Earliest Decision Date: **11th January 2002**	Officer: **William Allwood**

Ref No:	**0102729FUL**	Parish:	**Godmanchester**
Proposal:	**Part change of use of dwelling to osteopathic health practice**		
Location:	**34 Cambridge Road Godmanchester Huntingdon Cambridgeshire PE29 2BT**		
Grid Ref:	EASTING: 524946.100	Code:	**Full Planning Application**
	NORTHING: 270530.800		

Applicant:	**Mr And Mrs Szmelskyj** **36 St. Anns Lane** **Godmanchester** **Huntingdon** **Cambridgeshire PE29 2JE**	Agent: Phone:	

Registered:	**12th December 2001**
Expiry:	**6th February 2002**
Site Notice Exp:	**11th January 2002**
Press Notice Exp:	10th January 2002.

Constraints:

Adjacent to Conservation Area

Classified Road

Land liable to flooding

Gas pipeline

Adjacent to Listed Building

Recommendations	Parish Obj. (Y) / N Representations: (Y) / N

Application Number: 01/02729/FUL

TOWN & COUNTRY PLANNING ACT, 1990

PLANNING PERMISSION

Mr And Mrs Szmelskyj
36 St. Anns Lane
Godmanchester
Huntingdon
Cambridgeshire PE29 2JE

Huntingdonshire District Council in pursuance of powers under the above Act, hereby **GRANT PERMISSION** for:

Part change of use of dwelling to osteopathic health practice at 34 Cambridge Road Godmanchester Huntingdon Cambridgeshire PE29 2BT

in accordance with your application received on 11th December 2001 and the plans, drawings and documents which form part of the application subject to the following condition/s and reason/s.

1. Condition. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

1. Reason. To comply with Section 91 of the Town & Country Planning Act, 1990.

2. Condition. The part use of the dwelling as osteopathic health practice shall be limited to Room 1 and Room 2, as identified on the submitted floor plan received 11th December 2001.

2. Reason. To ensure that the use remains compatible with the surrounding area.

3. Condition. The area to be used for parking and turning of vehicles shall be provided before the use commences and thereafter retained.

3. Reason. In the interests of highway safety.

4. Condition. Prior to the use commencing, car-parking facilities for two cycles shall be provided in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The scheme shall thereafter be carried out in accordance with the agreed scheme.

4. Reason. To encourage non-car trips in accordance with the provisions of national and local policy.

5. Condition. Prior to the use commencing, the 2 metre by 2 metre pedestrian visibility splays shown on the submitted drawing reference PA1 version 3, shall be provided in accordance with

[redacted]

Head of Planning Services
ufm9
Date 21st March 2002

Huntingdonshire DISTRICT COUNCIL
Pathfinder House St Mary's Street Huntingdon PE29 3TN

details to be submitted and agreed in writing by the Local Planning Authority. The scheme shall thereafter be carried out in accordance with the approved details.

5. Reason. In the interests of highway safety.

6. Condition. The proposed development shall be carried out in complete accordance with the amended plan(s) received by the Local Planning Authority on 11th February 2002 specifically drawing(s) reference(d) PA1 Version 3.

6. Reason. For the avoidance of doubt and to ensure a satisfactory standard of development.

7. Note to applicant. The following planning policy documents and/or guidance are considered to be relevant to this decision:

The Approved Development Plan which comprises:
The Cambridgeshire Structure Plan 1995
The Huntingdonshire Local Plan 1995
Other relevant planning guidance (if any).
PPG1, PPG4, PPG13 and PPG15

[redacted]

Head of Planning Services
ufm9
Date 21st March 2002

Huntingdonshire
DISTRICT COUNCIL
Pathfinder House St Mary's Street Huntingdon PE29 3TN

Mr D Butterworth
Clerk Godmanchester Town Council
The Town Hall
1 Post Street
Godmanchester
Cambs PE18 8BA.

Our Ref: WA/01/02729

21 March 2002

Dear Mr. Butterworth

APART CHANGE OF USE OF DWELLING TO OSTEOPATHIC HEALTH PRACTICE, 34 CAMBRIDGE ROAD, GODMANCHESTER

I refer to recent correspondence in respect of the above – mentioned planning applications.

The comments and observations of the Godmanchester Town Council are noted, and have been taken into account in the determination of the proposal. The application was considered by the District Council's Development Control Panel on the 18th March 2002, who resolved to approve the proposal. The District Council are therefore satisfied that the limited use of the premises for the osteopathic practice would not result in harm to highway safety locally or adversely affect the characteristics of the area.

Thank you for your interest in this matter.

I trust this advice is of assistance, but if I can be of any further help, please contact Mr W Allwood on (01480) 388410.

Yours sincerely

Malcolm Sharpe
Head of Planning Services
Operational Services Directorate

Mr D Butterworth
Clerk Godmanchester Town Council
The Town Hall
1 Post Street
Godmanchester
Cambs PE18 8BA.

Our Ref: WA/01/02729

21 March 2002

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Yours sincerely

Malcolm Sharpe
Head of Planning Services
Operational Services Directorate

File Copy

Jane Morris
6 Cambridge Road
GODMANCHESTER
Huntingdon
Cambs PE29 2BW

Our Ref: 01/02729/FUL
Your Ref:

21st March 2002

Dear Sir/Madam

Proposal: Part change of use of dwelling to osteopathic health practice

Location: 34 Cambridge Road Godmanchester Huntingdon Cambridgeshire PE29 2BT

I refer to the correspondence you sent to the District Council regarding the above application. I can now advise you that a decision has been reached on the application and can also confirm that the representations you made were taken into account in coming to that decision.

The District Council as Local Planning Authority decided to Grant Permission to the application.

If you have any queries regarding the conditions or reasons for the council's decision I would be pleased if you would contact the helpdesk on Direct Dial as I am not always in the office.

I would take this opportunity to thank you for participating in consideration of the application as I regard the input of third parties as an important element in the decision making process even though at times the final decision may not always reflect all third parties wishes.

Yours faithfully

Mr Steve Ingram
Development Control Manager
Operational Services Directorate

3.2 (e).

PLANNING COMMITTEE LATE REPRESENTATIONS SHEET

COMMITTEE DATE: 18 March 2002 **REF. NO:** 01/02729

DETAILS: Part change of use of dwelling to osteopathic health practice
34 Cambridge Road
Godmanchester.

REPRESENTATIONS RECEIVED AFTER AGENDA PREPARATION:-
(COPIES ATTACHED)

Applicant :- Response to third party objections ~~and~~ ~~correspondence~~.

Mr A. & Mrs I. Szmelskyj
36 St Ann's Lane
Godmanchester
HUNTINGDON
PE29 2JE

18 MAR 2002

Mr W. Allwood
Planning Division
Operational Services Directorate
Huntingdonshire District Council
HUNTINGDON
PE18 6TN

18 March, 2002

Dear Mr Allwood,

Re: 34 Cambridge Road, Godmanchester- reply to the objections made by [redacted]

On my visit to the planning department on Friday afternoon 14th March to see our file with respect the above application I became aware of the objections to our plans raised by [redacted] This letter is the response by my wife and I to the objections raised by [redacted] in her letters of the 17th January 2002 and 5th March 2002. We will try to respond to any factual issues raised as specifically as possible and will deal with the spurious, allegorical and rhetorically emotive issues separately wherever it possible to do so.

MOTIVATION FOR [redacted] OBJECTIONS: ARE PERSONAL AND BUSINESS REASONS, NOT ENVIRONMENTAL OR PLANNING

We would like to state that [redacted] has not made any explicit disclosure in her objection to the fact that she too is an osteopath and owns the practice located at 6 Cambridge Road and is thus our main competitor. We therefore question her motivation in making this objection. Is the basis of her objection because she really has true environmental concerns or is it because she feels threatened by the presence of our relocation from our existing Godmanchester address (to what might be regarded as an equally prominent main road position)?

WE DISAGREE FULLY WITH [redacted] THAT OUR PRACTICE IS ILLEGAL

When I started practising from my Godmanchester home in 1996, which I have owned for sixteen years, I used one of my two downstairs rooms as a part time treatment room. I employed no staff and had no associates. Subsequently the house was and has remained a residential property, whereby not a single room is used solely and exclusively for business purposes. Thus it does not need any specific planning permission. In our current proposal one room will be used exclusively for business purposes.

If necessary we can provide photographic and home video evidence of both our downstairs rooms being used for domestic purposes. In addition independent corroboration of the room that I use as my patient consulting room being used as a an occasional bedroom could potentially be provided by asking the chairpersons of the organising committee of St Mary's Church Godmanchester who are involved involved in hosting the Boyan Choir of Kiev for the name of choir members that have slept in the consulting room..

In more recent years as the number of patients has slowly increased this has meant we have had less time on our own in our two bedroomed house. With our future aspirations for raising a family, so we have sought to relocate to other premises to improve our own potential future quality of life.

Whenever we have attempted to purchase another house we have consulted with the planning department to determine whether our proposals would meet with local authority requirements. Over the years the planning department will have records of our seeking consultation and opinion with respect to the several properties (see appendix 1).

Thus, whenever we have attempted to purchase another house, we have always consulted the planning department. Our subsequent actions pertaining to the properties that we have considered purchasing have

thus been made with reference to and with respect to the planning recommendations and we have not ignored them.

I doubt very much that within the terms of the interpretation of the Osteopathic Act the provision of financial services is within the scope of practice of an osteopath. I would query whether [redacted] had planning permission concerns when allowing her husbands financial services business to operate from the premises in the Ermine Street property that was originally granted permission to function as an osteopathic practice. If not, this must also raise concerns that a separate business was being run from the Ermine Street practice for which no business rate was paid.

THE ASSUMPTIONS ON STAFFING PROFFERED BY [redacted] ARE FALSE

[redacted] alleges I have 3 associates working from Godmanchester. I only have two associates. Only one practices in Godmanchester. The other associate practices from our St Neots practice. My associate Alison Kelly, who practices from Godmanchester, does so on the two days when I myself do not see patients, for example on my day off, or when I am away from home on post-graduate study or research. The hours worked by my colleague have been stated and included in our proposal. The only exception to this is the provision of occasional locum cover if I am away on holiday. My other colleague (Ann Steblyk) who works at our St Neots practice has only once in the course of her eight month practising association with us had to see three patients in Godmanchester. This was when Alison herself was ill and I was already committed to giving a post graduate presentation in London and hence I could not see the patients that would have otherwise would been inconvenienced.

Being an osteopath herself, [redacted] will appreciate the complexities and competencies required for patient management. She will completely understand that it is practically impossible for an osteopath to practice six days a week. She will also appreciate the necessity to have regular breaks, in order to avoid physical and mental fatigue and resultant professional burnout. Therefore for personal health and professional advancement I made a conscious decision several years ago to see patients less than four days per week seeing patients. However from a patient management perspective it is important to have access to care available for patients as easily as possible. The only real ethical solution to this dilemma and to maintain quality patient care is to have an associate.

Beyond satisfaction of her curiosity [redacted] enquiries as to the fate of our existing home it is irrelevant to this application. However to dispel any doubts we can confirm that we will not be living in the building, nor will it be used for any practice purposes.

WE RECONFIRM AND STAND BY THE HOURS AND UESAGE PATTERN STATED IN OUR APPLICATION

The 'logic', 'evidence' and presumptions upon which [redacted] has posited her extremely inflated levels of activity for our practice is used in a misconstrued and deliberately falsified way.

The 'Yellow Pages' and General Osteopathic Council register copies correctly state that only Alan Szmelskyj and Alison Kelly practice from the Godmanchester location. The 2002 General Osteopathic Council register also does so and also shows that Ann Steblyk practices from St Neots. (Copy enclosed)

Whereas the advertisement in the parish magazine lists both Godmanchester and St Neots addresses. Nowhere is it suggested in the advertisement that all three of us work in Godmanchester as claimed by [redacted] In the text it states that my two associates and I comprise the most experienced group of osteopaths in the Huntingdonshire area (not specifically in Godmanchester as [redacted] implies).

A simple telephone call by [redacted] to our Godmanchester or St Neots number could have clarified how many osteopaths work where.I also note that [redacted] has not forwarded on a copy of our practice leaflet (copy of which is enclosed). This makes it perfectly clear that only Alison Kelly and I practise in Godmanchester.

LOFT CONVERSION

As we stated in our letter that accompanied our application our move to 34 Cambridge Road will facilitate a better quality living environment for us and this is our main reason for moving to the house. Any loft conversion that we might decided to carry out (with prior planning and building regulations consent) will

allow us to be able to start a family. And therefore the proposed loft conversion would be for our personal family use and would not affect the clinical usage of the rest of the building, as [redacted] seems to be speculating.

NUMBER OF PRACTICES

I can not understand what poin[redacted] is trying to make when questioning how many practices I may own or work at. I am not opening another practice in Cambridge Road. I am merely moving house and moving my practice with it.

VISIBILITY SPLAYS

This issue has been resolved to the satisfaction of the Local Highway Authority and they have no objections to the application shown in the updated parking plan.

[redacted] suggests that our proposal due to lack of adequate visibility would cause danger to users of Cambridge Road. However, she was quite prepared to subject the users of the Cambridge Road to potential danger by not having (despite it being a requirement of her planning consent) adequate visibility splays. She did so for the best part of a year before finally deciding to "chop" off the corner of her building to provide one adequate visibility splay. Even now, to passing casual visual observation there does not seem to be adequate splay for someone exiting her premises when looking to the right.

CAR PARKING SPACES

The Local Highway Authority is satisfied that the number and size of car parking spaces and turning circle are achievable. The planning department is satisfied that the number of car parking spaces proposed is sufficient for this type and level of use.

[redacted] has greatly and spuriously exaggerated in suggesting that there would be car parking needed for three osteopathic staff plus two occupiers. My **only associate** osteopath (who, as already mentioned only works two days a week) arrives on the train and uses public transport to get to us from the station. Should our associate change, which we do not envisage, then any associate who might arrive by car would be allowed to park in our garage or the space behind the garage. On the day when my associate is working, usually at least one of us is away from the house due to our other commitments (for example, when Mrs Szmelskyj works at our St Neots branch). Hence there would be at least one owners car parking space free for an associate to use.

[redacted] has also misrepresented the number of reception staff requirements. As was stated in our letter accompanying the application our two receptionists work on a part time basis on different days. Thus there would be **no overlap between reception staff on the same day**. There would only be one receptionist at the house at any one time.

[redacted] has also speculated that patients "...have a habit of overrunning or turning up late..." and that this would increase the requirement for car parking. With a 1/2 hour to 1 hour appointment basis this is very unlikely to happen in our practice.

Hence, the car parking requirements would be: 2 spaces for residents, 1 space for a receptionist, 2 spaces for patients and no spaces required for our present associate. A total need for 5 spaces.

BUS STOP

[redacted] tates there is a bus stop outside the premises, which will impede the visibility splay. We believe although are not certain is that the bus stop has not been in use for some time and therefore will not cause any obstruction.

TOO CLOSE TO JUNCTION/ ZEBRA CROSSING/ LOLLIPOP CROSSING

As an osteopath I would not claim to have competence and expertise to pass judgement upon issues of traffic management. Where as I would expect that the Highway agency's professional expertise and judgement are much better than those of an osteopath to decide upon the road traffic safety and implications and safety of any planning application. Thus, I think [redacted] allegations are baseless.

I am also rather surprised by [redacted] factually incorrect statement that there is a Zebra crossing. There is in fact a Pelican crossing. For someone who claims to have a better expertise in traffic matters than the Local Highway Authority, the fact is that she has not been able to observe what she claims is a Zebra crossing is in fact a Pelican crossing. This, I think, aptly illustrates how she can not accurately represent even incontrovertible fact and must raise rational concerns with respect to her other allegations.

With respect to the junction our project does not affect the site line because of the relative bend in the road.

During the time the Lollipop crossing is used only one or two cars will be travelling to our premises. Where as many more cars will be travelling to and from [redacted] clinic during the same period of time. Thus any theoretical risk will be much higher from vehicles travelling to the objector's practice than will be caused by vehicular movements to our building. This is especially so in the morning rush hour, since [redacted] practice opens at 8.30am where as we are proposing 9am opening time. Also in the morning there would be far more practitioners and receptionists travelling to [redacted] practice, where as we will only have one receptionist arriving at our practice.

TRAFFIC FLOW ON POST STREET AND CAMBRIDGE ROAD

[redacted] suggests that any arguments based on non-statistically verifiable source should be disregarded. Hence, she suggests that our claim that the amount of traffic travelling on Cambridge Road is less than the amount of traffic travelling on Post Street (where we had virtually the same planning application approved) should be disregarded. Similarly, one could therefore argue that all factually non-verifiable assertions made by [redacted] in her letter of objection should also be disregarded. In support of my claim, that Post Street has a higher vehicular flow than Cambridge Road I would recommend that [redacted] stands on the corner of The Causeway and Post Street and Cambridge Road in the morning rush hour and counts the numbers of cars.

NUMBER OF PATIENTS

In our application, which is based on one room being used for clinical purposes, we estimated an average of 7 to 10 patients a day. [redacted] implies that this is an underestimate and that we should be stating a higher number of patients. We would like to remind [redacted] of her own planning application for change of use to osteopathic surgery of 6 Cambridge Road, Godmanchester. In paragraph 3 of the letter of the 23rd August 1999 written by Martin Page of D H Barford on [redacted] behalf it is stated:

> "The proposal is to convert the ground-floor to provide consulting rooms for four Practitioners, and a reception area. There will be six full-time staff, although there may be a 'job-share' arrangement with a number of part-time staff. The Clinic would be open between 8.30a.m. to 7.00p.m., Monday to Friday and 9.00am to 1p.m. on Saturday. It is envisaged that on average 20 clients will be treated per day, with no more than four clients being treated at any one time."

This equates to an average of 5 patients per treatment room per day. Our proposal equates to 7 to 10 patients per treatment room per day. Therefore, either we are overestimating the number of patients, or she was underestimating numbers in her application. Copy of the Martin Page's letter is enclosed.

The number of patients we quoted is based on the last six months' statistical data and would be the same figure that we would submit to the Inland Revenue. Statistically we see an average of 8.5 patients per day.

ALTERATION OF THE STREET SCENE

[redacted] suggests that our proposal would be commercially intrusive to Cambridge Road. Again I would like to restate that the proposal is such that the building will remain predominantly private residence.

We too regret the loss of the magnolia tree. However, in our rear garden we have far more trees than an average garden. Our proposal also has environmental benefits:

1. by extending our living area into the loft we do not need to take up land anywhere else and hence contributes to the preservation of the Green belt area,
1. by working from home we are contributing to energy efficiency by not using extra resources and by not having to travel to work we are not adding to vehicular emission pollution.

Any parking and landscaping would be done in a professional and attractive way and will preserve as much greenery as is possible. Also new greenery will be added where appropriate.

What [redacted] also fails to appreciate is that as a private resident one could also come up with exactly the same ideas to block pave the front garden area to provide more car parking space. Alternatively one may to lessen the amount of gardening one has to do if one has back problems.

[redacted] also seems to have conveniently forgotten that with her own practice building she has made the most detrimental change to the street scene in recent years. In order to provide a visibility splay she had to "cut" off the corner of the building, which now looks out of character with the rest of the housing on the road. Obviously [redacted] was prepared to make an eye sore out of this building for her own commercial advancement and was happy to disregard the visual environmental impact.

Similarly [redacted] also had no concerns about having any negative visual environmental and street scene impact resulting from the very large yellow sign advertising her husband's financial services at her previous address in Ermine Street. Despite her and her husband moving away from those premises the sign is present and has not been removed from the premises.

CONCLUSION

[redacted] final objection is based on the existence of her practice. This I think fully reveals the motivation for her involving herself in this application. It is noteworthy that non of our surrounding neighbours have raised any objections to our proposal whereas her premises are as she states 100 yards away, yet she feels the need to object. We therefore feel that her objections are based on an attempt at restricting consumer choice through anti-competitive behaviour and seeking to create a monopoly situation in Godmanchester, which she considers our proposal to be "commercially unwarranted" and considers that Godmanchester does not need to have two practices. I would then ask her to consider why she move to Godmanchester in 2000 if she knew I was practising in Godmanchester for four years prior to her moving here?

[redacted] insinuates that our practice will cause a danger to the area. Her basis for this argument is very flimsy and is not supported by the conclusion by the Highways department. All of her accusations and objections are baseless and have no factual merit. I would like to reiterate again that our application is not being made with any intention to cause any detrimental effect to the area or to the residents of Godmanchester, a town in which I have lived for over 15 years.

The decision to move home has been made to increase our living space and not to specifically increase our business. I am not interested in competing in who will get a greater market share of patients. My only professional aim is to provide the best possible quality of care to patients. In a free market economy, such as ours, healthy competition should lead to a greater level of choice. This in turn should improve the overall level of care and should therefore be encouraged rather then stifled, as [redacted] would like to see. In our philosophy of life we would always aim to avoid any negative impact to our neighbours and to our town, since this would also affect our future family and us. Thus, if we were to create anything, which might endanger anyone else's children, then we would equally be posing the same potential threat to our own future children.

Therefore [redacted] can rest assured that as long as she and her associates provide quality care to their patients, than our much smaller practice should not have any substantial effect on her business.

Finally, in response to [redacted] rather fanciful catalogue of supposed reasons for objecting to our proposal, we hope that with this detailed reply we have been able to answer any potential areas of concern that Ms Morris's alarmist letter may have raised. Whilst [redacted] seems to have been unable to provide any genuine evidence to support any of her exaggerated spurious and fabricated arguments, she has unfortunately been able to in the manner in which she has written her letter to raise concerns about me through an attempt at character assassination. For example, she has done so with reference to my probity suggesting in vailed terms that I have lied on my application, calling my practice a "quasi", "illegal" and "unlicensed" entity and has suggested that I have tried to dupe the local authority through my application.

This has been done in a letter, which is now part of a publicly available documentation and hence can be considered as damaging to my professional credibility and reputation. This is however, is not out of

character for [redacted] who was equally unpleasant about the objectors to her application raised by the neighbours either side of her proposed practice. In particular, she was especially disparaging to then Mayor of Godmanchester, [redacted] by describing her comments as [redacted] and [redacted] I personally consider this form of attempted character assassination and bullying by [redacted] to be rather inappropriate behaviour from a professionally registered osteopath and may potentially be construed as professional misconduct.

SUMMARY

By this full and frank account I hope it has been shown that the objection by [redacted] to our application is a cynical attempt to stifle perceived competition. Her arguments are replete with hypocrisy, formulated on baseless scare mongering accusations and exaggerated speculation and lack factual credibility and foundation.

We hope this letter answers any concerns that had been raised by [redacted] objections.

Yours Sincerely,

[redacted]

Enc.
Practice Leaflet
Copy of Martin Page's letter
Copy 2002 General Osteopathic Council

CC
Mr Malcolm Sharp, Head of Planning HDC
Mrs Elizabeth Wilson, Director of Operational Services HDC
Mr Steve Ingram, Development Control Manager HDC
Mrs Carol Godley District Councillor for Godmanchester HDC
Godmanchester Town Council

Appendix 1.

Desborough Road. We were informed in writing that our proposal would not be likely to be approved due to the exclusively residential area. Thus despite having had a building survey undertaken we withdrew our interest in the property.

53 Post Street. We submitted a full planning application and received approval for our proposals on the condition that we altered our parking area. Having considered the parking recommendations we concluded that we would not be able meet them. This was because we would have completely lost any garden area to parking. This would not have then been compatible with our philosophical concept of how we would want to improve our personal quality of life. Thus, although we had a positive decision for our application, we decided not to proceed with the purchase of the property because we would not be able to comply with all the requirements and conditions.

168 Hartford Road. We consulted the planning department about use of this property for our combined domestic and commercial use. Again we received a favourable response from a highways and parking perspective. Before we could submit an application the property was withdrawn from sale.

17a Brampton Road. We asked the planning department to give us an opinion on 17a Brampton Road for use as a home and practice. An officer who gave us a favourable response made a site visit. A planning officer made a site visit. A favourable response was given to our proposal. However due to our subsequent concerns with structural state of the property based on a second survey we withdrew from the proposed purchase.

Barford+Co
CHARTERED SURVEYORS + PLANNING CONSULTANTS
Howard House · 17 Church Street · St. Neots
Cambridgeshire · PE19 2BU
Tel: 01480 213811 Fax: 01480 406911
Web: http://www.barfords.co.uk/

Development Control Manager,
Operational Services Directorate,
Huntingdonshire District Council.
Pathfinder House,
St.Mary's Street,
Huntingdon,
Cambs.,
PE18 6TN.

Your ref:
Our ref: MLP/M-207/P
Date: 23rd August, 1999

Dear Sir,

RE: CHANGE OF USE FROM GUESTHOUSE TO OSTEOPATHIC SURGERY & COMPLEMENTARY CLINIC, 6 CAMBRIDGE ROAD, GODMANCHESTER, CAMBS.

Further to the conversations that have taken place with Mr. N. Ward, we enclose herewith the planning application in respect of the above, together with a cheque for the sum of £190 to cover the Planning Registration Fee.

The application seeks planning permission for the change of use of the above property to provide an Osteopathic Surgery and Complementary Clinic that will facilitate the relocation of the Huntingdon Complementary Health Clinic currently based at 18 Ermine Street, Huntingdon. Due to difficulties at the existing premises and in particular the restricted area at ground-floor level which restricts access for the disabled, the Clinic has for some time been seeking alternative premises in the Huntingdon area. The conclusion is that the above premises are ideally suited to the Clinic's requirements, particularly given the existing use of the property and the substantial parking area to the rear.

The proposal is to convert the ground-floor to provide consulting rooms for four Practitioners, and a reception area. There will be six full-time staff, although there may be a 'job-share' arrangement with a number of part-time staff. The Clinic would be open between 8.30 a.m. to 7.00 p.m., Monday to Friday and 9.00 a.m. to 1.00 p.m. on Saturday. It is envisaged that on average 20 clients will be treated per day, with no more than four clients being treated at any one time.

The first-floor is intended to be used as offices/storage.

With regard to alterations to the building, it is intended to remove the side reception and rear sun lounge, as hatched on the attached site plan. The remaining works will be internal.

Continued ...../

Partners: D.H.Barford FRICS, I.J.Watson BSc, FRICS
M.L.Page DipEP, MRTPI
Associates: A.W.Birks BSc, P.A.Halmshaw BSc, ARICS
S.A.Robinson BSc(Hons), ARICS

Development Control Manager,
Huntingdonshire District Council.

MLP/M-207/P
23rd August, 1999

Applying the District Council's car parking standards, we calculate the proposal will require 17 parking spaces, and the plan illustrates how these could be provided within the existing parking area.

In the event you require additional clarification no doubt you will be in contact, and we hope you will be able to proceed with the determination of the application as a priority as the Clinic is keen to pursue its relocation proposals as a matter of urgency.

Yours faithfully,

[redacted]

MARTIN PAGE,
D.H. BARFORD + CO.
Encs.

Osteopathic Services & Treatments Available for:

- Back Pain
- Sciatica
- Neck & Head Ache
- Whiplash Injuries
- Sports Injuries
- Arthritis
- Work Related Strains
- RSI (Repetitive Strain Injury)
- Pregnancy Pain
- Baby Colic Problems
- Stress & Relaxation Advice
- Postural Re-education
- Exercise Prescription
- Medico-Legal Reports
- Ergonomics Advice

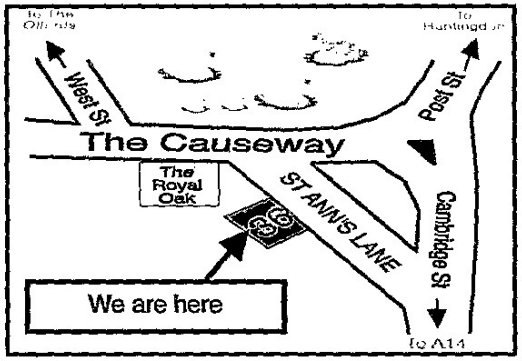
Payment Methods:

- By cash or cheque after each treatment
- By monthly installments on your account
- Directly settled claims by all major Private Health Insurances schemes: eg BUPA, PPP, HSA

Godmanchester Osteopathic Practice

Mon	Tue	Wed	Thu	Fri	Sat
11.30am - 06.30pm	09.00am - 06.00pm	09.00am - 12.30pm	10.00am - 06.00pm	11.30am - 06.30pm	09.00am - 12.30pm

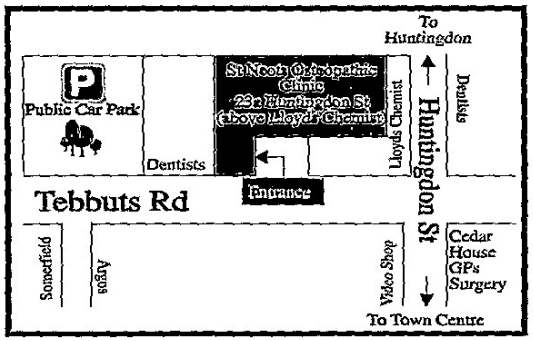
How to find us:



St Neots Osteopathic Clinic

Mon	Tue	Wed	Thu	Fri	Sat
9.30am - 7.00pm	11.00am - 2.00pm		9.30am - 7.00pm	11.00am - 2.00pm	

How to find us:



Alan Szmelskyj & Partners

OSTEOPATHS

Health for the Whole Family
OSTEOPATHIC MEDICINE

The MOST EXPERIENCED team of osteopaths in Huntingdonshire! The only multi-practitioner clinic, where you are guaranteed to be seen by an osteopath with more than 10 years of experience.

Godmanchester Osteopathic Practice

Millennium House, 36 St Ann's Lane, Godmanchester, Huntingdon, Cambs PE29 2JE
fax: 01480-457817, e-mail: AISZMEL@aol.com
tel: 01480- 435 554

St Neots Osteopathic Clinic

23A Huntingdon St, St Neots, Cambs PE19 1BG
fax: 01480-457817; e-mail: AISZMEL@aol.com
tel: 01480- 211 411

What is Osteopathy:

Osteopathy focuses on the musculo-skeletal system (the bones, joints, muscles, ligaments and connective tissue) and the way in which this interrelates with the body as a whole. It combines scientific knowledge of anatomy and physiology and clinical methods of investigation.

Osteopaths diagnose and treat faults which occur because of injury, stress or disease, to enable the musculo-skeletal system to work as efficiently as possible, allowing the body to restore itself to normal function.

After treatment, an osteopath can advise on maintaining a realistic level of health and avoiding those things which might be harmful. For example, preventative exercises to adjust posture or advice on diet and lifestyle can be given as part of a personal health care programme.

Our Mission Statement:

"To provide our patients with the highest levels of health care at all times by understanding, anticipating and responding to their full range of medical needs, providing a highly accessible effective osteopathic service that is of the highest quality, and contributing wherever possible to the improvement of the health education of the local community thereby allowing each individual the opportunity to lead their best quality of life"

Godmanchester Osteopaths:

Alan Szmelskyj, DO, FRSH



- Qualified from British School of Osteopathy in 1985 and opened his first practice in Huntingdon in 1986
- Editor of The Journal of Osteopathic Education & Clinical Practice (1996-8)
- Author of many articles

Alison Kelly, DO, ND



- Qualified in 1986 from the British College of Naturopathy & Osteopathy
- Post graduate study in counselling and stress management
- Treats wide range of people and problems
- Also a qualified naturopath

St Neots Osteopaths:

Ann Steblyk, DO, SRN



- Qualified from British School of Osteopathy in 1989
- Uses a wide variety of techniques for the treatment of all ages
- Able to deal both with long-term chronic problems and short-term acute complaints

Support Team:



Sue Nichols

- Senior Receptionist at the Godmanchester Practice
- Warm, friendly and welcoming personality



Anne Stansall

- Receptionist at the Godmanchester Practice
- Caring, cheerful and friendly personality



Irina Szmelskyj

- Practice manager for both practices
- Married to Alan Szmelskyj
- Qualified acupressure therapist (acupuncture without needles)



Maureen Paxton

- Receptionist at the St Neots clinic
- Kind and understanding person
- Able to listen and reassure

Frequently Asked Questions:

Q: How many appointments will I need?

A: Some problems can be treated in just 1 or 2 appointments, other problems will need at least 10 treatments. On your first appointment you will be diagnosed and we will tell you how many appointments you will need.

Q: Is osteopathic treatment painful?

A: Osteopathic treatment is not usually painful, in fact many patients find the hands on treatment very enjoyable, they feel sleepy and relaxed as a result. Very occasionally, some patients experience discomfort whilst being treated. If this happens to you, then please let us know, and we will use a different technique that is more tolerable.

Q: How long does an appointment last?

A: Normally, a first appointment lasts for up to 45mins, during which time we will take your full medical history, examine you, diagnose your problem and if appropriate will treat you. Follow on appointment will last for up to 30mins.

Q: Will I need to undress?

A: In all cases your osteopath will ask you to undress to your underwear in order to examine you and in most cases to treat you. If, however, you feel uncomfortable about undressing to your underwear (e.g. sometimes women prefer to keep on their skirt or trousers), let your osteopath know. An alternative way to examine or treat you will then be used.

Q: Can my osteopath provide me with an off work certificate?

A: Yes, if your osteopath considers you need one (at no extra charge).

THE STATUTORY REGISTER OF OSTEOPATHS

2002 EDITION

General Osteopathic Council, Osteopathy House, 176 Tower Bridge Road, London SE1 3LU
020 7357 6655 Facsimile: 020 7357 0011

The Elmwood Health Centre

Metcalf, Richard Mr*

Huddersfield Road
Holmfirth
Huddersfield
HD7 2TT
Tel: 01484 688359

The Fixby Osteopathic Practice

Gallagher, Nina Victoria Miss*

1 Gleneagles Way
Fixby Park
Huddersfield
HD2 2NH
Tel: 01484 454845
9:00am - 6:30pm

The Pain and Injury Clinic

Nash, Peter Mr*

114 Westbourne Road
Marsh
Huddersfield
HD1 4LF
Tel: 01484 423918
8:00am - 8:00pm Mon+Thurs;
8:00am - 5:00 pm Tues+Wed+Fri

HULL Kingston upon Hull

Harvey Clinic

Harvey, David William Mr*

314 Kingston Road
Willerby
Hull
HU10 6NF
Tel: 01482 651575
Mon - Fri 9:00am - 6:00pm; Sat 9:00am - 12:00pm

Hull City Centre Practice

Wadsworth, Robert Gordon Mr*

18 John Street
Hull
HU2 8DH
Tel: 01482 875004

Newland Health Centre

Evans, Neil A Mr
Wadsworth, Robert Gordon Mr

187 Cottingham Road
Hull
HU5 2BG
Tel: 01482 875004

The Quayside Clinic

Vallely, Gerard Mr*

18-20 Princes Dock Street
Hull
HU1 2LP
Tel: 01482 580560
8:00am - 7:00pm Mon - Fri

HUNGERFORD Berkshire

The Hungerford Surgery

Hamm, David R Mr*

The Croft
Hungerford
RG17 0HY
Tel: 01488 681695
9:00am - 6:00pm Mon - Fri
PARTIAL ♿

HUNTINGDON Cambridgeshire

Thomas, Graham Charles Mr*

36 Oak Tree Close
St. Ives
Huntingdon
PE27 6UD
Tel: 01480 468921

Brampton Surgery

Morris, Jane Ms

69 Miller Way
Brampton
Huntingdon
PE18 8RU
Tel: 01480 454050
www.osteopathic-health.co.uk
Tuesday 8:30am - 12:30pm
FULL ♿

Godmanchester Osteopathic Practice

Kelly, Alison M Ms
Szmelskyj, Alan O Mr*

36 St Ann's Lane
Godmanchester
Huntingdon
PE29 2JE
Tel: 01480 435554
Mon-Sat 9:00am - 7:00pm
PARTIAL ♿

Trianee, Edward Reginald*

Long Acre
Keyston Road
Covington
Huntingdon
PE18 0RU
Tel: 01480 860890
10:00am - 12:30pm

HURSTPIERPOINT West Sussex

Hurstpierpoint Osteopathic Health Centre

Baillie, Susan E Mrs*

1st Floor
78 High Street
Hurstpierpoint
BN6 9RQ
Tel: 01273 834211
www.hurstosteo.fsnet.co.uk
9:30am - 7:00pm also Sat on request

HYTHE Hampshire

The Alternative Clinic

Orton, Steven D Mr*

1st Floor
22 High Street
Hythe
SO45;6AH
Tel: 023 8084 0411
www.steven-orton.co.uk

HYTHE Kent

Paydens Chemists

Henley, Desmond Michael Mr*

33 High Street
Hythe CT21 5AD
Tel: 01303 266141

The Centre

Greig, Andrew R Mr

The Old Police Station
Prospect Road
Hythe CT21 5NH
Tel: 01303 230300
Thurs

Stevens, John H Mr*

The Old Rectory
Rectory Lane
Saltwood
Hythe CT21 4QA
Tel: 01303 267374
www.click-clinic.co.uk
FULL ♿

ICKENHAM Middlesex

Randeria, Jamshed P Dr*

26 Farm Close
Ickenham
UB10 8JB
Tel: 01895 630549

Drysdale, Ian P Dr*

36 Pepys Close
Ickenham
Ickenham
UB10 8NY
Tel: 01895 633870
www.bcno.ac.uk

Vogel, Tony Mr*

68 Ivy House
Ickenham
UB10 8NG
Tel: 01895 633245
9:00am - 5:00pm

ST AUSTELL Cornwall

Kellbart, Paul Anthony Mr*

The Beeches
60 Charlestown Road
Charlestown
St Austell PL25 3NN
Tel: 01726 67788
PARTIAL

ST HELENS Merseyside

Greenfields Osteopathic Practice

Morris, Martin Mr*

93 Greenfield Road
Denton's Green
St Helens WA10 6SL
Tel: 01744 28103

ST IVES Cornwall

The Nicholas Hilliard Practice

Hilliard, Nicholas Mr*

7 Boskerris Terrace
St Ives Road
Carbis Bay
St Ives TR26 2SF
Tel: 01736 793733
Mon; Wed; Fri

ST LEONARDS-ON-SEA East Sussex

Peters, Lin*

No 21 The Alexandra
St Leonards-on-Sea TN37 6QP
Tel: 01424 424376

The Bolton Clinic

Bolton, Alan Mr*

3 The Green
St Leonards-on-Sea TN38 0SY
Tel: 01424 422744
8:30am - 1:00pm; 3:30pm - 8:30pm Mon - Sat
PARTIAL

The Silverhill Natural Health Centre

Andrews, Mark Mr
Krebs, Rebecca Ms
Piper, Claire Miss*

3 Battle Road
St Leonards-on-Sea
TN37 7AA
Tel: 01424 440898
9:30am - 7:30pm
PARTIAL

ST NEOTS Cambridgeshire

Parks Physiotherapy

Binks, Karen Ms*
Harris, Helen Miss*

86 Cambridge Street
St Neots
PE19 1PJ
Tel: 01480 394715
www.longbo.demon.co.uk

St Neots Osteopathic Clinic

Steblyk, Ann Mrs
Szmelskyj, Alan O Mr*

23a Huntingdon Street
St Neots
PE19 1BG
Tel: 01480 211411
Mon-Fri 9:00am - 7:00pm

ST PAULS CRAY Kent

Bromley Valley Gymnastic Centre

Tolson, Simon Grahame Mr*

Chipperfield Road
St Pauls Cray
BR5 2LJ
Tel: 01689 827247 (enquiries)
Fri evenings

STAFFORD Staffordshire

Castlefields Surgery

Cooper, David Robert Mr
Whyte, Ian M Mr*

Castleway
Castlefields Stafford ST16 1BS
Tel: 01785 248298
9:00am - 5:00pm Tues; 9:00am - 6:00pm Wed; 10:00am - 6:00pm Fri; 9:00am - 1:00pm Sat

Mill Bank Osteopathic Clinic

Corson, Mark Thomas J Mr*

Mill Bank
Stafford ST16 2QT
Tel: 01785 226848
9:30am - 6:00pm

Sandon Road Osteopathic Clinic

Horsnall, Michael Ivan Mr*

314 Sandon Road
Stafford ST16 3HP
Tel: 01785 225770

STAINES Middlesex

Deoora, Tajinder K Miss*

16 Island Close
Staines TW18 4YZ
Tel: 01784 462926

Copperbeech Osteopathic Clinic

O'Connor, John Mr*

Copperbeech
[illegible]
Staines TW18 4NN
Tel: 01784 457670/364
8:00am - 8:00pm Mon - Fri; 8:00am - 4:00pm Sat

Griffith-Ward, Jane Mrs*
Mistry, Ferida B K Mrs
Price, Martin J Mr

Pear Tree House
56 Richmond Road
Staines TW18 2AB
Tel: 01784 450042
9:00am - 5:00pm
PARTIAL

STALYBRIDGE Cheshire

Hudson, Paul Roger Mr*

7 Stanley Square
Stalybridge SK13 1SR
Tel: 07976 278804
8:00am - 6:00pm

STAMFORD Lincolnshire

Branson and Hassett

Branson, Helen Juliet Louise Miss*
Hassett, Charles William Mr

School House
Green Lane
Stamford PE9 1HE
Tel: 01780 763670
9:00am - 6:00pm Mon - Fri; 9:00am - 1:00pm Sat; Other times by arrangement.
PARTIAL

The Broad Street Practice

Bentley, Anthea Jane Miss*
Kersley, Clare Miss
Montgomery, Robert Mr
Westbrook, Perry John Mr*

20 21 Broad Street
Stamford PE9 1PG
Tel: 01780 480889
Mon+Wed 9:00am - 7:00pm,Tue 8am - 5:30pm;Thu 9:00am 5:30pm;Fri 8am - 5:00pm;Sat 8-1:00pm
PARTIAL

Mr A. & Mrs I. Szmelskyj
36 St Ann's Lane
Godmanchester
HUNTINGDON
PE29 2JE

Mr W. Allwood
Planning Division
Operational Services Directorate
Huntingdonshire District Council
HUNTINGDON
PE18 6TN

18 March, 2002

Dear Mr Allwood,

Re: 34 Cambridge Road, Godmanchester-
NOTE OF POTENTIAL CONFLICT OF INTEREST

We would like to highlight a possible potential conflict of interest.

We are led to believe that approximately two years ago Mr Robert Hulstrom may have been a member of the planning development committee. If this is true and if Mr Hulstrom is still a member of this committee his involvement in any decision making or discussion of our application would represent a conflict of interest. This is because his wife, Ms Jane Morris has objected to our proposal on what we consider to be personal and commercial grounds. Thus any opinion that he would offer would be biased against our proposal because of this conflict of interest.

Therefore, should he be present at the committee meeting he should be barred from making any speeches, comments decision making or voting with respect to our application.

If our understanding and information is incorrect, and Mr Hulstrom is not a member of the committee, then please accept our apology for raising this issue.

Yours Sincerely,

[redacted]

Mr A O & Mrs I Szmelskyj

AGENDA ITEM NO. 3.2 (e)

DEVELOPMENT CONTROL PANEL 18 MARCH 2002

Case No: 01/02729/FUL (FULL PLANNING APPLICATION)

Proposal: PART CHANGE OF USE OF DWELLING TO OSTEOPATHIC HEALTH PRACTICE

Location: 34 CAMBRIDGE ROAD, GODMANCHESTER

Applicant: MR AND MRS SZMELSKYJ

Grid Ref: 00052494 00027053

Date of Registration: 12.12.2001

Parish: GODMANCHESTER

RECOMMENDATION - APPROVE

1. DESCRIPTION OF SITE AND APPLICATION

1.1 The application site is located to the east of Godmanchester, close to the junction of Cambridge Road with Tudor Road. The White Hart Public House is situated to the north of the site and the Fiat garage/ showroom is situated immediately to the east of the application site; a timber fence forms the eastern boundary with the garage. Hedges and trees are located to the frontage of the site with Cambridge Road, together with hedging to the side boundary with Tudor Road. A magnolia tree is situated to the front lawned area of the property. A bungalow is situated to the (rear) south east of the site. The site lies adjacent to the Conservation Area.

1.2 The property, the subject of the application, is a hipped roof chalet bungalow constructed of red facing bricks, white UPVC frames under a brown plain tiled roof. A single flat roofed garage is situated to the side (north-east) of the bungalow. The proposal is for the part use of the dwelling for a osteopathic health practice, using one room to the front of the property solely as a consulting/ treatment room and a further room for a mixed use of a reception room during the day and for private domestic use at periods when not in business use. The applicants intend to employ 2 part-time reception staff, only one of them is to be present at any one time. The hours of use are indicated to be between 0900 - 1830 Monday to Friday, and 0900 - 1230 Saturday. The applicant indicates that there would be between 7 - 10 vehicular movements to the site per day, with no more than one car visiting at any one time. The proposal indicates parking for 5 cars to the frontage of the site, which would necessitate the removal of the magnolia tree.

1.3 Following the initial receipt, amended plans have been submitted indicating alterations to the car parking arrangements.

2. NATIONAL GUIDANCE

2.1 **PPG1 – 'General Policy and Principles' (1997)** contains advice on the plan-led system.

2.2 **PPG4 – 'Industrial and Commercial Development and Small Firms' (1992)** contains advice on economic development and the preferred locations for small businesses.

2.3 **PPG13 – 'Transport' (2001)** states that car-parking standards should be expressed as a maximum, rather than minimum provision. In addition, applicants should not be required to provide more parking than they wish.

2.4 **PPG15 - 'Planning and the Historic Environment' (1994)** contains advice on listed buildings and conservation areas.

3. PLANNING POLICIES

3.1 The following policies of the Cambridgeshire Structure Plan 1995 apply:

- **SP12/10** advises that all new development should relate well to its surroundings.
- **SP5/10** states that work-place homes will be encouraged, providing that there is no unacceptable damage to the environment.
- **SP12/12** advises that particular importance will be given to safeguarding and enhancing the qualities of the County's historic towns.

3.2 The following policies contained in the Huntingdonshire Local Plan 1995 are also considered relevant to the determination of the proposal:

- **H30** seeks to control the introduction of commercial activities within residential areas.
- **En9** seeks to protect views into and out of conservation areas.
- **En25** expects that new development will generally respect the scale, form and materials of established buildings in the locality.

4. PLANNING HISTORY

4.1 There is no relevant planning history at the property. However, in January 2000 (reference 99/1562) the applicant obtained planning permission for the part change of use of 53 Post Street, Godmanchester to osteopathic practice. This permission was never implemented.

5. CONSULTATIONS

5.1 **Godmanchester Town Council - OBJECT (copy attached).** The Town Council has been advised of the revised plans, and any further comments will be reported to Panel.

5.2 **Local Highway Authority (Environment and Transport Department, CCC) - NO OBJECTIONS**, to the revised scheme, subject to the provision of parking, turning areas and visibility splays. The Local Highway Authority also recommends cycle parking facilities.

6. REPRESENTATIONS

6.1 **ONE** letter of representation received, and the comments can be summarised as follows:

- The visibility splays are not large enough;
- The amount of cars able to use the site is exaggerated;
- The site is too close to a bus stop/ junction/zebra crossing;
- The opening hours do not equate to the expected number of patients;
- The loss of the magnolia tree would harm the street scene; and,
- There is already an osteopathic surgery within 100 yards of the site.

7. SUMMARY OF ISSUES

7.1 The main issues are the land-use considerations, highway matters and the effects upon the character of the street scene and the adjacent Conservation Area.

7.2 The proposal is for the use of one room within the property as a consulting room for the osteopathy business and for the mixed use of another room for a reception room during the day and private use in the evenings. The applicant intends to employ only 1 member of staff at any one time, and indicates that there will be between 7 to 10 vehicular movements per day. The locality is characterised as a mixed residential and commercial area, with a garage/ showroom to the east of the property and a public house opposite. The proposal represents a relatively low-key use and would, therefore, not be out of keeping with the adjoining uses. The proposal is therefore consistent with the guidance contained within PPG4 – 'Industrial and Commercial Development and Small Firms', and would not prejudice the implementation of Policy H30 of the Local Plan.

7.3 In highway terms, the scheme as amended is acceptable to the Local Highway Authority (CCC), subject to the imposition of appropriate conditions to secure parking and manoeuvring areas, visibility splays and the provision of secure cycle facilities. The comments of the Town Council relate to highways concerns, and they have, in part, been overcome by the submission of the amended plans. The Town Council however, suggests that access would be preferable from Tudor Road. This arrangement would result in the loss of highway verge and would be excessive given the relatively low-key nature of the part change of use. The Town Council has been advised of the amended plans and any further response will be reported to Panel.

7.4 In terms of the visual impact of the use, the proposal would result in the loss of the magnolia tree and cutting back of the frontage hedge to allow access visibility. Whilst this is regrettable, the overall concept of the scheme is acceptable, and given the nature of the use, a planning refusal could not be sustained. The proposal would not, therefore, adversely affect the character of the street scene or impact upon the special characteristics of the adjacent Conservation Area.

8. **RECOMMENDATION – APPROVE,** subject to conditions to include the following:

02001 - Time limit

Nonstand - Use of rooms

Nonstand - Parking/ turning

Nonstand - Cycle facilities

Nonstand - Visibility splays

17003 - Amended plans

Background Papers:
Planning Application File Reference: 01/02729/FUL
Huntingdonshire Local Plan
Cambridgeshire Structure Plan

CONTACT OFFICER - enquiries about this Report to Mr W Allwood, Development Control Officer ☎ 01480 388410

Huntingdonshire
DISTRICT COUNCIL
Pathfinder House St Mary's Street Huntingdon PE29 3TN

GODMANCHESTER
TOWN COUNCIL
13 DEC 2001
RECEIVED

Head of Planning Services
Pathfinder House
St. Mary's Street
Huntingdon
Cambridgeshire PE 29 3TN

AGENDA ITEM No. 3.2(e)

Application Number: 01/02729/FUL Case Officer William Allwood
Proposal: Part change of use of dwelling to osteopathic health practice
Location: 34 Cambridge Road Godmanchester Huntingdon Cambridgeshire PE29 2BT

Observations of Godmanchester Town/Parish Council.

The Godmanchester Town Council considered this application at its meeting on 17 January 2002 and recommended REFUSAL for the following reasons:

The proposal fails to meet the pedestrian visibility splay requirements of 2 meters x 2 meters x 600 mm defined by DB 32 and as laid out in the Local Plan Part 1 – T 19. Therefore, the hedge to the left would need to be re-established and the practice of parking new and used cars on the garage forecourt would have to be amended to provide the 600mm minimum height condition.

Parking Option 1 fails to provide adequate turning space to facilitate entry and exit in a forward direction. Option 2 is an acceptable layout but, overall, the front plot is too small for the volume of customer parking.

There is potential for traffic congestion at and around the junction of Tudor Road and Cambridge Road (40 feet from proposed gate) and for a hazard to pedestrians at the bus stop (only 8 feet away).

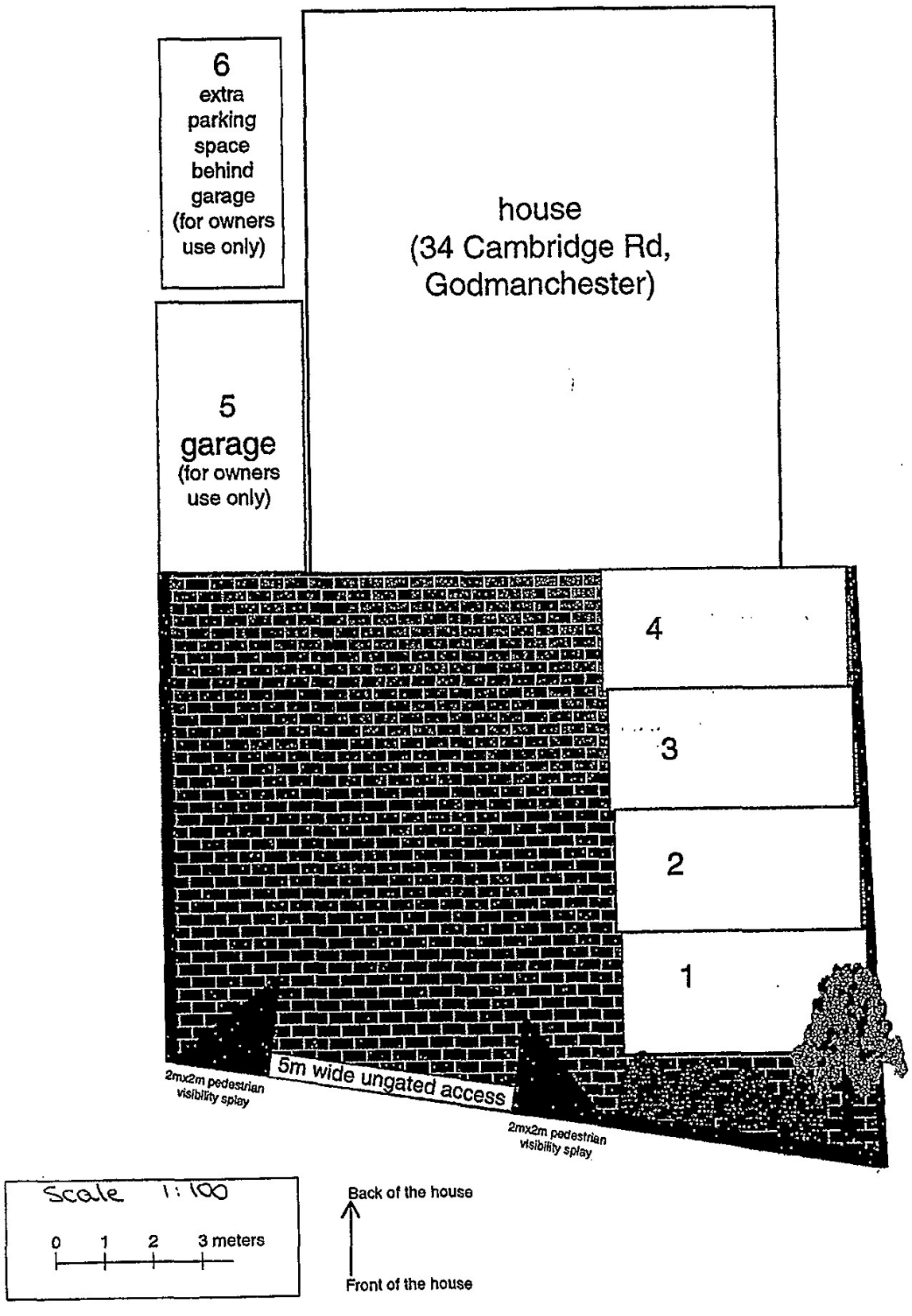
The Town Council recommends that consideration be given to an alternative entrance/exit on Tudor Road into a rear garden parking area as that would have less impact on traffic and would be further from the road junction.

[redacted] Clerk to Godmanchester Town/Parish Council.

Date: 18 JAN 02

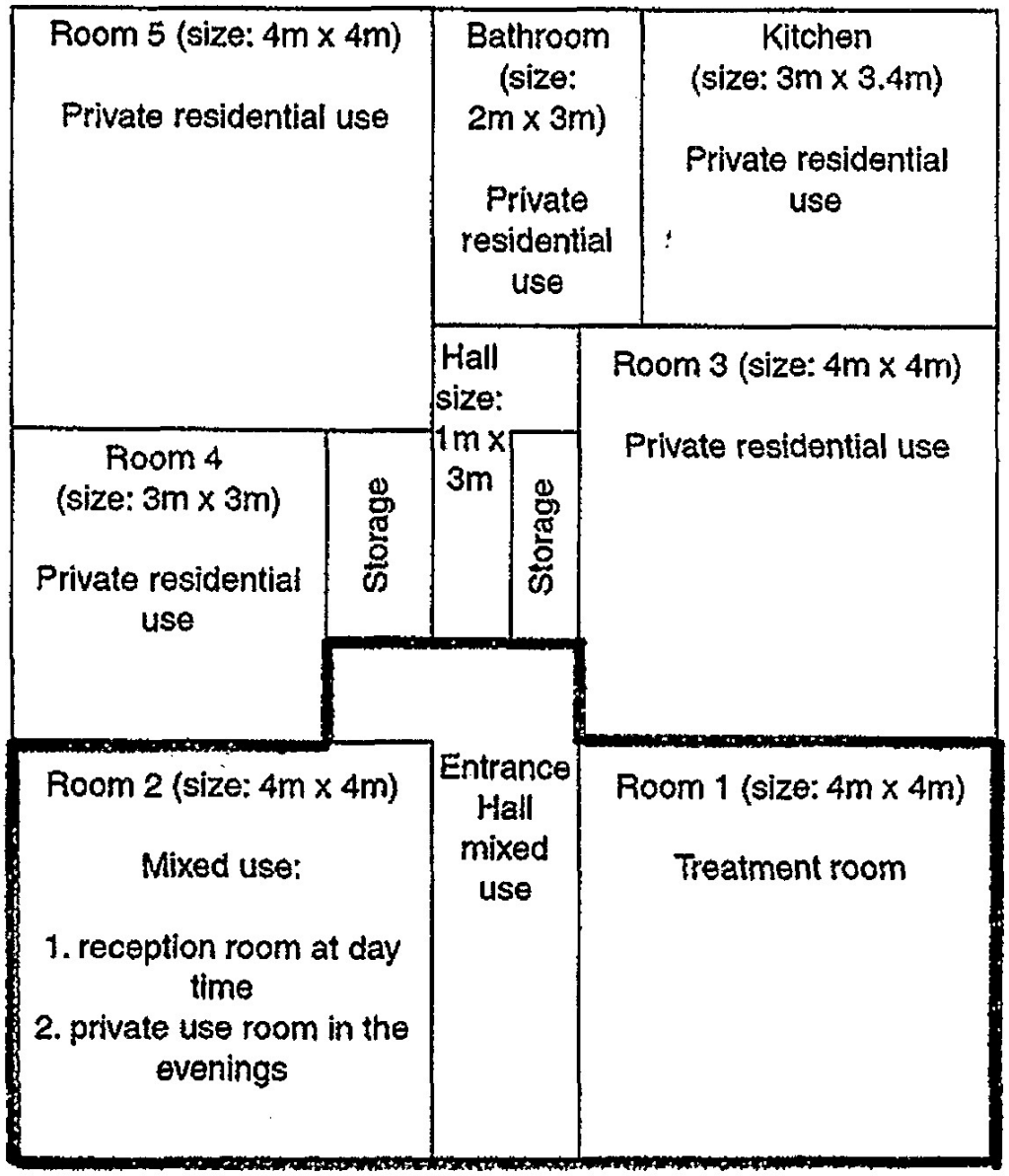
Failure to return this form within the time indicated will be taken as an indication that the Town or Parish Council do not express any opinion either for or against the application.

Parking Arrangements Plan (Ref PA1) version 3



Agenda Item No: 3.2(e) **Godmanchester**

REAR


Room 5 (size: 4m x 4m)
Private residential use
Bathroom (size: 2m x 3m)
Private residential use
Kitchen (size: 3m x 3.4m)
Private residential use
Hall size: 1m x 3m
Room 3 (size: 4m x 4m)
Private residential use
Room 4 (size: 3m x 3m)
Private residential use
Storage
Storage
Room 2 (size: 4m x 4m)
Mixed use:
1. reception room at day time
2. private use room in the evenings
Entrance Hall mixed use
Room 1 (size: 4m x 4m)
Treatment room

FRONT

DEVELOPMENT CONTROL PANEL

EXTRACT FROM REPORTS/MINUTES OF PANEL HELD ON 18 March 02

Filecopy

Mr And Mrs Szmelskyj
36 St. Anns Lane
Godmanchester
Huntingdon
Cambridgeshire PE29 2JE

Our Ref: 01/02729/FUL
Your Ref:

12th March 2002

Dear Sir/Madam

Part change of use of dwelling to osteopathic health practice
34 Cambridge Road Godmanchester Huntingdon Cambridgeshire PE29 2BT

I am writing regarding the above application. I can now advise you that the application is due to be determined by Development Control Panel at its meeting to be held on 18th March 2002 which commences at 7pm. If you wish you may attend this meeting to hear Members of the District Council and Planning Officers discuss the proposal. I regret that it will not be possible for you to comment at this meeting.

You should be aware that it is possible that last minute information on an application may result it in being deferred for consideration or determination.

If you wish to discuss this matter further please telephone the Help Desk on Direct Dial 01480388426

I will write to you shortly after the meeting to inform you of the outcome of the application.

Yours faithfully

Steve Ingram
Development Control Manager
Operational Services Directorate

[redacted]
6 Cambridge Road
Godmanchester
Huntingdon
Cambs PE29 2BW

Our ref: SRI/01/02729/Ful

7th March 2002

Dear [redacted]

Proposed Part Change of Use of Dwelling to Osteopathic Health Practice at 34 Cambridge Road Godmanchester

I refer to your further letter of 5th March 2002 regarding the above proposed development.

In respect of the points raised in your letter I have the following comments;

a) Having regard to the volume of representations received in respect of planning applications it is not the practice of the Council, acting in respect of its role as the Local Planning Authority, to initially acknowledge the receipt of individual representations. Our current practice is that all such representations are catalogued, and in this instance you will in due course receive a notification of the timing of the meeting of the Development Control Panel, at which the item will be considered, and you will then be subsequently informed of the decision made in respect of the application.

b) As stated above this application is now programmed to be considered by the Development control Panel, at its meeting on 18th March 2002, and in order to aid their deliberations the Members of the Panel will receive a comprehensive written report which will set out both the basis of the application and outline all the planning issues surrounding the proposed development. The meeting is open to the general public and you will be able to attend and hear the debate should you wish to do so.

c) Having regard to the basis of national planning policy guidance the Council, again acting in respect of its role as the LPA, will not be in position to instigate any enforcement action against any alleged unauthorised use of the premises until the applicants current application has been determined. In the event of planning permission being refused the Council would of course consider the need to undertake appropriate forms of enforcement action.

Continued.

d) As you seem to be aware the interpretation of the planning laws is not an exact science and in respect of people working from home the issues to be considered are in respect of the scale and nature of the proposed use and whether the use of part of the dwelling for business purposes would or would not result in a material change in the overall character of the property's use as a single dwelling. For your information that guidance is a guideline to be used in respect of ascertaining whether a planning permission may or may not be required rather than a consideration of acceptability or unacceptability for any such proposals. In this instance it is considered that the scale of the proposed business use would result in such a change and accordingly that is why the Council is currently in the process of determining the applicants current application.

I trust you find these comments helpful.

The above comments are made without prejudice to any formal decision of the LPA.

Yours sincerely,

[redacted]

Steve Ingram
Development Control Manager
Operational Services Directorate

☎: 01480 388400

[redacted]
6 Cambridge Road
Godmanchester
Cambs
PE29 2BW

Our Ref: MS/SH/H02729/01
Your Ref:

06 March 2002

Dear M[redacted]

34 Cambridge Street, Godmanchester

I acknowledge receipt of your letter dated 5th March and also the letter addressed to Mrs. L Wilson regarding the above.

I have asked Steve Ingram, Development Control Manager, who is responsible for overseeing the processing of planning applications to investigate the points you make and respond as appropriate directly to you.

Yours sincerely

Malcolm Sharp
Head of Planning Services
Operational Services Directorate

☎: 01480 388402
Fax: 01480 388391
e-mail: Malcolm.Sharp@huntsdc.gov.uk

c.c. S Ingram
B Allwood

H:\Sheading\Malcom Sharp\Letters\Morris - 34 Cambridge St. Godmanchester06.03.02.Doc

6 Cambridge Road
Godmanchester
Cambs
PE29 2BW

Steve
Please could you deal with this including an appropriate reply. I have acknowledged
6/3/02.

Mr Malcolm Sharp Head Of Planning
Planning Department
Huntingdon District Council
Pathfinder House
St Marys Street
Huntingdon
Cambs
PE29 3TN

5th March 2002

Good morning Mr Sharp,

Ref: Application Number HO2729/01
34 Cambridge Street Godmanchester

Please find a copy of the letter sent to Mr B.Allwood today.

I would ask you to read the contents and take what action you feel is appropriate in the matter.

I would also ask you to acknowledge this letter.

Yours Sincerely,

[redacted]

6 Cambridge Road
Godmanchester
Cambs
PE29 2BW

Mr B. Allwood
Planning Department
Huntingdon District Council
Pathfinder House
St Marys Street
Huntingdon
Cambs
PE29 3TN

5th March 2002

Good morning Mr Allwood,

Ref: Application Number HO2729/01
34 Cambridge Street Godmanchester

I write as I have yet to have any reply to the objections raised in my letter of the 17th of January 2002 nor have I had any acknowledgement of its receipt by the District Council. I have been disturbed enough by this to have visited the District Council planning office to look at the full file on two occasions.

To my dismay I note that the only objection that the District Council would seem to have to the change of use of this premises is contained in a letter from the County Council Highways Department to your self in which a mention is made of the turning circle; number of car spaces and the visibility splay.

No mention is made by yourself in a letter to the applicant asking him to answer the criticism to the application; indeed it is to be construed from your letter to the applicant that you are virtually stating to him if he agrees with the splay recommended by the County Council Highways Department then you would have no objection to the application.

In the application for change of use the applicant has made several assertions as to why the application should be allowed. To date you have neither asked for or attempted to get from other sources confirmation of the applicants claims for example in regard to the traffic flow made in the original application.

Nor have you passed on the admission by the applicant of the use of unlicensed premises to the business-rating department. I would have thought that there was an obligation here under the Local Authority act at the very least.

In regard to the projected use of the premises and the number of staff needed to be used nor to the number of car spaces that are needed; have you written back to the applicant in the light of information provided to ask for confirmation.

Having been in the past an applicant myself for commercial premises on several occasions it would seem that this is being dealt with in a very lacklustre basis or the planning requirements have been loosened somewhat.

I am well aware under the part of the planning rules, which govern working from home, that the use of a home to start and run a business from is to be encouraged. But am I not correct in the matter is only attributable if the number of staff engaged is kept to one? Is it not so that after this number is exceeded the application has to be looked at under full planning application rules?

If I am correct in my assertions then the applicant will have up to three persons engaged at the premises or is he to lower both the number of treatments given from his current unlicensed premises and the number of people he has working from the premises?

The applicants own current advertising gives a lie to the very assertions made to your dept in the application before you. Or is this to be ignored as well?

As I stated in my opening paragraph I am very disturbed that I have had no reply to my previous letter and would ask you to give me the expected courtesy of a letter in reply to this one explaining and detailing your own position in regard to each of the planning points raised both in this letter and the previous letter dated the 17th January 2002.

I have copied this letter to the various persons noted below. If I have no satisfactory reply to this matter I will have no hesitation in drawing the matter to the attention of the Local Authority Ombudsman and asking for his/her comments on the matter.

I also give notice that if this matter is not dealt with properly I will seek opinion on a Judicial Review in respect of the District Councils handling and stance in this matter.

Yours Sincerely,

[redacted]

CC Clerk to the Godmanchester Town Council
Mr Malcolm Sharp Head Of Planning Huntingdon District Council
Mrs Elizabeth Wilson Director Of Operational Services Huntingdon District Council

two way memo

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ORDER
Send blue and yellow copies intact. Retain pink for file.

WRITE OR TYPE

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Reply before parting set.
Return yellow copy to sender.

FROM Nigel Eggar
Highways HDC

TO Ben Aldous
Development Control

SUBJECT Part chg of to Streetworks Licence, 34 Cambridge Rd, Gt C

MESSAGE DATE 12/2/02

01/02729

Aldous for the details of access / parking / turning provision. Any further comments?

I've also consulted D. Freshwater

Signed Ben A

REPLY DATE

The layout represents the best achievable of C.C.C highways with accept given direct from Cambridge Road : Advised Conditions:

(i) B9 - 5m - ECM
(ii) B10 - ECM.
(iii) D9(a) 2m x 2m - EC10.
(iv) D6 - EC1.
(v) C3 (a)(b) - EC10.
(vi) Please send Agency Agreement Note.

Signed [illegible] 21/2.

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[redacted]
6 Cambridge Road
GODMANCHESTER
Huntingdon
Cambs PE29 2BW

File Copy

Our Ref: 01/02729/FUL
Your Ref:

12th March 2002

Dear Sir/Madam

Proposal: Part change of use of dwelling to osteopathic health practice

Location: 34 Cambridge Road Godmanchester Huntingdon Cambridgeshire PE29 2BT

I refer to the representations you sent to the District Council regarding the above application. I can now advise you that the application is due to be determined by Development Control Panel at its meeting to be held on 18th March 2002 which commences at 7pm. If you wish you may attend this meeting to hear Members of the District Council and Planning Officers discuss the proposal. I regret that it will not be possible for you to give your views at this meeting.

You should be aware that it is possible that last minute information on an application may result it in being deferred for consideration or determination.

If you wish to discuss this matter further please telephone the Help Desk on Direct Dial 01480388426

I will write to you shortly after the meeting to inform you of the outcome of the application.

Yours faithfully

Mr Steve Ingram
Development Control Manager
Operational Services Directorate

[redacted]
6 Cambridge Road
Godmanchester
Cambs
PE29 2BW

Our Ref: MS/SH/H02729/01
Your Ref:

06 March 2002

Dear [redacted]

34 Cambridge Street, Godmanchester

I acknowledge receipt of your letter dated 5th March and also the letter addressed to Mrs. L Wilson regarding the above.

I have asked Steve Ingram, Development Control Manager, who is responsible for overseeing the processing of planning applications to investigate the points you make and respond as appropriate directly to you.

Yours sincerely

Malcolm Sharp
Head of Planning Services
Operational Services Directorate

☎: 01480 388402
Fax: 01480 388391
e-mail: Malcolm.Sharp@huntsdc.gov.uk

c.c. S Ingram
B Allwood

P1 Held with 17 1 02

Huntingdonshire
DISTRICT COUNCIL

Pathfinder House St Mary's Street Huntingdon PE29 3TN

GODMANCHESTER TOWN COUNCIL
13 DEC 2001
RECEIVED

Head of Planning Services
Pathfinder House
St. Mary's Street
Huntingdon
Cambridgeshire PE 29 3TN

Application Number: 01/02729/FUL Case Officer William Allwood
Proposal: Part change of use of dwelling to osteopathic health practice
Location: 34 Cambridge Road Godmanchester Huntingdon Cambridgeshire PE29 2BT

Observations of Godmanchester Town/Parish Council.

The Godmanchester Town Council considered this application at its meeting on 17 January 2002 and recommended REFUSAL for the following reasons:

The proposal fails to meet the pedestrian visibility splay requirements of 2 meters x 2 meters x 600 mm defined by DB 32 and as laid out in the Local Plan Part 1 – T 19. Therefore, the hedge to the left would need to be re-established and the practice of parking new and used cars on the garage forecourt would have to be amended to provide the 600mm minimum height condition.

Parking Option 1 fails to provide adequate turning space to facilitate entry and exit in a forward direction. Option 2 is an acceptable layout but, overall, the front plot is too small for the volume of customer parking.

There is potential for traffic congestion at and around the junction of Tudor Road and Cambridge Road (40 feet from proposed gate) and for a hazard to pedestrians at the bus stop (only 8 feet away).

The Town Council recommends that consideration be given to an alternative entrance/exit on Tudor Road into a rear garden parking area as that would have less impact on traffic and would be further from the road junction.

[redacted] Clerk to Godmanchester Town/Parish Council.

Date : 18 JAN 02

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.

WA

Tel **01480 388388** Fax **01480 388099** **mail@huntsdc.gov.uk** **www.huntsdc.gov.uk**

PLANNING SERVICES

01/02729 Godmanchester

CAMBRIDGESHIRE COUNTY COUNCIL

Environment and Transport Department

PLANNING APPLICATION CONSULTATION

To. BILL ALLWOOD

Planning Services, Huntingdonshire District Council

App No. 01 / 02729 / FUL

PART CHANGE OF USE OF DWELLING TO OSTEOPATHIC HEALTH PRACTICE
34 CAMBRIDGE ROAD GODMANCHESTER

I refer to the amended plan received on 19 February 2002.

I would firstly reiterate my recommendation for the access to be from Tudor Road rather than Cambridge Street.

However, the revised layout and access will be acceptable assuming that the parking provision is in accordance with the LPA's requirements and you are satisfied that the use will operate with just one consulting osteopath on site and with the appointment system suggested. I have not been provided with floor plans so I cannot tell if the building itself will constrain the operation to the level suggested. ***Just to be sure, you may well consider attaching a suitable condition to control the operation.***

The car parking layout is workable, however I would like to see an area where, say two cycle could be safely stored or brackets fitted to a wall where cycles be chained and locked. I would therefore suggest that this be covered by a suitable condition. Hence.....
The area to be used for parking and turning of vehicles shall be provided before the use commences and thereafter retained. REASON – In the interest of highway safety.
Prior to the use commencing, cycle parking facilities for two cycles shall be provided in accordance with details to be submitted to and approved by the L.P.A. REASON – To encourage non-car trips in accordance with national and local policy.

The 2mx 2m pedestrian visibility splays should be secured by say a low wall or fence (600mm or less) extending 2m from each side of the access. This could be covered by a suitable condition.
Prior to the use commencing the 2m x 2m pedestrian visibility splays shown on the drawing shall be provided in accordance with details to be submitted to and approved by the L.P.A. REASON – In the interest of highway safety.

Please attach an access letter to any permission issued to ensure that the works are carried out to the local highway authority's standards

Dave Freestone
Transport Liaison
Cambridgeshire County Council

22 February 2002.

WA

01/02729 Godmanchester

CAMBRIDGESHIRE COUNTY COUNCIL

Environment and Transport Department

PLANNING APPLICATION CONSULTATION

To. BILL ALLWOOD

Planning Services, Huntingdonshire District Council

App No. 01 / 02729 / FUL

PART CHANGE OF USE OF DWELLING TO OSTEOPATHIC HEALTH PRACTICE
34 CAMBRIDGE ROAD GODMANCHESTER

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However, the revised layout and access will be acceptable assuming that the parking provision is in accordance with the LPA's requirements and you are satisfied that the use will operate with just one consulting osteopath on site and with the appointment system suggested. I have not been provided with floor plans so I cannot tell if the building itself will constrain the operation to the level suggested. ***Just to be sure, you may well consider attaching a suitable condition to control the operation.***

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Please attach an access letter to any permission issued to ensure that the works are carried out to the local highway authority's standards

Dave Freestone
Transport Liaison
Cambridgeshire County Council

22 February 2002.

SENDER
Send blue and yellow copies intact. Retain pink for file.

WRITE OR TYPE

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Reply before parting set.
Return yellow copy to sender.

TO
D. Freestone
Transport (various)
cc

FROM
Ben Thompson
D Control
HDC

SUBJECT Part use as osteopathic practice, 34 Cambridge Rd, Coromandel

MESSAGE DATE 12/2/02
01/02729

Attached amended drawings for alterations/parking purposes.
Any further comments?

Signed Ben A

REPLY DATE

Signed

CAT No BB2 Printed by Evrite Group Ltd (Ping Pong Paperwork Division) Cradley Heath, West Midlands B64 6ES Tel (01384) 566947

Mr A. & Mrs I. Szmelskyj
36 St Ann's Lane
Godmanchester
HUNTINGDON
PE29 2JE

Mr W. Allwood
Development Control Officer
Operational Services Directorate
Huntingdonshire District Council
Pathfinder House
St Mary's Street
HUNTINGDON
PE29 3TN

8 February, 2002

Dear Mr Allwood,

Re: part change of use of dwelling to osteopathic health practice, 34 Cambridge Rd, Godmanchester

Further to your letter of the 6th February 2002 we are writing to confirm that the alterations to the parking facilities as outlined in your letter would be acceptable to us.

To this effect we have enclosed 4 copies of the amended plans, which show the following changes:
1. Addition of 2m x 2m pedestrian visibility splays
2. Access widened to LHA (HDC) specifications

We hope these alterations meet your requirements. If however, you require any more alterations, we would appreciate it if you could contact us on 01480-417741 as soon as you become aware of these to avoid any further delays on this planning application.

We look forward to hearing from.

Yours Sincerely,

[redacted]

Mr A. O. & Mrs I. Szmelskyj

...AL SERVICES
...NING DIV.
11 FEB 2002
RECEIVED
TL
ACK
REPLY
ORIG

AMENDED
a/02729

Mr and Mrs I Szmelskyj
36 St Annes Lane
Godmanchester
Huntingdon
Cambs PE29 2JE

Our Ref: WA/01/02729

06 February 2002

Dear Mr and Mrs Szmelskyj

PART CHANGE OF USE OF DWELLING TO OSTEOPATHIC HEALTH PRACTICE, 34 CAMBRIDGE STREET, GODMANCHESTER

I refer to your recent planning application regarding the above-mentioned proposal. I apologise for the delay in the reply.

I would advise you that whilst in principle the Local Planning Authority have no objections to the part change of use of the property, there are concerns in respect of the access, parking and manoeuvring arrangements within the site. In this respect the access should be widened to 5 metres in accordance with a specification to be agreed by the District Council, and pedestrian visibility splays provided at the point of access. The parking/ turning/ access layout should reflect that shown on the attached indicative plan; the access must remain ungated.

I look forward to your comments, and the receipts of amended plans (4 copies), and if I can be of any further assistance, please contact me.

This letter does not prejudice the eventual determination of the current planning application.

Yours sincerely

Mr W Allwood
Development Control Officer
Operational services Directorate

☎ 01480 388410

Allwood, Bill (Planning Serv.)

From: Freestone Dave [Dave.Freestone@cambridgeshire.gov.uk]
Sent: 23 January 2002 15:10
To: BILL ALLWOOD (E-mail)
Subject: 01 / 2729 GODMANCHESTER

PLANNING APPLICATION CONSULTATION
01 / 2729 GODMANCHESTER.

I have today received the drawings that were submitted with this application.
I would have objections to both versions of the site layout .

Version 1 .....The parking layout is unworkable due to inadequate depth of space in front of spaces and for the spaces that are accessible cars would merely reverse out on to Cambridge Road. Also the access needs to be at least 4.5m wide and have 2mx2m visibility splays on both sides achievable within land under the applicant's control. It appears that the access could be widened and the visibility provided but it would require most of the frontage .

Version 2 ..... As version 1 with respect to the access and visibility and access width but the parking would be workable.

Therefore the applicant could amend version 2 with respect to the access and visibility and submit a revised plan for further consideration.
My preference, however, would be for access to be taken from Tudor Road for visitors and either the access retained on to Cambridge Road for the residential use only or removed all together .

Would you please let me know if you require anything further from me on this at this stage.

Dave Freestone
Transport Liaison
Cambs County Council

Huntingdonshire
DISTRICT COUNCIL

Pathfinder House St Mary's Street Huntingdon PE29 3TN

18 JAN 2002

WA

Mr R Preston
Head of Environment and Transport
Operational Services Directorate

Our Ref: 01/02729/FUL
Your Ref:

12th December 2001

Proposal: **Part change of use of dwelling to osteopathic health practice**
Location: **34 Cambridge Road Godmanchester Huntingdon Cambridgeshire PE29 2BT**
Applicant: **Mr And Mrs Szmelskyj**
Constraints: Adjacent to Conservation Area
Classified Road
Land liable to flooding
Gas pipeline
Adjacent to Listed Building

I enclose a copy of the above application. Please make any comments by 26th December 2001.
If you wish to discuss this matter further, please contact William Allwood on Direct Dial 8410

OBSERVATIONS:
Please tick the appropriate box:

- ☐ No comments
- ☑ No objections
- ☐ No objections subject to:
- ☐ Objections for the following reasons:
- ☐ I require an additional 14 days.

SIGNED: [redacted]

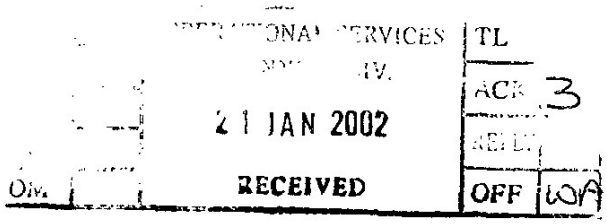
Date: 18/1.

Tel **01480 388388** Fax **01480 388099** **mail@huntsdc.gov.uk** **www.huntsdc.gov.uk**

PLANNING SERVICES

6 Cambridge Road
Godmanchester
Cambs
PE29 2BW

pp 3311



Mr Bill Allwood
Planning Officer
Huntingdon District Council
Pathfinder House
St Marys Street
Huntingdon
Cambs
PE29 3TN

17th January 2002

Good morning Mr Allwood,

Ref: Planning Application H02729/01

I write to you in connection with the application numbered above and the concerns that I have if it were to go forward in the manner proposed. I am aware that this matter is with the County Highways Dept at present and will then be reverting back to you for a decision.

I am aware that the matter was one which the council received on the 11th of December 2001 (date stamp on the filed application) and that you normally give 21 days for objections to be received. I have only recently become aware of the application from a notice in the local press and I am assuming therefore that your 21day deadline for comments and objections will be from the date of publication.

As you can see I have several objections to the application. I have listed these below and I would draw your attention in particular to the first matter and the evidence attached to support this. I feel that this should cause at the very least some disquiet about the probity of the applicant to the council.

The applicant has been running an unauthorised and therefore illegal clinic for many years in his present home.

The applicant states in the covering letter to his application that he already runs a surgery from his present house at 36 St Anne's Lane in Godmanchester. And yet there is no record of the applicant having any permission to run such a surgery in the planning office. Did he not apply officially because he knew from a previous conversation with the officer at the time that such a use would be prohibited by the council? If he is turned down on this occasion or if the hours are curtailed by the officers as part of a successful application what then? The applicant has already shown by his previous behaviour that he cannot be trusted in planning matters.

Who is to work in the premises?

It is an assumption, is it not, that when an application is made for the use of the home as partial commercial use it is generally expected that the applicant/homeowner will be the person running the business and operating from the premises. The applicant has already shown by the `quasi unofficial clinic` he runs from the St Anne's Lane address that this is not so having at least two other Osteopaths working from there. So in effect the council is being asked to allow a residential home to be used as a commercial premises on what is in effect sub letting basis. The applicant in this respect is leading the council astray.

The applicant has the `quasi clinic` in St Anne's Lane Godmanchester; what is to become of this property? Is it to continue as a clinic or is it to be sold? If the property in St Anne's Lane is not to be sold then why the need for either the proposed surgery or residential home.

Please see the attached copies of the current `Yellow Pages` and the `General Osteopathic Council` register for 2001 and the` Local Parish magazine` all of which lists all the Osteopaths in the area and where they work. You will see from both of the publications that there are two/three Osteopaths working from the `quasi unofficial clinic` and so I would expect the same personnel to be working in the applied for clinic premises. This will result in a higher usage of the premises than claimed in the application.

Remodelling the premises.

The applicant has already stated in the letter accompanying his application that he intends to re-model the home to provide extra living space above the house via an attic extension which in effect will leave more space for the applicant to work within in the hours he intends the business to run from.

The applicant already has surgeries in other places so why does he need one in his house.

The applicant already has a surgery in St Neots and a `quasi surgery` in St Anne's Lane Godmanchester so why start another in Cambridge Road? He cannot work in them all at once!

Splay not large enough

The amount of data on the plan shows the entrance/exit (vehicular) of the proposed surgery but it is neither shown in a way that would show its impact on the adjacent/opposite property, nor does it show its impact on the main road and the nearby junction with Tudor road. There are no guidelines as to the visibility splay that is achievable /needs achieving to make sure that all cars leaving/entering the site have the correct sightlines for both vehicular and pedestrian traffic.

Amount of cars able to use the site is exaggerated

The site plans shows that a total of 6 or 7 places are available to park cars in and that (in written evidence only) that the turning circle is achievable. The car parking needs to be reduced to 5 or 4 spaces and the other spaces are either residential or not reachable by the expected staff/patient flow.

The spacing between the cars is to say the least restricted and will not be achievable. It is further noted that the applicant states at most only 2 spaces will be taken up by patient parking. One in treatment and one waiting to be treated. This is not an exact science as patients have a habit of overrunning or turning up late and also the staffing requirements are that the staff will have a total of two cars on site at any one time as there are stated to be 2 part time receptionists who may and probably will over lap by design or error.

It is also to be noted that 2 car spaces are needed per treatment room (2) plus the support staff (2); plus the Osteopathic staff (3); plus the occupiers (2).

That being the case a notional parking of at least 8 cars spaces will be needed and the intended parking area will not allow this to occur with a turning space.

Bus Stop

There is a bus stop outside the premises, which will yet again impede the visibility splay when the staff/patients are leaving and will therefore cause the exit/entrance to the site dangerous.

Too close to a junction.

The applicants intended exit and entry point to the proposed surgery is far too close to the radius of the junction and will cause additional and unwarranted danger to those entering and exiting Tudor Road onto and from Cambridge Road.

Too close to a zebra crossing

Again there could be conflicts with the traffic that quite often queues back from the `Zebra` Crossing to the point of the proposed exit and entrance to the property. The sight line for the drivers leaving the property will be affected.

Too close to a School `Lollipop` crossing.

As at the above point the danger is all to apparent with the Lollipop crossing which operates at the Tudor Road Junction with more cars trying to cross the road to a small entrance and thereby destroying the sight line for other drivers at this particularly sensitive spot. The crossing already has to contend with two road junctions and vehicles exiting the public house nearby without another problem being deliberately created by the proposed surgery.

The amount of traffic going down Cambridge Road is at least the same as for Post Street

The applicant states in his covering letter to the application that he had already been granted a planning application for use of a Post Street property as a surgery and that this street had more traffic than the present street which the applicant intends to base his surgery in. May I remind the officers that one cannot use the success or otherwise of a planning application elsewhere to bring merit or detriment to another application.

Having said this it is still possible to argue the applicants assertion that Post Street suffers more traffic of a vehicular nature than Cambridge Road. Upon what figures does the applicant base this premise? If it cannot be shown to be so by statistics that allow for the increase in general road usage from a reputable source then the comment should be disregarded.

The amount of hours claimed to be worked do not equate with the expected number of patients

The number of patients expected per day according to the applicant does not equate with the amount of time the clinic is said to be open according to the schedule of hours shown in the applicants planning application.

Alteration of the Street Scene

The Street Scene is not conducive to the intrusion of another commercially used building. Also in the garden of the premises is a fully mature magnolia tree, which gives great pleasure and fragrance to the surrounding area. The tree would have to be felled to give the applicants needed parking/turning area as laid out in his attached plan to the planning application.

The total paving of the front garden also spoils the street scene and should be discouraged.

Local Osteopathic Surgery

The area already has a large Osteopathic Surgery within one hundred yards of the applicants proposed surgery premises, which has ample capacity for the area and is fully a commercial premises. Why inflict more car noise ands disturbance on an already congested area for a premises which is commercially unwarranted, will cause danger to and not therefore required by the local populace.

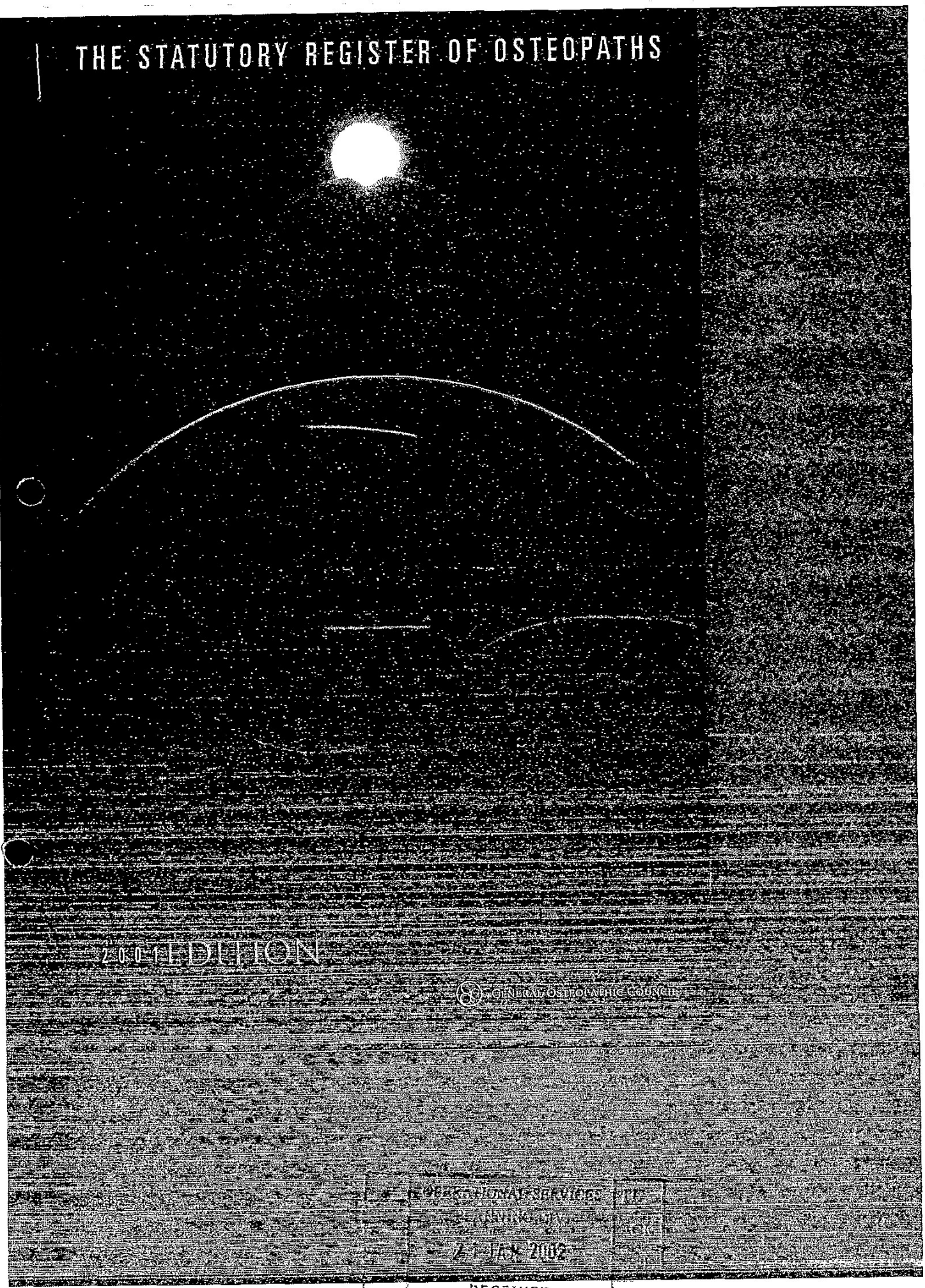
I await your comments on the above with some interest.

Yours sincerely,

[redacted]

CC Godmanchester Town Council

THE STATUTORY REGISTER OF OSTEOPATHS



2001 EDITION

GENERAL OSTEOPATHIC COUNCIL

PROFESSIONAL SERVICES
21 JAN 2002
RECEIVED

Mr Lee Blackburn*

Prospect House
Prospect Street
Huddersfield
West Yorkshire
HD1 2NU
Tel: 01484 469143
Fax: 01484 517042

The Elmwood Health Centre

Mr Richard Metcalf*

Huddersfield Road
Holmfirth
Huddersfield
West Yorkshire
HD7 2TT
Tel: 01484 688359

The Fixby Osteopathic Practice

Miss Nina Gallagher*

1 Gleneagles Way
Fixby Park
Huddersfield
West Yorkshire
HD2 2NH
Tel: 01484 454845
8.30am - 7.00pm

HULL Kingston upon Hull

Harvey Clinic

Mr David Harvey*

314 Kingston Road
Willerby
Hull
Kingston upon Hull
HU10 6NF
Tel: 01482 651575

Hull City Centre Practice

Mr Robert Wadsworth*

18 John Street
Hull
Kingston upon Hull
HU2 8DH
Tel: 01482 875004

Newland Health Centre

Mr Robert Wadsworth*

187 Cottingham Road
Hull
Kingston upon Hull
HU5 2BG
Tel: 01482 875004
Fax: 01482 875004

The Quayside Clinic

Mr Gerard Vallely*

18-20 Princes Dock Street
Hull
Kingston upon Hull
HU1 2LP
Tel: 01482 580560

HUNGERFORD Berkshire

The Hungerford Surgery

Mr David Hamm*

The Croft
Hungerford
Berkshire
RG17 0HY
Tel: 01488 681695

HUNTINGDON Cambridgeshire

Mr Graham Thomas*

36 Oak Tree Close
St. Ives
Huntingdon
Cambridgeshire
PE17 4UD
Tel: 01480 468921

Godmanchester Osteopathic Practice

Miss Alison Kelly*
Mr Alan Szmelskyj*

36 St Ann's Lane
Godmanchester
Huntingdon
Cambridgeshire
PE29 2JE
Tel: 01480 435554
Fax: 01480 457817

21 JAN 2002

Godmanchester Osteopathic Clinic, 36 St Annes Lane,Godmanchester ..... Huntingdon 435554
Hattersley Dr D.A.M.B.M.L.C.O.M, Southea House,Main Rd,Parson Drove ..... Wisbech 700383
Longstaff David,D.O. 56 Broadway ..... Peterboro 310978

MARCH OSTEOPATHIC CLINIC

CLAIRE LOVE BSc(Hons) OstMed DO ND MRN
GURU SINGH DO Registered With General Osteopathic Council
We Promote Excellence In Osteopathy
2 Station Approach, Station Rd March
Tel 01354 660513 Mob 07976 285517

March Osteopathic Clinic, 2 Station Approach March,Station Rd ..... March 660513
Mason W.J, DO Guan Soon Field Lane ..... Friskney 820447
Osteopathic Clinic The, Clover House Boston Rd ..... Sleaford 414894
Osteopathic Clinic T.J Richmond,101 Fydell St ..... Boston 311786

Graham Thomas
BSc. (Hons) OST
Statutorily Regulated Osteopath
Treatment available for babies to the elderly
For prompt attention please call
ST. IVES
01480 468921
36 Oaktree Close, St. Ives, Huntingdon, Cambs. PE27 6UD

Osteo Clin
Jo Sumner DO
Registered
Bourne
Hereward Med Centre
Exeter St
Bourne
PE10 9XB
For Appoi
(017
391
Treatments wi
referral fro

GENERAL OSTEOPATHIC COUNCIL

Established under the Osteopaths Act 1993

Protecting patients and promoting excellence in osteopathic care through Statutory Regulation

Only those on the Statutory Register can use the title 'osteopath'

For a full list of osteopaths in your area, contact the GOsC on 020 7357 6655 or search on www.osteopathy.org.uk

● *BOSTON*
DR MICHAEL POLLING MbChB, MLCoM
The Surgery
2 James Street
PE21 8RD Tel (01205) 362556

MASON W J DO
Guan Soon
Field Lane
Friskney
PE22 8RL (01754) 820447
90 Sleaford Road Boston 01205-361852

● *BOURNE*
SUNNER, J BSc (Ost) DO
Hereward Medical Centre
Exeter Street Tel (01778) 391714
PE10 9XR Mobile (24hr) (07050) 127071

● *CAMBRIDGE*
ROGER GIDDINGS DO
& Associates
The Oakington Therapy Centre
12 High Street
Oakington
CB4 5AG (01223) 237459

ROGER PIKE DO
4 Mayfield Road
Girton
CB3 0PH (01223) 277355

● *CHATTERIS*
DR N WATSON MBChB, MLCOM
SALLY BEAZLEIGH D.O.
24 West Park Street
PE16 6AL (01354) 694050
Also at Priory Road Downham Mkt Tel 01366 383840

● *DEEPING ST JAMES*
DAVID COHEN DO
STEVEN MILLER DO,
RICHARD FRIEND BSc (Ost) DO
BEN BARKER BSc (Ost) DO
The Deeping Osteopathic Practice
Stowgate Road
Peterborough
PE6 8TZ (01778) 347858

● *GODMANCHESTER*
ALAN O SZMELSKYJ DO
ALISON KELLY DO
Godmanchester Osteopathic Practice
36 St. Anne's Lane
PE29 2JE Apts Mon-Sat (01480) 435554
Ramsey Healthy Centre, Mews Close 01487-812611
Rainbow Surgery, Ramsey 01487-710980

● *GRANTHAM*
MARK DUFFREE M.MED.SCI. DO
RACHEL SHAW BSc(Hons)Ost
70 Castlegate
NG31 6SH (01476) 590845

MICHAEL HUMPHREY BSc(Hons) Ost
De Vere Belton Woods
NG32 2LN Tel (07966) 542539
Lakeside Surgery, Cottingham, Rd, Corby, Northants NN17 2UR, Telephone 01536 748248.

SHELLEY GARNHAM BSc (Ost)
23b St Peters Hill Caiverts (01476) 563062
NG31 6QF Moss Chemist (01476) 563062
Mobile (07778) 684588

● *HUNTINGDON*
GRAHAM THOMAS BSc(Hons)Ost
36 Oak Tree Close
St Ives
PE27 6UD Tel (01480) 468921

JANE MORRIS DO
Centre for Complementary Health
6 Cambridge Road
Godmanchester Tel (01480) 455221
PE29 2BW Fax (01480) 411588
Ramsey Health Centre Mews Close 01487 812611
Rainbow Surgery Ramsey 01487 710980

● *MARCH*
GURU SINGH BSc(Hons)Ost
CLAIRE LOVE BSc(Hons)Ost
March Osteopathic Clinic
2 Station Approach
Station Road Tel (01354) 660513
PE15 8SJ Mobile (07976) 285517

● *NEWARK-ON-TRENT*
JASPER NISSIM DO
SARAH HEWITSON DO
Newark Osteopathic Clinic
64 Harcourt Street
NG24 1RF (01636) 611644

● *OUNDLE*
JOHN MILBORNE BSc (Ost) DO
Jo Clarkson DO, Jody Grace BSc(Hons)Ost
Oundle Osteopaths
Melton House
42 West Street
PE8 4EF (01832) 272527
Also at Raunds Osteopaths 01933 626584 and Kettering Osteopaths 01536-512927

● *PETERBOROUGH*
ANN STEBLYK DO
PIERS PEACH BSc(Hons)OstMed
DAVID LONGSTAFF DO
56 Broadway
PE1 1SU (01733) 310978

DR HUSEIN JIWA
Eastfield Surgery
102 Eastfield Road Mot
PE1 4AX
Home Visits Available

PHILLIP R HUNT DO
80 Burghley Road
PE1 2QE

● *SAWTRY*
MR. GARRY HARES
ND,DO,GOsC,LIcAc,M
12 Green End Road
PE28 5UX Saw
Hinxwo
Lond

● *SLEAFORD*
T J RICHMOND BSc (
J TOWNSEND BSc (C
S K WALTON BSc (O
Clover House
Boston Road
NG34 8HD

● *SPALDING*
DAVID COHEN DO
STEVE MILLER DO,
BEN BARKER BSc (C
RICHARD FRIEND
BSc(Ost)DO,ROSA CO
The Spalding Osteopat
31 The Crescent
PE11 1AF

SARAH WALTON Bsc
The Munro Medical Ce
West Elloe Avenue
PE11 2BY Mot

● *ST NEOTS*
ALAN O SZMELSKYJ
ALISON KELLY DO
TIM PAYNE BSc(Hon
St Neots Osteopathic C
23a Huntingdon Street
PE19 1BG

JANE MORRIS DO
Parks Physiotherapy
86 Cambridge Street
PE19 1PJ Telepho

● *WOODHALL SPA*
STELLA J ARDEN DO
Brackenford House
46 Tor O'Moor Road
LN10 6TD

Osteopathy and BACK PAIN

by Alan Szmelskyj, DO; FRSH

Most back pain is due to poor bio-mechanics or function of the spine. This results in, pulls, strains or minor tears and produces damage, pain and inflammation of muscle, tendons, ligaments, discs or to the tiny paired small joints (facet joints) that are found at the back of the spine.

When using a holistic approach to managing back pain it is essential to listen to a patient and get a detailed and complete medical history and to thoroughly examine the spine and related body parts. Otherwise it is very difficult to get an accurate clinical diagnosis. In my opinion, at least 30 minutes of time should be devoted to this part of any initial 45 minute to hour long consultation. Generally a more knowledgeable and experienced clinician is more likely to produce a successful resolution of a patient's problem. My colleagues, Alison Kelly who qualified in 1986, and Ann Steblyk who qualified in 1989 as well as myself who qualified in 1985 comprise the most experienced team of osteopaths in Huntingdonshire. So how effective is osteopathy?

The Consumers Association found that osteopathy had the highest satisfaction level for patients who were experiencing back pain and was the most effective form of complementary therapy for patients with back pain. Another survey done by a Health Authority Trust in the South-west of England found that osteopathy was more effective and less expensive than either physiotherapy or chiropractic for the management of back pain.

Experienced
Registered
Osteopaths

Alan Szmelskyj DO FRSH,
Alison Kelly DO ND, Ann Steblyk DO SRN
all have over
12 years experience.

Both our practices are
BUPA, PPP
& other medical insurance approved.

Appointments for the management of your back pain and other muscle and skeletal problems are available at:

Godmanchester Osteopathic Practice
36 St Ann's Lane, Godmanchester
☎ 01480-435 564

St Neots Osteopathic Clinic
25a Huntingdon St, St Neots
☎ 01480- 211 411

TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995 LISTED BUILDINGS AND BUILDINGS IN CONSERVATION AREAS REGULATIONS 1990

392850

PLANNING PERMISSION AFFECTING THE SETTING OF A LISTED BUILDING
01/02723/OUT
Land Adjacent 12 Taylors Lane Buckden
Erection of Bungalow
01/02612/FUL
Land Adj 104 Cambridge Street St Neots
Erection of Dwelling
PLANNING PERMISSION AFFECTING THE SETTING OF A CONSERVATION AREA
01/02735/FUL
190 High Street Offord Cluny
Construction of vehicular access
01/02751/FUL
2 Old Houghton Road Hartford
Extension to Dwelling
PLANNING PERMISSION AFFECTING THE SETTING OF A LISTED BUILDING AND A CONSERVATION AREA
01/02649/FUL
Manor Farm St Ives Road Houghton
Erection of entrance gates and pitched roof to garage
01/02705/FUL
8 Thrapston Road Spaldwick
Erection of Conservatory
01/02719/FUL
Headlands Keyston Road Covington
Extensions to dwelling
01/02729/FUL
34 Cambridge Road Godmanchester
Part change of use of dwelling to osteopathic health practice
01/02715/FUL
Whitegates High Street Bluntisham
Alterations to boundary wall
PLANNING PERMISSION AFFECTING THE SETTING OF A LISTED BUILDING AND A CONSERVATION AREA AND LISTED BUILDING CONSENT
01/02725/FUL and 01/2726/LBC
Old School House 6 Church Street Somersham
Alterations including rebuilding and erection of day room
LISTED BUILDING CONSENT
01/02712/LBC
91 High Street Earith
Alterations including replacement door and window

Any person wishing to make representations should write to the Head of Planning Services, Pathfinder House, St Mary's Street, Huntingdon PE18 6TN within 21 days of the publication of this Notice. Copies of the submitted plans can be inspected at the Planning Division of the Operational Services Directorate.
The provisions of the Local Government (Access to Information) Act 1985 require that any letters received may be made public and if an application results in an appeal, copies of representations will be sent to the Department of the Environment, Transport and the Regions and the Applicant.

MALCOLM SHARP
HEAD OF PLANNING SERVICES

WA

Huntingdonshire
DISTRICT COUNCIL

Pathfinder House St Mary's Street Huntingd... PE29 3...

File Copy

Mr D Freestone
Highways Development Control ... ...ree
Cambridgeshire County Council
Castle Court
Shire Hall
CAMBRIDGE
CB2 OAP

Our Ref: 01/02729/FUL
Your Ref:

2nd January 2002

Dear Sir/Madam

Planning Application Consultation
Proposal: Part change of use of dwelling to osteopathic health practice
Location: 34 Cambridge Road Godmanchester Huntingdon Cambridgeshire PE29 2BT

I enclose a copy of an application for planning permission for the above development. If you wish to make any observations they should be received by 23rd January 2002.

If you wish to discuss this matter further, please contact me or the help desk on Direct Dial 01480388426 .

Yours faithfully

William Allwood
Development Control Officer
Operational Services Directorate

Huntingdonshire
DISTRICT COUNCIL

Pathfinder House St Mary's Street Huntingdon PE29 3TN

Stuart Bell
Transportation Management Officer
Operational Services

Huntingdonshire D.C.

Our Ref: 01/02729/FUL
Your Ref:

12th December 2001

Environment & Transport

Proposal: **Part change of use of dwelling to osteopathic health practice**
Location: **34 Cambridge Road Godmanchester Huntingdon Cambridgeshire PE29 2BT**
Applicant: **Mr And Mrs Szmelskyj**
Constraints: Adjacent to Conservation Area
Classified Road
Land liable to flooding
Gas pipeline
Adjacent to Listed Building

I enclose a copy of the above application. Please make any comments by 26th December 2001.
If you wish to discuss this matter further, please contact William Allwood on Direct Dial 8410.

OBSERVATIONS:
Please tick the appropriate box:

- ☐ No comments
- ☐ No objections
- ☐ No objections subject to:
- ☐ Objections for the following reasons:
- ☐ I require an additional 14 days.

Please refer to the County Council as LHA in respect of this category of application (proposal access a 'B' classified highway). If the LHA are satisfied with the principle, I would suggest that parking/turning/access layout should reflect that shown on the attached indicative extract plan. The access must remain ungated.

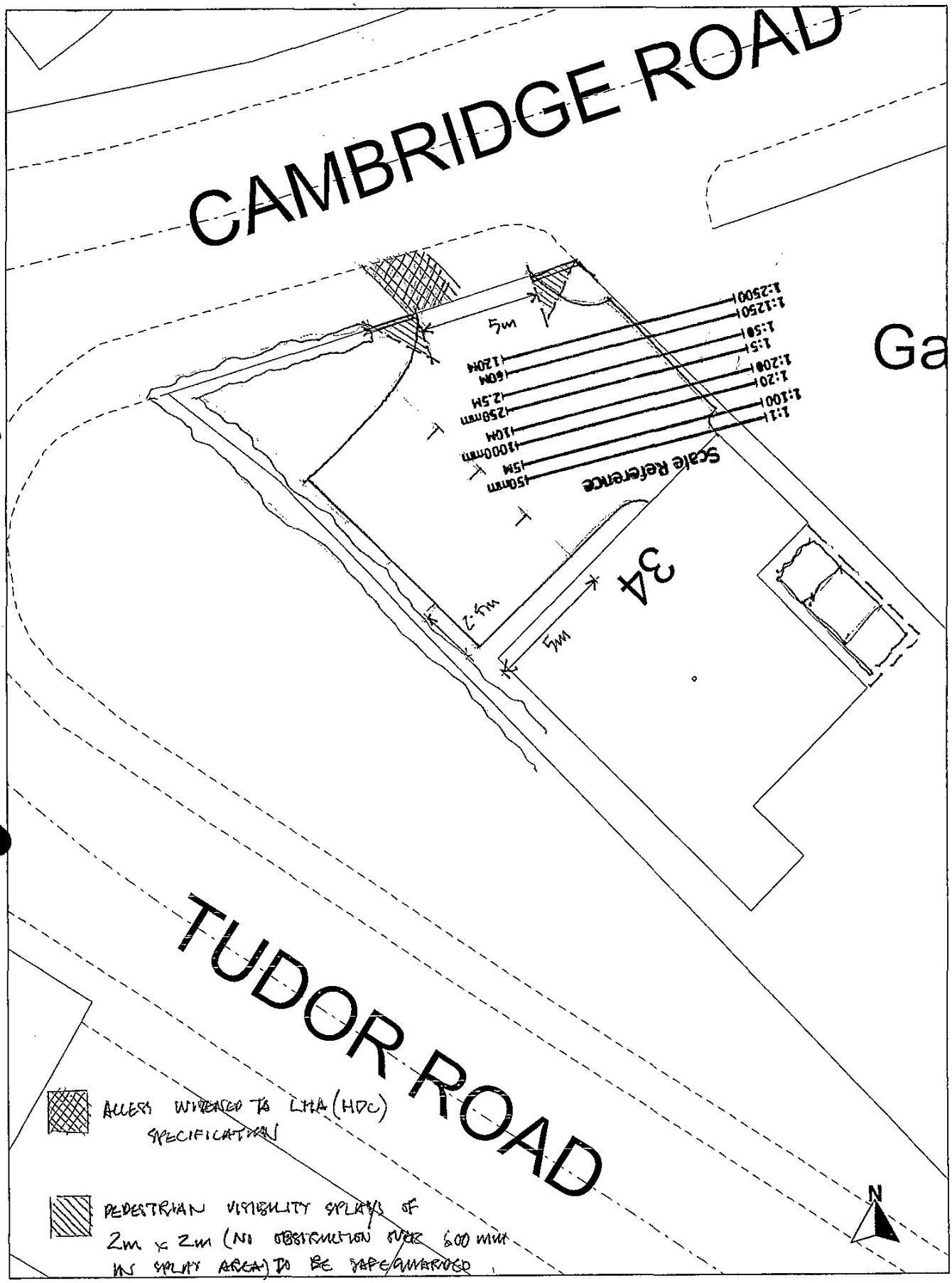
SIGNED: [redacted]

Date: 20/12/2001

Tel **01480 388388** Fax **01480 388099** **mail@huntsdc.gov.uk** **www.huntsdc.gov.uk**

PLANNING SERVICES

Huntingdonshire District Council
Planning Services



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Date: 20/12/2001
Scale: 1:200

Huntingdonshire
DISTRICT COUNCIL

Pathfinder House St Mary's Street Huntingdon PE29 3TN

Mr And Mrs Szmelskyj
36 St. Anns Lane
Godmanchester
Huntingdon
Cambridgeshire PE29 2JE

Our Ref: 01/02729/FUL
Your Ref:

12th December 2001

Dear Sir/Madam

Filecopy

Part change of use of dwelling to o[illegible]hi[illegible]ea[illegible]n practice
34 Cambridge Road Godmanchester [illegible]tingdon Cambridgeshire PE29 2BT

Your application, as described above, was registered on 12th December 2001 and is due to be determined by 6th February 2002. If this is not possible it will be assumed that you have no objections to an extension of the time period unless you notify the Local Planning Authority to the contrary.
However, you are entitled to appeal to the Planning Inspectorate against non-determination if no decision is reached within the statutory eight week period.

Appeals must be made on a form, which is obtainable from the Planning Inspectorate, Room 3/24 Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

The Planning Officer will now begin processing your application. Should you wish to discuss the progress of the application please contact the Help Desk in 4-5 weeks when replies to consultations should have been received.

Your application is a public document and any neighbours will be informed of the application and given the opportunity to comment.

Planning permission may not be the only approval required to carry out the development and it is your responsibility to ensure that any other relevant approvals are obtained. Building Regulations consent may be required for building or engineering works and you are advised to obtain advice from the Building Control Section of this Directorate on 01480 388455.
If you wish to discuss this matter further, please contact the help desk on Direct Dial 01480388426 .
Please accept this letter as a receipt for the fee of £190.00 received 5th December 2001.
Yours faithfully

Steve Ingram
Development Control Manager
Operational Services Directorate

Tel **01480 388388** Fax **01480 388099** **mail@huntsdc.gov.uk** **www.huntsdc.gov.uk**

PLANNING SERVICES

Huntingdonshire
DISTRICT COUNCIL
Pathfinder House St Mary's Street Huntingdon PE29 3TN

Mr D Butterworth
The Town Hall
1 Post Street
Godmanchester
Huntingdon
Cambs
PE29 2NB

File Copy

Our Ref : 01/02729/FUL
Your Ref:

12th December 2001

Dear Clerk

PARISH COUNCIL CONSULTATION – APPLICATION REF. 01/02729/FUL

Part change of use of dwelling to osteopathic health practice
34 Cambridge Road Godmanchester Huntingdon Cambridgeshire PE29 2BT

Enclosed are the forms and plans relating to the above application.

I would be grateful to receive any views your Council would wish to make in respect of the proposed development. Any representations made should be representations of the Parish Council as such and not of individuals.

Residential neighbours abutting the site of this application will be notified of its submission and invited to make comments. I will suggest to them that they may wish to let you have a copy of their comments but would remind you that it is inappropriate to delay your recommendation for this.

You may return the plans with your reply. If, however, the plans are retained you should not allow unauthorised copying. Plans may, however, be made available to the public for inspection during the consultation period.

I should be pleased to receive your Council's views as soon as possible or in any case by 2nd January 2002

Tel **01480 388388** Fax **01480 388099** **mail@huntsdc.gov.uk** **www.huntsdc.gov.uk**

PLANNING SERVICES

If you wish to discuss this matter further, please contact the help desk on Direct Dial or the case officer William Allwood on 01480 388410.

Yours faithfully

Steve Ingram
Development Control Manager
Operational Services Directorate

Huntingdonshire
DISTRICT COUNCIL
Pathfinder House St.Mary's Street Huntingdon PE29 3TN

File Copy

M Vigor
Strategic Planning
Cambridgeshire County Council
Shire Hall
Castle Hill
Cambridge
CB2 0AP

Our Ref: 01/02729/FUL
Your Ref:

12th December 2001

Dear Sir/Madam

Planning Application Consultation
Proposal: Part change of use of dwelling to osteopathic health practice
Location: 34 Cambridge Road Godmanchester Huntingdon Cambridgeshire PE29 2BT

I enclose a copy of the above application and should be grateful for any views your Council may have as County Planning Authority by 2nd January 2002.

If you wish to discuss this matter further, please contact me or the help desk on Direct Dial 01480388426 .

Yours faithfully

William Allwood
Development Control Officer
Operational Services Directorate

Tel 01480 388410

Stuart Bell
Transportation Officer **Management**
Operational Services

File Copy

Our Ref: 01/02729/FUL
Your Ref:

12th December 2001

Proposal: **Part change of use of dwelling to osteopathic health practice**
Location: **34 Cambridge Road Godmanchester Huntingdon Cambridgeshire PE29 2BT**
Applicant: **Mr And Mrs Szmelskyj**

I enclose a copy of the above application. Please make any comments by 26th December 2001.

If you wish to discuss this matter further, please contact William Allwood on Direct Dial 8410

OBSERVATIONS:

Please tick the appropriate box:

☐ No comments

☐ No objections

☐ No objections subject to:

☐ Objections for the following reasons:

☐ I require an additional 14 days.

SIGNED:

Date:

Mr R Preston
Head of Environment and Transport
Operational Services Directorate

File Copy

Our Ref: 01/02729/FUL
Your Ref:

12th December 2001

Proposal: **Part change of use of dwelling to osteopathic health practice**
Location: **34 Cambridge Road Godmanchester Huntingdon Cambridgeshire PE29 2BT**
Applicant: **Mr And Mrs Szmelskyj**

I enclose a copy of the above application. Please make any comments by 26th December 2001.

If you wish to discuss this matter further, please contact William Allwood on Direct Dial 8410

OBSERVATIONS:

Please tick the appropriate box:

☐ No comments

☐ No objections

☐ No objections subject to:

☐ Objections for the following reasons:

☐ I require an additional 14 days.

SIGNED:

Date:

Mr A. & Mrs I. Szmelskyj
36 St Ann's Lane
Godmanchester
HUNTINGDON
PE29 2JE

H02729/01

Ms Jackie Holland
Planning Division
Operational Services Directorate
Huntingdonshire District Council
HUNTINGDON
PE18 6TN

11 December, 2001

Dear Ms Holland,

Re: 34 Cambridge Rd, Godmanchester, HUNTINGDON, Cambs PE29 2BT

Further to our conversation earlier today, please find enclosed six copies of the floor plan. I hope these are sufficient for your needs.

Should you need any more information, please do not hesitate to contact us on 01480-417741 or at the above address.

We look forward to hearing from you.

Yours Sincerely,

[redacted]

Mr A. O. & Mrs I. Szmelskyj

HPS | PPM | DCM | BCM | OM | OPERATIONAL SERVICES PLANNING DIVISION 11 DEC 2001 RECEIVED | TL | ACK | REPLY | OFF

Mr A. & Mrs I. Szmelskyj
36 St Ann's Lane
Godmanchester
HUNTINGDON
PE29 2JE

H02729/01

Mr W. Allwood
Planning Division
Operational Services Directorate
Huntingdonshire District Council
HUNTINGDON
PE18 6TN

29th November, 2001

Dear Mr Allwood,

Re: 34 Cambridge Rd, Godmanchester

Further to our letter of the 29th October 2001 and the subsequent conversation between ourselves, yourself and your colleagues in the planning department please find enclosed our completed planning applications and associated plans etc.

We have also in the light of your comments put together another possible layout for the car parking arrangements (see plan PA1, version 2). Also appended is a copy of our letter of the 29th October 2001.

We look forward to hearing from.

Yours Sincerely,



Mr A. O. & Mrs I. Szmelskyj

H02123/01

Mr A. & Mrs I. Szmelskyj
36 St Ann's Lane
Godmanchester
HUNTINGDON
PE29 2JE

Mr W. Allwood
Planning Division
Operational Services Directorate
Huntingdonshire District Council
HUNTINGDON
PE18 6TN

COPY.

29 October, 2001

Dear Mr Allwood,

Re: 34 Cambridge Rd, Godmanchester

Thank you very much for taking the time earlier today to speak with me with regard to the above property. As a follow up to our discussion I am formally writing to you to clarify the points covered.

As I mentioned to you we are expecting to sign legal documents for the purchase of the property in the next week. Primarily the property will be our only residence. However, we wish to use two out of five rooms in the property for the purpose of continuing my osteopathic practice. One room would be used as a consulting room (and would also be my study), and one other room would be used as a patient reception area and a lounge siting room. This is very similar to our existing domestic and practice situation.

In order to be able to do this we would need to undertake some additional works.

1. External works
The front garden will be resurfaced with a suitable material for the purpose of providing a quality parking facility for our patients. For example, we would use suitably draining clay paviers rather than noisier material like gravel. As part of the resurfacing works we would like to widen the access to the property. Ideally we would like to provide a safe 5 meters wide access point allowing the potential for simultaneous entry and exit of two vehicles. To ensure there is no unauthorised use of this area outside of our normal practice hours and for household security we would like to erect a fully retractable suitable gate that would open into the site. This is illustrated on the enclosed plan.

2. Parking
On completion of the proposed works, as outlined in point 1, the property will have parking space and turning area for up to 7 cars (please see enclosed plan). This area would total approximately 170.59 meters. We would envisage that this would be far in excess of the requirements of our proposed usage. The site will have adequate turning area to allow vehicles to leave the premises in a forward gear.

3. Number of visitors
Currently, on average 7-10 patients are seen over the course of the day. Patients are seen only on a pre-booked appointment basis. At our busiest we may thus have a situation where one patient is being treated whilst another one is waiting for their appointment.

4. Working hours
I have tabulated our working hours including lunch hours.

	Start time	Finish time	Lunch Length
Monday	11.30am	6.30pm	1 hour
Tuesday	9am	6pm	2 hours
Wednesday	9am	12.30pm	-
Thursday	10.30am	6pm	1.5 hours
Friday	11.30am	6.30pm	1 hour
Saturday	9am	12.30pm	-

From Monday to Friday there will only be two days during which our patients would be arriving during the latter part of the morning rush hour period. As with our existing practice situation, at any one time only one

osteopath will be available for patients to consult. Only one patient can be seen in a half-hour period. For patients presenting for the first time between 45 minutes to 1.5 hours is usually spent with them. Due to the physically demanding and tiring nature of the work, as well as the need to maintain a normal family life, patients are not seen after 7pm.

5. Employees
Currently we employ two part time receptionists. At any one time only one of them is present during the working part of the day.

6. Loft conversion
In the near future my wife and I would like to start a family. Thus at some point within the next two to four years we would like to convert the loft into additional living accommodation. When this is done, this would further diminish the percentage of the property that would be used for a non-residential purpose.

As I stated earlier we are hoping to complete on the property by next Tuesday, and therefore we would be grateful for your consideration, judgement and feedback and any further advice or assistance you may be able to offer on the above proposals at your earliest convenience.

Yours Sincerely,

Mr & Mrs Szmelskyj

P.S. on the 5th January 2000 we received approval for using 53 Post St as residential and part osteopathic practice. For your reference the application number was 99/1562. Our proposal, as outlined above, is effectively the same, as submitted for Post Street. However, we would have better visibility and access onto what we believe is a less busy highway than Post Street.

Printed Jan 2001

NOTE: This form incorporates details of fees which are required to accompany application received after 30th September 1997

H0712/01

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING (Fees for Applications and Deemed Applications) (Amendment) Regulations 1997

PLANNING APPLICATION CHARGES Planning applications are required to be accompanied by a fee payable to the District Authority to whom application is made. Please read the scale of charges overleaf and the notes, complete the following details and submit this form, together with the appropriate fees, with your application. Failure to complete this form or deposit the correct fee may result in the application being delayed.

In cases of doubt please consult the relevant District Planning Authority to ascertain the correct fee.

PLEASE USE BLOCK CAPITALS	
Applicant's Name MR & MRS SZMELSKYJ	Agent's Name (if any) .....
Address 36 ST. ANN'S LA.	Address .....
GODMANCHESTER, HUNTINGDON	.....
CAMBS PE29 2JE	.....

1. Brief Description and location of development.	
2. Where applicable please complete the following: (i) site area (outline, minerals, operations). (ii) no. of dwelling units or additional units (iii) gross floor area created (non residential).	(i) ha (ii) (iii) sq.m.
3. Is exemption claimed from payments? If so, please specify reasons: (*see notes overleaf*). (i) for disabled persons requirements. (ii) the development would otherwise be permitted. (iii) modified proposal by the same applicant within 12 months. (iv) resubmission within 12 months of withdrawn or refused application (ref. no. and date of submission of withdrawn application, or ref. no. and date of previous refusal should be given. (v) same use class - required by planning condition. (vi) Consolidating minerals application.	YES/(NO) (i) YES/NO (ii) YES/NO (iii) YES/NO Previous ref. no ..... (iv) YES/NO Previous ref. no. ..... Date ..... (v) YES/NO (vi) YES/NO
4. Is a reduced fee claimed? (If so, reasons below). (i) application by Parish Council. (ii) for non-profit making sports club. (iii) approval of reserved matters where full fee has been paid. (iv) alternative proposals for same site.	YES/(NO) (i) YES/NO (ii) YES/NO (iii) YES/NO (iv) YES/NO
5. Indicate category of development for which payment is made (see list of categories overleaf).	12
6. Amount enclosed with this application	£190.00 Received 190.00 1845
Signed [redacted]	*Date* 26.11.2001

NOTES

1. Payment should preferably be made by crossed cheque made payable to the District Council to whom application is made. The Council will accept no liability if cash is sent by unregistered post.

OS108

PLANNING CHARGES FROM 1st OCTOBER 1997

SUMMARY OF CHARGES PROVIDED FOR IN THE REGULATIONS

CATEGORIES		FEE PAYABLE	MAXIMUM FEE
Operations			
1. New dwellings	(a) Outline	£190 per 0.1 hectare	£4,750
	(b) Others	£190 per dwelling	£9,500
2. Buildings (other than dwellings agricultural buildings or plant and glasshouses etc.)	(a) Outline	£190 per 0.1 hectare	£4,750
	(b) Others:		
(i) where no floor area is created:		£95	
(ii) where the floor area created is below 40 sq. m.;		£95	
(iii) where floor area is between 40 & 75 sq. m.		£190	
(iv) where floor area exceeds 75 sq. m.		£190 per 75 sq.	£9,500
3. Agricultural buildings on agricultural land (other than glasshouses)	(a) Outline	£190 per 0.1 hectare	£4,750
	(b) Others		
(i) where gross floor area is less than 465 sq. m.		£35	
(ii) where floor area is between 465 and 540 sq. m.		£190	
(iii) where floor area exceeds 540 sq. m.		additional £190 per 75sq. m	£9,500
4. Glasshouses and Poly tunnels agricultural land	(a) up to 465 sq.m	£35	
	(b) exceeding 465 sq.m	£1,085	
5. Erection, alteration or replacement of plant and machinery		£190 per 0.1 hectare	£9,500
6. Enlargement, improvement or alteration of dwellings for domestic purposes:			
(a) in respect of one dwelling		£95	
(b) 2 or more dwellings		£190	
7. (a) Operations within residential curtilage for domestic purpose (including buildings, gates and fences etc.)		£95	
(b) Car Park, road and access to serve single undertaking where associated with existing use.		£95	
8. Operations connected with exploratory drilling for oil or gas.		£190 per 0.1 hectare	£14,250
9. Operations not within above categories:			
(a) Maximum mineral operations:		£95 per 0.1 hectare	£14,250
(b) Maximum in other cases			£950
Uses			
10. Change of use of a building to one or more dwellings:			
(a) from existing dwelling to two or more dwellings:		£190 per extra dwelling	£9,500
(b) from other building to one or more dwellings.		£190 per dwelling	£9,500
11. Use for disposal of refuse or waste materials and open mineral storage.		£95 per 0.1 hectare	£14,250
12. Material change of use in land or buildings other than above		£190	
Advertisements			
A1 Advertisement on business premises or other land within the business curtilage relating to nature of business, goods sold, services provided, or name of persons undertaking business.		£50	
A2 Sign relating to business in the locality but not visible from that site		£50	
A3 All other advertisements		£190	
Determinations			
Applications submitted under parts 6, 24 or 25 of the (General Permitted Development) Order 1995		£35	

Calculation of Fees

(a) Floor & site areas

(i) Fees based on floor areas are measured externally

(ii) Any excess over multiples of 75 sq.m. (full or detailed applications) or 0.1 ha (outline applications) are rounded up to the nearest 75 sq.m. or 0.1 ha)

(b) Mixed Category Applications

(i) Where applications (other than outline) are for development in Category 1 and development in Categories 2, 3 or 4, the fees for each part of the application are calculated separately and are added together.

(ii) Where applications are for development within more than one of categories 2, 3 and 4 or categories 5-12, the fee for each category is calculated separately and the highest fee is payable.

Summary of Exemptions Fees are not payable in the following circumstances:

(a) Facilities for Disabled Persons

Where the development relates to alterations or extensions to a dwelling house or operations within the curtilage of a dwelling house and the development is for the purpose of providing access or facilities for greater safety, health or comfort of a resident or intended resident who is disabled (i.e. within any of the descriptions to which Section 29 of the National Assistance Act 1948 applies or a child who is disabled for the purposes of the Children Act 1989). This exemption extends to works to improve a disabled access to a public building.

(b) Development otherwise P.D.

Applications required by a restrictive condition on a previous planning permission, or because of the effect of an Article 4 direction, for development which is otherwise permitted by a General Development Order, or for a change of use within the same class specified in the Use Classes Order.

(c) Resubmissions

Resubmissions of applications following refusals of permission or withdrawn applications, and the submission of amended proposals following the grant of permission or approval of reserved matters subject to the following conditions:

(i) The application is made within twelve months of the date of the decision or, in the case of a withdrawn application, within twelve months of the date the previous application was submitted.

(ii) The site is the same as, or part of the original site and no other land is included

(iii) The development is of the same character.

(iv) The applicant is the same

(v) That the earlier application is one to which no exemption was granted and the relevant fee was paid.

(vi) If the original application was in outline the resubmission is in the outline.

SUMMARY OF REDUCED FEES

1) Use of land for sports fields or other ancillary operations (other than buildings) by non profit making club or society - fee payable £190.

2) Applications for approval of one or more reserved matters require fees in accordance with the schedule, except where such applications have been previously made and the sum is not less than would be payable in respect of all reserved matters authorised by the outline permission. On subsequent applications for approval of reserved matters by the same applicant the fee payable is £190.

3) Applications by Parish Councils - fee payable is one half the normal rate.

4) Alternative proposals on the same site. Submitted by the same applicant. Highest category at full fee, remainder at half fee. (Normal fees are required for duplicate applications).

5) Applications straddling district or county boundaries are subject to special rules. (Para. 8 of DOE circular 73/91 relates). Generally one fee is paid to the authority having the larger site but calculated by the whole scheme, and subject to special ceiling. Applicants in these cases and any other cases of doubt are advised to consult the district planning authority.

6) Renewal of permission - fee payable £95 unless the original permission was not implemented and has expired.

7) Variation or removal of a condition £95.

H02729/01

CERTIFICATE B - Where the Application is not the Owner (see definitions on previous page)
I CERTIFY THAT:

1. I have/~~the Applicant has~~ given the required notice to everyone else who, on the day 21 days before the date of the accompanying application was the owner of any part of the land to which the application relates, as listed below.

Owner's Name	Address at which Notice was Served	Date on which Notice was Served
MISS J.L.FAIRHURST BARCLAYS BANK EXECUTORSHIP & TRUSTEE SERVICE	PO BOX 15, OSBORNE COURT, GADBROOKE PARK, RUDHEATH, NORWICH CHESHIRE, CW9 7UR	29.11.2001

*2. **None** of the land to which the application relates is, or is part of, an agricultural holding;

Signed... [redacted] ..... On behalf of.....

Date.....29.11.01.....

*If land does **not** form part of an agricultural holding this statement should not be deleted. If any part of the land is or is part of an agricultural holding as described below, this statement **must be deleted** and the **AGRICULTURAL HOLDINGS CERTIFICATE** below completed. (See definitions on previous page).

AGRICULTURAL HOLDINGS CERTIFICATE

I have/The Applicant has given the required notice to every person other than my/him/her self who, on the day 21 days before the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows: -

Tenant's Name	Address at which Notice was Served	Address at which Notice was Served

Signed..... On behalf of .....

Date.....

FORM 2

HUNTINGDONSHIRE DISTRICT COUNCIL

Planning Division, Operational Services Directorate,
Huntingdon, Cambridgeshire, PE29 3TN

Town and Country Planning Act 1990 – Section 66
Town and Country Planning (General Development Procedure) Order 1995

CERTIFICATE UNDER ARTICLE 7(1)
NOTIFICATION TO OWNERS AND AGRICULTURAL TENANTS

1. Section 66 of the Town and Country Planning Act, 1990 provides that the Local Planning Authority shall not entertain an application for planning permission unless it is accompanied by certain certificates. This is designed to secure that owners of land, and agricultural tenants, are given notice of applications relating to their land. It is the duty of applicants to give the necessary notices, and to provide the appropriate certificates. You should therefore read the paragraphs below, which summarise the material provisions of the section, and send in the appropriate certificates when completed, with your application.

   A. **If you are the sole freeholder or leaseholder** of all the land to which the application relates you should complete Certificate A.

   B. If you are **not the sole freeholder or leaseholder** of all of the land to which the application relates, and you know **all** the names and addresses of owners of the land, you should send them notice in the form shown overleaf and complete **Certificate B**.

   C. If you know the names and addresses of some of the owners of the land to which the application relates, but not all of them, you should complete and send the Notice to all those whose names and addresses you know, and publish the same Notice in a local newspaper. The newspaper notice should be published not earlier than twenty-one days before the date of the application. You should then complete **Certificate C**.

   D. If you do not know the names and addresses of any of the owners of the land to which the application relates, you should complete and publish the Notice in a local newspaper. This notice should be published not earlier than twenty-one days before the date of the application. You should then complete **Certificate D**. N.B. Certificates C and D available on request from the Planning Division.

2. **Section 68** – Any person who knowingly or recklessly issues a certificate which contains any statement which is false or misleading in a material particular shall be guilty of any offence.

Huntingdonshire DISTRICT COUNCI

H0272970T

Form 1 part 1

APPLICATION FOR PLANNING PERMISSION

Please read the accompanying notes before completing this form. Please use a dark coloured ink as the form will need to be reproduced. Completed forms should be returned to Head of Planning, Huntingdonshire District Council, Pathfinder House, St. Mary's Street, Huntingdon,Cambs.PE18 6TN

1. Applicant (Block capitals please)	**2. Agent** (if applicable)
Name MR. A.O. + MRS I. SZMELSKYJ	Name
Address 36 ST. ANN'S LANE	Address
GODMANCHESTER	
HUNTINGDON	
Postcode PE29 2JE	Postcode
Daytime Tel. No. 01480-417741	DaytimeTel. No.
Fax No. 01480-457817	Fax No.

3. Address or location of Application Site

3A CAMBRIDGE RD, GODMANCHESTER, HUNTINGDON, PE29 2BT

4. Brief Description of Development CHANGE OF USE FROM TOTALLY RESIDENTIAL TO MAINLY RESIDENTIAL & PART OSTEOPATHIC ~~WORK~~ HEALTH PRACTICE

5. Type of Application (Tick one box only, A-E)

i)

A. Full Application	☑	D. Outline	☐
B. Removal or Alteration of Condition/s on an Existing Permission	☐	E. Approval of Reserved Matters	☐
C. Renewal of an Unexpired Permission	☐		

ii) If your application is for:

- Outline(D), Please tick matters to be reserved for subsequent approval.

- Approval of Reserved Matters(E), Please tick the matters to be considered.

Siting	Design	External Appearance	Means of Access	Landscaping
☐	☐	☐	☐	☐

iii) If your application is for B, C or E, please give details of the existing permission below:

Application Ref. No :.....Condition Nos :.....Date of Permission :.....
(applicable for B only)

6. Details of Proposal

a) Is the proposal for a temporary period? Yes ☐ No ☑

b) Is the application made in retrospect? Yes ☐ No ☑

Does the proposal involve:

c) Change of use? Yes ☑ No ☐

d) Alteration or extension of building/s? Yes ☐ No ☑

e) Demolition of any buildings? Yes ☐ No ☑

If yes, please state which buildings to be demolished

.....

d) Erection of or alterations to create new dwellings? Yes ☐ No ☑

If yes, please state the number of units, type and the number of storeys.....

e) Is the application for any of the following purposes?

	Yes	No		Yes	No
Industrial	☐	☑	Storage	☐	☑
Office	☐	☑	Shopping	☐	☑
Warehousing	☐	☑	Any Commercial Use where staff/ parking/ operating hours involved	☑	☐

If you have answered YES to any of the above you should also complete. Part 2

7. Interest

a) Is the applicant the owner? ☑ Lessee? ☐ prospective purchaser? ☐

b) Does the applicant own or control any adjoining land? Yes ☐ No ☑

c) Has any part of the property/site been in council ownership? Yes ☐ No ☑

8. Site Area (Outline Applications)

a) Size of the site ..... hectares. b) Dimension of the site frontage ..... metres.

9. Use (All applications)

What is the building/land used for at present? PRIVATE RESIDENCE

If it is unused at present what was it last used for? N/A

What date did the last use cease? N/A

10. Access
Do you propose to:

Construct a new access to a road?	Yes ☐	No ☑
If yes	pedestrian ☐	vehicular ☐
Alter an existing access?	Yes ☑	No ☐
If yes	pedestrian ☑	vehicular ☑
Provide any new public roads within the site?	Yes ☐	No ☑

11. Public Rights of Way
Do you propose to alter or divert a pub. footpath or R.O.W.. Yes ☐ No ☑

Is the site adjacent to a public footpath or Right of Way? Yes ☐ No ☑

12. Access and Facilities for People with Disabilities
Have you made provision for people with disabilities? Yes ☑ No ☐

13. Car Parking
State No. of existing car parking spaces ..... N/A .....

State total No. of car park. spaces provided in new development ..... 7 .....

14. Drainage
a) State method of disposal of surface water ..... AS IS .....

b) State method of disposal of foul sewage ..... AS IS .....

c) If septic tanks are used, have ground conditions been investigated N/A Yes ☐ No ☐

15. Materials
Please state the type and colour of proposed:

Exterior wall facings ..... AS IS .....

Roofing materials ..... AS IS .....

Site boundaries/Fencing/Boundary walls ..... AS IS .....

16. Height of Building
Please state the maximum height of the proposal .....metres.

17. Trees, Shrubs or Hedges
Do you propose to:

a) remove or cut back any trees, shrubs or hedges? Yes ☑ No ☐

b) plant any trees, shrubs or hedges? Yes ☐ No ☑

18. Previous Applications

Have you made any previous applications for this proposal? Yes ☐ No ☑

If yes, please state: Reference No. .....

Date of Application .....

Have you made an application for Building Regs. Approval Yes ☐ N/A No ☐

19. Planning Fee

Is the planning fee enclosed? Yes ☑ No ☐

Amount of fee £..190.....

If the fee is reduced or not applicable, please state reason .....

.....

20. Plans

Please list the drawings and plans description and ref Nos. submitted with the application below.

Plan / drawing description	Reference
PARKING ARRANGEMENTS PLAN	PA 1 (VERSION 1 & 2)
LOCATION PLAN	LO 1

Please continue on a separate sheet if required.

I hereby make an application in accordance with the details on this form and the accompanying plans, drawings and any other additional supporting information supplied.

Signed [redacted] On behalf of .....

Dated 29.11.2001

Checklist

- ** 6 copies of this form(form 1part 1), completed, signed and dated
- ** 6 copies of form 1 part 2, completed, signed and dated if your application is for industrial, office, warehousing, storage or shopping purposes
- ** 2 copies of the completed certificate of ownership
- ** The planning fee – cheques payable to Huntingdonshire District Council
- ** 6 copies of metric scaled plans, i.e. Location plan,
  Site layout plan,
  Floor plans and Elevations

Huntingdonshire
DISTRICT COUNCIL

APPLICATION FOR PLANNING PERMISSION

This form should be completed and submitted with Form 1 part 1 if your application is for industrial, office, warehousing, storage or shopping purposes. Please use a dark coloured ink as the form will need to be reproduced.

1. Industrial or Commercial Development

Describe any processes to be carried out and the end products

OSTEOPATHIC HEALTH CARE MANAGEMENT

What type of plant or machinery will be installed?

N/A

2. Related Development

Is the proposal related to any of the following:

An existing use on or nearby the site? Yes ☐ No ☑

If yes please give details

A larger scheme for which Planning Permission is not at present sought? Yes ☐ No ☑

If yes please give details

Replacement of existing premises which are no longer satisfactory? Yes ☐ No ☑

If yes please give details

3. Floorspace

Please state the following measurements

	Existing(sq.m)	Proposed(sq.m)
TOTAL floor space of all buildings involved in the proposal	92.2	92.2
~~INDUSTRIAL floorspace~~ PRIVATE RESIDENCE	92.2	60.2
~~OFFICE floorspace~~ OSTEOPATHIC PRACTICE		16
RETAIL floorspace MIXED USE		16
STORAGE and/or WAREHOUSING floorspace		

4. Employment

	Office	Industrial	Other	Total
How many staff will be employed on the site as a result of the proposed development?			1	1
How many new staff wil be employed?			0	0
If you intend to transfer staff from other premises how many will be affected?			N/A	N/A

5. Traffic Flow

How many staff travel to work by car? ..... 1 .....

How many vehicles will visit the site during a normal working day? (excluding employees vehicles:

Heavy Goods Vehicles ..... 0 ..... Other vehicles ..... 7 to 10 (NOT MORE THEN ONE CAR VISITING AT ANY POINT IN TIME)

6. Servicing

What provisions will be made for loading, unloading and turning vehicles within the site?

..... SEE ENCLOSED PLANS (PA1) .....

..... THE NATURE OF THE BUSINESS REQUIRES NO HEAVY VEHICLES LOADING/UNLOADING .....

7. Hours of working

Please specify the proposed hours of working/opening:

Monday 11.30am - 6.30pm	Tuesday 9am - 6pm	Wednesday 9am - 12.30pm	Thursday 10.30am - 6pm
Friday 11.30am - 6.30pm		Saturday 9am - 12.30pm	Sunday ____

8. Pollution Control

Please state the nature, volume and means of disposal of trade effluents or waste

..... THE NATURE OF THE PRACTICE DOES NOT INVOLVE CREATING ANY TRADE WASTE .....

Does the proposal involve the use or storage of Hazardous Substances?

Yes ☐ No ☑

If yes , please give details of the substances and the approximate quantities below

.....

Signature [redacted]

Signed ..... On behalf of .....

Dated ..... 29.11.2001 .....

Mr A.O. and Mrs I. Szmelskyj
34 Cambridge Rd, Godmanchester, Huntingdon, Cambs PE29 2BT
Floor Plan

H02729/01

REAR

Room 5 (size: 4m x 4m) Private residential use		Bathroom (size: 2m x 3m) Private residential use	Kitchen (size: 3m x 3.4m) Private residential use	
		Hall size: 1m x 3m	Room 3 (size: 4m x 4m) Private residential use	
Room 4 (size: 3m x 3m) Private residential use	Storage	Storage		
Room 2 (size: 4m x 4m) Mixed use: 1. reception room at day time 2. private use room in the evenings		Entrance Hall mixed use	Room 1 (size: 4m x 4m) Treatment room	

APPLICATION NO. 027291

DATED 21/3/02

SIGNED

Scale Reference

1:1 1:100 1:125 1:250 1:500 1:1250 1:2500

FRONT

PM		ACK	
DCM		REPLY	
BCM		OFF	

11 DEC 2001

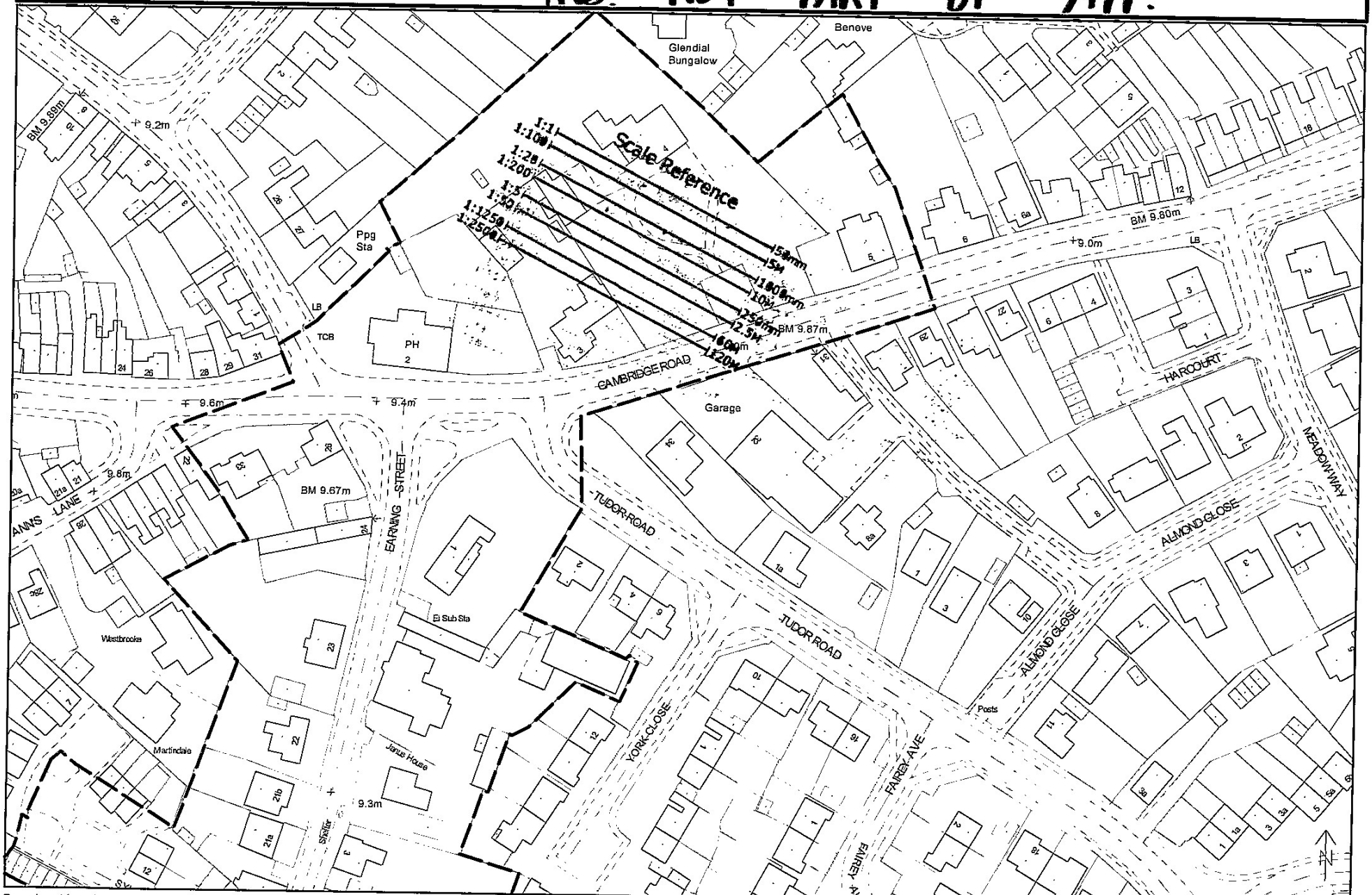
RECEIVED

Scale:

0 1 2 3 meters

Huntingdonshire District

NB. NOT PART OF APP.



Reproduced from the Ordnance Survey mapping with the permission of the Controller of her Majesty's Stationery Office (c) Crown Copyright.

Date: 11/12/2001

Scale: 1:1250

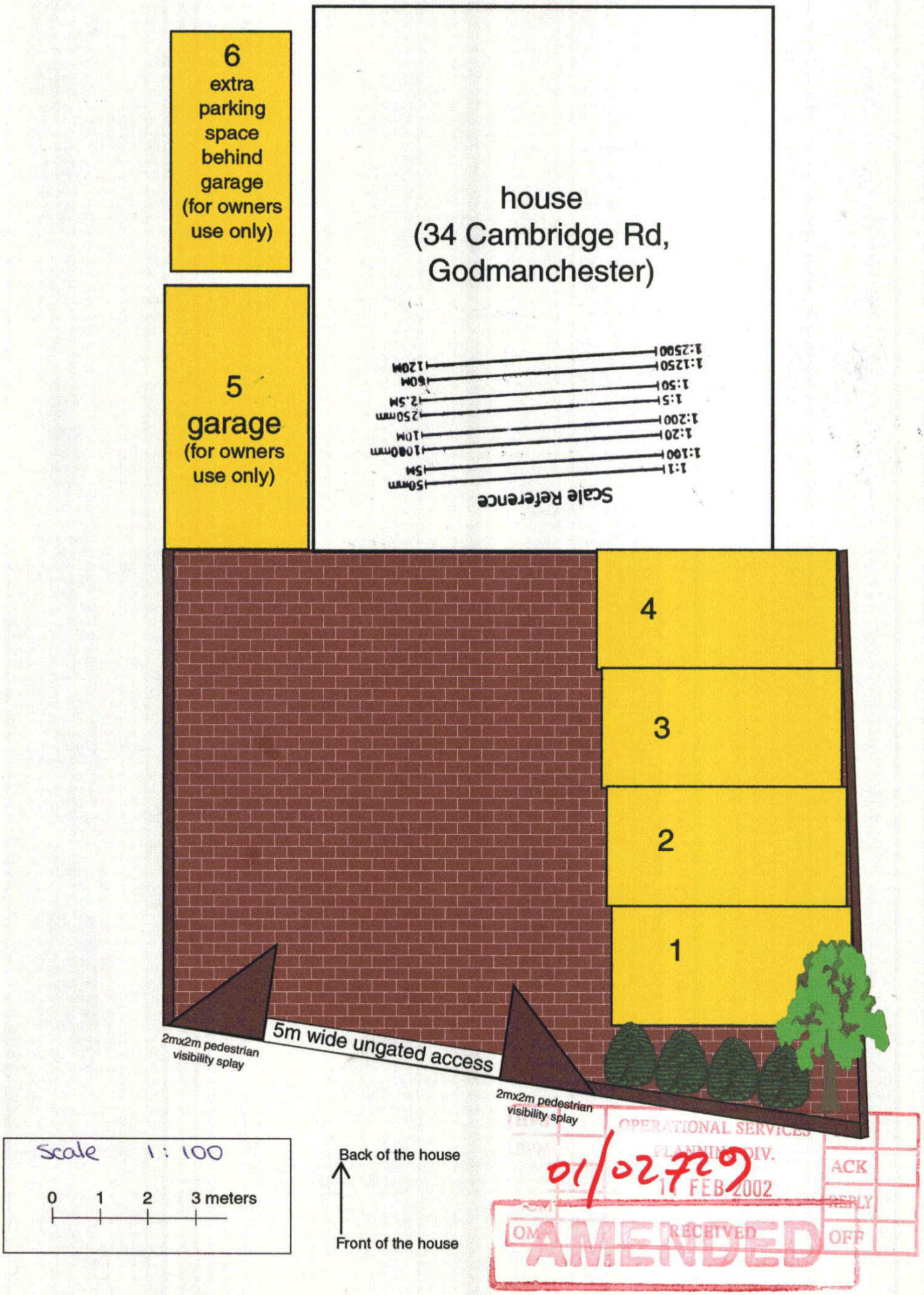
Application Check List

		O.K.
Check if permission required		✓
Fee if applicable		190
Application forms (signed and dated with description given) Part 2 for all commercial applications		✓
Certificate correctly completed. Is there any encroachment?		✓
Is development described shown on plans?		
Location plans scale? Red/blue line		✓
Block plan/site plan showing footprint of new work		✓
Proposed Elevations as/if appropriate and differentiating between existing and proposed		
Existing elevations required for Listed buildings and for extensions that significantly change the appearance of the dwelling		
Floor plans		X

metric dimensioned

6 copies of an floor plan showing existing + proposed use of rooms

Parking Arrangements Plan (Ref PA1) version 3



OPERATIONAL SERVICES
PLANNING DIV.
01/02729
14 FEB 2002
ACK
REPLY
RECEIVED
OFF
AMENDED

Parking Arrangements Plan (Ref PA1) version 2

H02729/01

6
extra parking space behind garage (for owners use only)

5
garage (for owners use only)

house
(34 Cambridge Rd, Godmanchester)

Scale Reference 1:1250 1:500 1:250 1:200 1:100 1:50 1:25 1:20 1:10 1:1 1:1250 1:2500 60M 12.5M 1250mm 1M 5M 1200M

RE DISTRIC COUNC
Town & Country Planning Act 1990

APPROVED PLAN REFERRED TO IN APPLICATION NO. 0272901

DATED 21/8/02

SIGNED

4
3
2
1

gate

AMENDED

SUPERSEDED

0 1 2 3 meters

PLANNING SERVICES
DEVELOPMENT CONTROL DIVISION
PPM
PDM
EDM
ODM
05 DEC 2001
RECEIVED
IT
ACK
REPLY
OFF

Parking Arrangements Plan (Ref PA1) version 1

H02729/01

7
extra parking space behind garage (for owners use only)

6
garage (for owners use only)

house
(34 Cambridge Rd, Godmanchester)

Scale Reference

1:1 150mm
1:20 1000mm
1:50 5M
1:100 10M
1:200 250mm
1:1250 120M
1:2500

5 4 3 2 1

gate

SUPERSEDED

0 1 2 3 meters

OPERATIONAL SERVICES
PLANNING DIVISION
05 DEC 2001
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