OFFICER REPORT

Case No: 24/01858/NMA **Non Material Amendment**

Proposal: **Non-material amendment of 23/00695/REM to revise (i) balcony designs, (ii) fenestration to the Chester Housetype, (iii) boundary positions and associated fencing and (iv) position of plots**

Location: **Alconbury Airfield Ermine Street Little Stukeley**

Applicant: **Mrs Louise Simmonds**

Grid Ref: **519713 276509**

DESCRIPTION OF SITE AND APPLICATION

1. This site relates to a parcel of Alconbury Weald, which has outline consent under application ref. 1201158OUT and was subject to a S106 agreement and various planning conditions, allocated within the Development Plan under policy SEL1.1. Development at Alconbury Weald is subject to site wide parameter plans and a Design Code approved alongside a definition of Key Phase 1 under application ref. 19/80094/COND, which directs the detailed design of each application. A number of Site Wide Strategies have also been approved under application ref. 1408820COND, which establish broad, site wide principles, objectives, parameters, and targets.

2. This application seeks to revise plot boundary positions to a number of plots along the primary road corridors, and to substitute hedge species, namely to replace Thuja Plicata with Euonymus Japonicus.

NATIONAL GUIDANCE AND POLICY

3. The National Planning Policy Framework 2024 (NPPF) sets out the three objectives – economic, social and environmental – of the planning system to contribute to the achievement of sustainable development. The NPPF 2024 at paragraph 10 provides as follows: 'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).'

4. The NPPF 2024 sets out the Government's planning policies for (amongst other things):
   - delivering a sufficient supply of homes;
   - achieving well-designed places;
   - conserving and enhancing the natural environment;
   - conserving and enhancing the historic environment.

5. Planning Practice Guidance, including the National Design Guide, is also relevant and a material consideration.

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

RELEVANT PLANNING POLICY

7. Huntingdonshire's Local Plan to 2036 (Adopted May 2019)

- LP7 Spatial Planning Areas
- LP11 Design Context
- LP12 Design Implementation
- SEL1.1 Former Alconbury Airfield and Grange Farm

8. Supplementary Planning Documents
   - Huntingdonshire Design Guide SPD – Adopted 2017
   - Cambridgeshire Flood and Water SPD – Adopted 2017
   - Developer Contributions SPD – Adopted 2011, costs updated annually
   - Huntingdonshire Landscape and Townscape Assessment SPD – Adopted 2022

RELEVANT PLANNING HISTORY

9. 1201158OUT - Up to 290,000 sqm of employment floor space, including data storage and a materials recovery demonstration centre and up to 5,000 dwellings, including sheltered/extra care accommodation; a mixed use hub and mixed use neighbourhood facilities, including retail, commercial, leisure, health, place of worship and community uses; non-residential institutions including primary schools, nurseries, a secondary school and land reserved for post 16 education provision; open spaces, woodlands and sports provision; retention of listed buildings; new vehicular access points from Ermine Street and the A141, with other new non-vehicular access points; associated infrastructure; reserve site for a railway station and ancillary uses; and associated demolition and groundworks. Approved. 01/10/2014.

10. 1408820COND – Key Phase 1 Definition – Alconbury Weald – Condition information for 1201158OUT – C7, C8, C9, C17, C21, C27 and C28. Approved. 08/12/2014.

11. 19/01320/S73 – Variation of conditions 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 18, 20, 24, 26 and 28 for application 1201158OUT - Amended wording (see covering letter, appendix 1). Approved 27/09/24.

12. 19/80094/COND – Conditional Information for 1201158OUT: Condition 9: Amended Key Phase 1 definition. Condition 10: Amended Key Phase Framework a) Design Code b) Indicative Sequencing Plan c) Archaeological Investigation d) School Site Plan e) Key Phase Transport Assessment f) Key Phase Travel Plan & Mitigation Strategy g) Delivery Plan h) Site Wide Strategy Supplements (Water, Ecology & Code of Construction Practice) and i) Sustainability Statement. Approved 17/11/2020.

13. 23/00271/REM – Submission of Reserved Matters approval for the erection of 59 dwellings including appearance, layout, landscaping and scale including associated highways, landscaping and ancillary works. (EIA development and an ES was submitted with the outline application). Approved 07/08/2023.

CONSULTATIONS

14. Urban Design – No objections to the proposed revisions, but recommend the materials plan is amended noting materials are subject to change, having regard to discussions with the applicant on supply of bricks.

15. Affordable Housing Officer – The loss of garden sizes for any affordable units are not supported. It is unclear exactly what changes are being made to affordable units.

REPRESENTATIONS

16. No other representations received.

PLANNING ASSESSMENT

17. In respect of the revised balconies, officers note that, while these are proposed to be externally applied rather than integrated, they are proposed to be brick clad in order to appear appropriately integral to the main building. These retain sufficient external amenity space to serve the units, and the cladding will ensure continued compliance with the design code without materially changing the character of the built form.

18. Similarly, the fenestration change to the Chesterton housetype for plots 133 & 134 is minimal in the context of the development and these are not so visually prominent in the flank elevations that the loss will be materially impact the development.

19. The change in boundary fencing and plot positions, and consequential changes to gardens, does not change that the development accords with the requirements of the Design Code in terms of garden sizes, and generally would result in minimal change to landscaping. While there is a minor reduction in garden space to affordable units comprising plots 77 to 79 these are minimal, and the gardens would still exceed the requirements of the Design Code, such that it is considered that this change does not materially alter these plots.

CONCLUSION AND RECOMMENDATION

20. Taking national and local planning policies into account, and having regard to relevant considerations, it is considered the proposed works are sufficiently minor to constitute a non-material amendment and it is recommended the application is approved.

CONTACT OFFICER:
Enquiries about this report to **Aaron Sands**