of standardised design are attractive in their own right that would also have a neutral impact on the character and appearance of the conservation area and setting of the listed buildings.

7.8 For the reasons given above, it is considered that the proposal will not have an negative impact on the character and appearance of the conservation area and the setting of the adjacent listed buildings, and, as such will comply with the provisions of policies En2, En5, En6, En9, En25, HL5, LP13 and LP31 and the Design Guide 2017.

The effect on neighbour amenity:

7.9 The use of this site for the erection of a net increase of one dwelling will have some impact on the amenities of the immediate neighbours. Noise and disturbance generated by the occupants of the proposed dwellings are unlikely to raise significant issues for the adjoining residents, and would not support a reason for refusal. There will be some overlooking of the adjoining properties when compared with the present situation, but the number of windows looking towards the neighbours is limited. Whilst there will be some increase in overlooking, it is considered that any objection in this regards could not be substantiated.

7.10 The proposal is acceptable in terms of policies H31 and LP15.

The effect on the trees:

7.11 The applicants have submitted a tree survey as part of the application. There is a mix of trees on the site, and these are largely confined to the boundaries. There is no objection with regards to the proposals in terms of impact on trees.

The highway implications:

7.12 The provision of an additional access and re-use of the existing access for the proposed dwellings is acceptable in highway terms. Sufficient car parking spaces are being provided for each unit to meet the likely demands.

7.13 There is some disagreement regarding land ownership between the Parish Council and the applicant in respect of right of way for the new access. However that is a private matter to be resolved between the parties and is not a reason for refusal.
7.14 It is considered that the proposal does not raise any undue highway issues and that the parking provision is consistent with policy LP 18.

Flooding

7.15 The site is in Environment Agency (E.A.) flood zone 1. In terms of the E.A flood zones, the site is not considered to be at significant risk. However, the site is in the 1 in 100 year flood extent as defined in the Council's Strategic Flood Risk Assessment (S.F.R.A.).

7.16 Both the replacement and new dwelling lie in Flood Zone 1 thus are considered appropriate development without the need for either the Sequential Test or Exception Test in accordance with the National Planning Policy Framework.

7.17 The applicants have submitted an F.R.A. that the site is in E.A. flood zone 1 and that there is therefore minimal risk from flooding.

Conclusions

7.18 1. The proposal is an acceptable infill development within the built-up area of Hilton.
2. The development will not have an adverse impact on the character and appearance of the Hilton Conservation Area and the setting of the adjoining Listed Building.
3. The proposal will not have a significant impact on the amenities of the immediate neighbours.
4. There are no overriding highway issues.
5. There are no overriding issues regarding flood risk.
6. There are no other material planning considerations which have a significant bearing on the determination of this application.

7.19 Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is recommended that planning permission should be granted in this instance.

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

- Time limit (3 years)
- Approved plans
- Materials/finishes
- Tree protection
- Arboricultural Method Statement to be submitted to, and approved in writing by the Local Planning Authority
- Secure a programme of archaeological investigation

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 Dallas Owen Senior Development Management Officer 01480 388468
Pathfinder House, St Mary's Street
Huntingdon, PE29 3TN
Development.control@huntingdonshire.gov.uk

Huntingdon
Cambridgeshire PE 29 3TN

Application Number: 16/02683/FUL Case Officer Dallas Owen
Proposal: Erection of 2 new detached dwellings following the demolition of the existing dwelling and garage.
Location: Pecks Coppice High Street Hilton
Observations of Hilton Town/Parish Council.

Please box as appropriate

☐ Recommend approval because …….(please give relevant planning reasons in space below)

☐ Recommend refusal because….(please give relevant planning reasons in space below)

Whilst the Planning Committee is happy with the principle of two dwellings replacing the existing
we are recommending for refusal because as of the Planning Inspectorate appeal letter dated 10th
August 2016 APP/HO520/14/16/3150105, point 7 pointed out, this scheme would still require
change of use of the land surrounding the current title Pecks Coppice -

No observations either in favour or against the proposal

Jo Perez
Clerk to Hilton Town/Parish Council.

Date: 17.1.17

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.

Please send response to email address below:-

Development.control@huntingdonshire.gov.uk

In addition, access to Plot 1 does not exist as the land it crosses is owned by the Parish Council. The Planning Committee is not content with some of the materials namely – the roof tiles should be clay teg and the existing drive across the Green/ Common Land would need to be gravel. Finally, it is a Conservation Area and the footprint of this proposal exceeds the existing footprint, contrary to the Design Statement.
PROPOSED SITE PLAN

NOTE: All levels are to be read in conjunction with site survey P899-1 Rev A.

<table>
<thead>
<tr>
<th>PROPOSED LEVELS</th>
<th>PLOT 1</th>
<th>PLOT 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>GROUND LEVEL</td>
<td>11.65</td>
<td>11.70</td>
</tr>
<tr>
<td>F.F.L</td>
<td>11.80</td>
<td>11.85</td>
</tr>
<tr>
<td>RIDGE HEIGHT</td>
<td>19.75</td>
<td>19.50</td>
</tr>
</tbody>
</table>
REAR ELEVATION

SIDE ELEVATION
Client
Mr & Mrs C Warboys

Site Address
Land at Pecks Coppice
High Street
Hilton
Cambridgeshire
PE28 9NE

Job Number
16-131/2

Scale:
1:100
Client
Mr & Mrs C Warboys

Site Address
Land at Pecks Coppice
High Street
Hilton
Cambridgeshire
PE28 9NE

Job Number
15-117/1

Scale:
1:100

© Kingspan Timber Solutions Ltd
Client
Mr & Mrs C Warboys

Site Address
Land at Pecks Coppice
High Street
Hilton
Cambridgeshire
PE28 9NE

Job Number 15-117/2
Scale: 1:100

FIRST FLOOR
PROPOSED STREET SCENE

NOTE: All levels are to be read in conjunction with site survey P899-1 Rev A

<table>
<thead>
<tr>
<th>Proposed Levels</th>
<th>Plot 1</th>
<th>Plot 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Level</td>
<td>11.65</td>
<td>11.70</td>
</tr>
<tr>
<td>F.F.L</td>
<td>11.80</td>
<td>11.85</td>
</tr>
<tr>
<td>Ridge Height</td>
<td>19.75</td>
<td>19.50</td>
</tr>
</tbody>
</table>