HUNTINGDONSHIRE DISTRICT COUNCIL

25/00356/PRI034

OFFICER REPORT

Case No: **25/00356/PRI034** **Prior Ap Accom/NoRes Build Closed Defens**

Proposal: **2 storey 56 bed single living accommodation block**

Location: **Land South East Of Technical Library And Conference Centre Pathfinder Way**

Applicant: **Defence Infrastructure Organisation**

Grid Ref: **528285 274021**

DESCRIPTION OF SITE AND APPLICATION

The application is for the installation of a two storey portable accommodation block, comprising of 56 single bed living units on an existing hardstanding area at RAF Wyton to support their operations.

This application seeks determination as to whether prior approval of the Local Planning Authority (LPA) is required for the erection of a 2-storey portable living accommodation block with flat roof and each measuring approximately 3.6 m in width, 7.2 m in length and 3.7 m in hight. The portable living accommodation units would be laid out on existing car park within the defence installation and arranged in a linear arrangement double stories in hight. The accommodation block would be a total of 66m in length, 16.5m in width and 8.5m in height. The total footprint to be formed by the proposed living accommodation would be 1,060sq metres. For the purposes of Class TA Paragraph TA.5. of the GDPO defines "footprint" in relation to a building, means the total area of ground covered by it.

As per paragraph TA.2. (3) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GDPO), the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the siting and scale of the development. This is only in circumstances where the total footprint of any buildings added to the closed defence site via erection or extension under Class TA exceeds (or would, as a result of the proposed development, exceed) 4,000 square metres.

It should be noted that RAF Wyton benefited from Class TA development in November 2024 for the installation of 30 portable accommodation units and ancillary buildings on an existing hardstanding area (application ref 24/01775/PRI034). The floorspace of the prior approved portable accommodation units was 515sq metres. As detailed in the accompanying application form the proposed 56 unit accommodation block would be in addition to the 30 portable accommodation units previously permitted.

It was detailed in application ref 24/01775/PRI034 that the closed defence site has benefited from 3,596sq metres of development under Class TA which was increased to 4,111sq metres following the prior approval of the 30 portable accommodation units. The proposed portable living accommodation would take this total to 5,171sq metres and so 1,171sq metres above permitted development allowances (without requiring prior approval) under Class TA. The application therefore seeks the LPA's confirmation as to whether Prior Approval for these works is required as the base have exceeded the 4,000sqm footprint allowance detailed in paragraph TA.2. (2) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The application is assessed against the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Schedule 2, Part 19, Class TA.

NATIONAL GUIDANCE

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Schedule 2, Part 19, Class TA.

For full details visit the government website: https://www.gov.uk

RELEVANT PLANNING HISTORY

Owing to the nature of the site there is a large planning history associated with it. Records from 1974 are available to view on HDC's Public Access Site. The most relevant recent planning history is detailed below:

24/00436/DEMDET-Proposed Demolition of redundant sports pavilion building and adjacent changing room building at RAF Wyton Station use of Schedule 2, Part 11, Class B-Details not required 12.07.2024

24/00396/NOTCDS-Proposed Sports Pavilion Building at RAF Wyton Station use of Class TA-Complies with GDPO -14.03.2024

24/00167/NOTCDS-Permitted Development Enquiry Removal of 2 nr buildings and porta cabin at RAF Wyton and installation of a new single storey modular building 21 day notification-Does not comply 08.02.2024

23/00763/PRI034- Erection of Dissemination Building to support the operation of RAF Wyton-Prior Approval Required & Approved 15.06.2023

23/00483/NOTCDS - Erections of a new Dissemination Building at RAF Wyton (Withdrawn)

24/01775/PRI034-Installation of 30 portable accommodation units and ancillary buildings on an existing hardstanding area- Prior Approval Required and Approved 29.11.2024.

CONSULTATIONS

The LPA is only required to consider whether the development is permitted under class TA of the GDPO (2015) and whether prior approval from the local authority is required.

REPRESENTATIONS

No third party representations received at the time of determination.

SUMMARY OF ISSUES

Class TA, Part 19 of the GPDO relates to the erection, extension or alteration on a closed defence site by or on behalf of the Crown of-

(a) single living accommodation
(b) a non-residential building

Officer note: Compliant. The applicants (Defence Infrastructure Organisation) have submitted a signed application form detailing the site as a 'closed defence site' and the building proposed falls within category (a) as detailed above.

Development not permitted within the remits of Class TA, Part 19 of The Town and Country Planning (General Permitted Development) Order 2015 (as amended), are assessed below:

A.1 Development is not permitted by Class TA if—

(a) the development would be within 15 metres of the closed defence site's perimeters ("the perimeter");

Officer note: Compliant. The proposed accommodation is located in excess of 15 metres from the perimeter of the site.

(b) the development would be within 25 metres of the perimeter where the development would be visible from a highway and—

(i) in the case of a building erected, the height of the building would exceed 10 metres;
(ii) in the case of a building extended or altered, the height of the building would exceed the lesser of—

(aa) the height of the existing building, or

(bb) 10 metres;
Officer note: Compliant. The proposed accommodation is located in excess of 25 metres from the perimeter of the site, does not exceed 10 metres in height and the site is screened from public vantage by virtue of the separation distance between the siting of the proposed accommodation block and public highway.

(c) at any other location if the height of—
(i) any building erected would exceed 12 metres;
(ii) any building extended or altered would exceed the lesser of—

(aa) the height of the existing building, or

(bb) 12 metres;
Officer note: Compliant. The proposed accommodation does not exceed 12 metres in height.

(d) on land which is or forms part of—
(i) article 2(3) land;
(ii) a site of special scientific interest;
(iii) a listed building or land within its curtilage;
(iv) a scheduled monument or land within its curtilage;
Officer note: Compliant. The site is not constrained by any of the above designations.

(e) if the total floor space of any buildings added to the closed defence site via erection or extension under Class TA(a) would exceed 25% of the total floor space of single living accommodation on the closed defence site immediately before 11th January 2022;
Officer note: Compliant. Confirmed within the submitted application form. The total floor space of single living accommodation on the closed defence site immediately before 11 January 2022 was 45,830sqm. 507sqm of single living accommodation floor space was added to the closed defence site through Class TA permitted development rights in November 2024. The proposed erection of a 56-bed accommodation block would be approximately 2,092sqm. The single living accommodation permitted under prior approval 24/01775/PRI034 combined with this proposal would not exceed the 25% threshold of 11,458sqm of the total floor space of single living accommodation.

(f) if the total floor space of any buildings added to the closed defence site via erection or extension under Class TA(b) would exceed 35% of the total floor space of non-residential buildings at the closed defence site immediately before 11th January 2022.
Officer note: Not applicable. Confirmed within the submitted application form. The proposal is not for the erection of non-residential buildings.

Development is permitted by Class TA subject to the condition that it is carried out in accordance with any measures identified under paragraph TA.2(1)(b) to reduce so far as practicable any contamination or flood risks.

The relevant conditions set out in TA.2 states that development permitted by Class TA is subject to the conditions that before beginning the development the developer must-

(a) assess the contamination and flood risks of the development,
(b) identify measures to reduce so far as practicable any contamination or flood risks of the development,
(c) where the development is in an area within Flood Zone 3, carry out prior consultation in accordance with paragraph TA.3, and
(d) in any event, provide written notification to the local planning authority—
(i) of the date on which it is proposed to begin development, and
(ii) including a description of the development containing sufficient information to enable the local authority to satisfy itself that the development complies with the provisions of Class TA.
Officer comments: The supporting application form states that a site investigation report has been undertaken, and no contamination risks have been identified.

The site is within Flood Zone 1 as per the most up to date Environment Agency Flood Risk Maps and Data and therefore at lowest risk from river or sea flooding as such the application is not applicable to condition TA.2(c) or paragraph TA.3. Flood risk mitigation measures for Flood Zone 1 development are considered unnecessary in this instance.

The application was submitted to the LPA and validated on the 26.02.2025. Officers consider the application to be accompanied with sufficient information to undertake an assessment against the criteria as set out in paragraph TA.1.

Paragraph 4 and 5 of TA.2 detail the circumstances whereby a decision is required as to whether prior approval of the LPA is required for the scale and siting of the proposed development. None of the circumstances set out in Paragraph 4 and 5 of TA.2 are applicable.

Part TA.3 is not relevant to this application as the development site is within Flood Zone 1 as per the most up to date Environment Agency Flood Risk Maps and Data.

Part TA.4 details the procedure for prior approval and states the application procedure that should be followed by the developer as below:

(a) a written description of the proposed development including a statement of any proposed increase in the total footprint of buildings on the closed defence site,
Officer note: Compliant.

(b) where the proposed development relates to the erection or extension of—
(i) single living accommodation, a statement showing the total floor space of single living accommodation—
(aa) on the closed defence site immediately before 11th January 2022,
(bb) already added to the closed defence site via development under Class TA(a), and
(cc) to be added to the closed defence site via the proposed development;
Officer note: Compliant. Stated within the submitted application form.

(ii) a non-residential building, a statement showing the total floor space of non residential buildings—
(aa) on the closed defence site immediately before 11th January 2022,
(bb) already added to the closed defence site via development under Class TA(b), and
(cc) to be added to the closed defence site via the proposed development; (c) a plan indicating the closed defence site and showing the proposed development,
Officer note: Not applicable. However, the submitted application form provides these details.

(c) a plan indicating the closed defence site and showing the proposed development,
Officer note: Compliant. Plans have been submitted to the LPA.

(d) drawings prepared to an identified scale and showing—
(i) in the case of a building to be erected, the proposed external dimensions and elevations of that building;

(ii) in the case of a building to be extended or altered, the external dimensions and elevations of that building both before and after the proposed extension or alteration,
Officer note: Compliant. Block, elevation and floor plans of the proposed accommodation block have been submitted to the LPA.

(e) the developer's contact address and, if they are content to receive communications electronically, the developer's email address,
Officer note: Compliant.

and

(f) any fee required to be paid.
Officer note: Compliant.

TA.4 (5) states that the LPA must give notice of the proposed development-

(a) by site display in at least one place on or near the land to which the application relates for not less than 21 days of a notice which—
(i) describes the proposed development,
(ii) provides the address of the proposed development, and
(iii) specifies the date by which representations are to be received by the local planning authority (not being less than 21 days from the date the notice is displayed), or

(b) by serving a notice in that form on any owner or occupier of any premises which adjoin the closed defence site
Officer note: Compliant. The LPA has displayed a site notice at the perimeter of the closed defence site.

Overall, having regard to the above matters and, given the location, height and scale of the proposed works, the erection of living accommodation on the closed defence site would not require an enquiry relating to prior approval. Nevertheless, Officers are satisfied that the siting, design, dimensions and external appearance of the buildings are appropriate for the proposed use on a closed defence site and therefore considered acceptable and as such that prior approval can also be granted.

The Local Planning Authority considers that the development would constitute permitted development under Schedule 2, Part 19, Class TA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), and the siting, design, dimensions and external appearance of the proposal are considered acceptable and prior approval is granted.

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CONTACT OFFICER:
Enquiries about this report to **Charlotte Dew**