OFFICER REPORT

Case No: 25/00393/S73 Removal/Variation of Conditions

Proposal: Variation of condition 2 (approved plans) of 24/00433/FUL

Location: Agricultural Buildings Washingley Farm Green End

Applicant: Mr Allgood

Grid Ref: 522598 274616

DESCRIPTION OF SITE AND APPLICATION

The site is approximately 0.8ha in area and currently comprises of five agricultural buildings on land north and east of Green End, Great Stukeley. The majority of buildings on site are brick built and are considered traditional agricultural buildings in their form and design. The remainder of the site contains hardstanding, areas of grassland, and two ponds with surrounding vegetation. The site is accessed via an existing access off Green End and the site benefits from a hedgerow boundary with various trees on site.

This application seeks approval for the erection of 6 residential dwellings and garages following the demolition of 5 barns at Washingley Farm, Green End, Great Stukeley.

This application forms a variation of plans for changes to plots 1, 5, and 6 from permission 24/00433/FUL.

Plot 1 involves the rear outrigger (north elevation) handed and extend in length by 2.0m. Amendments to fenestration detailing in all elevations, including the addition of roof lights, to service internal layout changes.

Plot 5 changes include ridge and eaves heights of rear outrigger (south elevation) raised by up to 1.4m to create first-floor bedroom accommodation within the roof space. Principal accommodation extended by 2.0m in length. Amendments to fenestration detailing in all elevations, including construction of a roof dormer and roof light changes, to service internal layout changes.

Plot 6 changes ridge and eaves heights of rear outrigger (west elevation) raised by up to 1.6m to create first-floor bedroom accommodation within the roof space. Amendments to fenestration detailing in north, south and west elevations to service internal layout changes.

There are no proposed changes to Plots 2, 3 and 4.

The site is situated immediately north of the residential built-up area of the village, at the far northern end of Green End Road and north of the unadopted track leading to Nos. 48 and 50 Green End (which have approval for the erection of two replacement dwellings with detached garages - planning ref 18/02365/FUL).

Open countryside abuts all other boundaries of the site although this is subject to change following submitted applications for allocation site HU1 Ermine Street, Huntingdon to the east - ref 20/00847/OUT for the erection of up to 648 dwellings, the Alconbury Weald County Park - ref 19/01320/S73 and the larger Grange Farm Development - ref 19/01341/OUT for the erection of up to 1,500 dwellings including a primary school and a local centre. Plans are also proposed to realign the A141 to the east of the site.

Bridleway 230/12 runs parallel along the south side of the site along the unadopted track, this connects to bridleway 133/21 that continues eastwards towards the A141. A crossing is planned over the A141 as part of approved application ref 18/01577/REM for the Southern Gateway Access into Alconbury Weald. This proposed crossing will provide connectivity to the Tower Fields retail park and further afield to Huntingdon Town Centre.

The site is in close proximity to the Grade II Listed Building of No. 35 Green End, Great Stukeley.

Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

NATIONAL GUIDANCE

The National Planning Policy Framework (NPPF 2024) 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).'

The NPPF 2024 sets out the Government's planning policies for (amongst other things):

* delivering a sufficient supply of homes;
* building a strong, competitive economy;
* achieving well-designed, beautiful and safe places;
* conserving and enhancing the natural, built and historic environment.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Planning Practice Guidance and the National Design Guide 2021 are also relevant and material considerations.

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

PLANNING POLICIES

Huntingdonshire's Local Plan to 2036 - adopted May 2019

LP1: Amount of Development
LP2: Strategy for Development
LP4: Contributing to Infrastructure Delivery
LP5: Flood Risk
LP6: Waste Water Management
LP10: The Countryside
LP11: Design Context
LP12: Design Implementation
LP14: Amenity
LP15: Surface Water
LP16: Sustainable Travel
LP17: Parking Provision and Vehicle Movement
LP25: Housing Mix
LP30: Biodiversity and Geodiversity
LP31: Trees, Woodland, Hedges and Hedgerow
LP33: Rural Buildings
LP34: Heritage Assets and their Settings

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

The Stukeleys Neighbourhood Plan 2022-2036 - adopted July 2023
Policy 1: Definition of 'Built-up Area' (Settlement Boundary)

Supplementary Planning Documents (SPD) and Guidance:

Huntingdonshire Design Guide Supplementary Planning Document 2017
Developer Contributions SPD 2011
Huntingdonshire Landscape and Townscape SPD (2022)
Huntingdonshire Strategic Flood Risk Assessment (2024)
Cambridgeshire Flood and Water SPD 2017
LDF Developer Contributions SPD (2011)
Annual Monitoring Review regarding housing land supply (2024)
Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)

The National Design Guide (2021)
* C1 - Understand and relate well to the site, its local and wider context
* I1 - Respond to existing local character and identity
* I2 - Well-designed, high quality and attractive
* B2 - Appropriate building types and forms
*M3 - Well-considered parking, servicing and utilities infrastructure for all users
* N3 - Support rich and varied biodiversity
* H1 - Healthy, comfortable and safe internal and external environment
* H2 - Well-related to external amenity and public spaces
* H3 - Attention to detail: storage, waste, servicing and utilities

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

PLANNING HISTORY
24/80360/COND - Discharge of conditions 3 (Materials), 4 (Arch details), 5 (Landscaping), 6 (Landscape management), 8 (Ecological Design Strategy), 9 (Foul and Surface Water), 13(Drainage), 16(Bin and Bike Stores) and 19 (Archaeology parts A, B and C) of 22/00950/FUL. Discharged 2.1.25

24/80184/COND - Discharge of Condition 19 (Archaeological Evaluation) of 22/00950/FUL. - acceptable but not yet discharged.

24/00433/FUL - Erection of 6 residential dwellings and garages following demolition of 5 barns (Pursuant to 22/00950/FUL) - Approved

22/00950/FUL - Erection of no4 residential dwellings following the demolition of 3no barns and the conversion of 2no barns to provide 2no dwellings, a total of 6no dwellings all with garaging - Approved.

21/70079/PENQ - Proposed re-development of farm stead to provide up to 6No. dwelling houses - Urban Design only comments made.

20/00788/PMBPA - Conversion of No. 2 barns to form No. 5 dwellings (part A and part B) - Non-determination.

CONSULTATIONS

Conservation: support this proposal.

Archaeology: Archaeological condition previously applied to 24/00433/FUL should be carried over in full to secure completion of the archaeological programme as agreed. Partial discharge can be

applied for once on-site fieldwork is completed. Full discharge will follow once a report for the historic building recording has been submitted and approved by this office (expected within 4-5 weeks of completion of fieldwork, per the WSI), and arrangements confirmed by the contractor for the deposition of the archives from both the archaeological evaluation and the HBR.

Urban Design: The amendments maintain the approved design and appearance of the dwellings and are considered acceptable.

Environmental Health: No objections.

Landscape: No objections.

Highways: No objection subject to same conditions.

REPRESENTATIONS

The application was advertised by site notice, in the local newspaper, neighbour letters and on the council website.

No representations were received.

ASSESSMENT

When determining planning applications, it is necessary to establish what weight should be given to each plan's policies in order to come to a decision. The following legislation, government policy and guidance outline how this should be done.

As set out within the Planning and Compulsory Purchase Act 2004 (Section 38(6)) and the Town and Country Planning Act 1990 (Section 70(2)) in dealing with planning applications the Local Planning Authority shall have regard to have provisions of the development plan, so far as material to the application, and to any other material considerations. This is reiterated within paragraph 48 of the NPPF (2024). The development plan is defined in Section 38(3)(b) of the 2004 Act as "the development plan documents (taken as a whole) that have been adopted or approved in that area".

In Huntingdonshire the Development Plan (relevant to this applications) consists of:
- Huntingdonshire's Local Plan to 2036 (2019)
- Cambridgeshire & Peterborough Minerals and Waste Local Plan (2021)
- The Stukeleys Neighbourhood Plan 2022-2036 - adopted July 2023

The statutory term 'material considerations' has been broadly construed to include any consideration relevant in the circumstances which bears on the use or development of the land: Cala Homes (South) Ltd v Secretary of State for Communities and Local Government & Anor [2011] EWHC 97 (Admin); [2011] 1 P. & C.R. 22, per Lindblom J. Whilst accepting that the NPPF does not change the statutory status of the Development Plan, paragraph 2 confirms that it is a material consideration and significant weight is given to this in determining applications.

The main issues to consider in the determination of this application are:

- The Principle of Development
- Design, Visual Amenity and Impact on Heritage Assets
- Residential Amenity
- Highway Safety, Access and parking provision
- Flood Risk and Surface Water
- Biodiversity
- Impact on Trees

- Accessible and Adaptable Homes
- Water Efficiency
- Developer Contributions

*The Principle of Development

The site context and policy has not changed since the original permission 24/00433/FUL was approved. Therefore, the principle remains the same and is still acceptable. The changes proposed are aesthetic and will be assessed below.

*Design, Visual Amenity and Impact Upon the Character of the Area
The Local Planning Authority is required to ensure that special regard is given to preserving the listed buildings and their settings in relation to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This is also reflected in Policy LP34 of the adopted Huntingdonshire Local Plan to 2036 and Section 16 of the National Planning Policy Framework.

Policy LP11 of the Local Plan states that a proposal will be supported where it is demonstrated that it responds positively to its context. Policy LP12 states that new development will be expected to be well designed and that a proposal will be supported where it can be demonstrated that it contributes positively to the area's character and identity and successfully integrates with adjoining buildings and landscape. This is also reflected in Policy LP10 and LP33 of the adopted Local Plan, the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework.

Urban design and conservation have considered the changes to plots 1, 5 and 6. They raise no objections to the changes.

Plot 1: rear extension handed, and length increased by 2m. Depth of the main building reduced by 130mm. Amendments to fenestration including changes to the arrangement and proportion of windows, additional patio doors to the rear extension, removal of the side FF bedroom 5 (now bedroom 4 window) and the addition of rooflights on the rear extension.

Plot 5: Ridge and eaves heights of rear extension (south elevation) raised by 1458mm to create first-floor bedroom accommodation within the roof space (the roof over the extension remains below the ridge height of the main roof). Principal accommodation extended by 2.0m in length. Amendments to fenestration detailing in all elevations, including changes to the arrangement and proportion of windows and construction of a roof dormer serve bedroom 4.

Plot 6: ridge and eaves heights of rear extension (west elevation) raised by 1600mm to create first-floor bedroom accommodation within the roof space (the roof over the extension remains below the ridge height of the main roof). Amendments to fenestration detailing in north, south and west elevations including changes to the arrangement and proportion of windows to service internal layout changes and the addition of a Juliet balcony to the master bedroom within the rear extension.

The proposed amendments slightly increase the length of the wing of Plot 1 and change its position. The height increase of the rear wing of Plot 5 remains below the height of the main roof and there is a slight increase in length of the main house. The height increase of the rear wing of Plot 6 remains below the main roof. The heights of the main roofs of Plots 1, 5 and 6 remain as previously approved. The other proposed amendments alter positions, number and style of rooflights, windows and doors.
The proposed amendments are considered to maintain the overall design, style and character of the dwellings as previously approved and to make the same contribution to the setting of the Listed Building, preserving its setting and significance.
These changes maintain the overall design and appearance and do not detrimentally harm the character of the site or surrounding area, being minor in appearance.

As such, the proposal is deemed to be in accordance with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies LP10, LP11, LP12, LP33 and LP34 of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD and Sections 12 and 16 of the National Planning Policy Framework in this regard.

*Residential Amenity

Policy LP14 of the Local Plan to 2036 states a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings.

The closest neighbouring residential property is approximately 40m south of the site and as such, the proposed development would not result in any detrimental overbearing, overshadowing or overlooking impacts. These changes will not cause any great harm to this property.

In regard to amenity of the future occupiers, the layout, orientation and fenestration positioning will ensure privacy of all properties is maintained to a good level in accordance with planning policy and the changes will not harm this.

Therefore, taking the above factors into consideration, the proposal is considered to be acceptable with regard to its impact on residential amenity and therefore accords with Policy LP14 of Huntingdonshire's Local Plan to 2036 in this regard.

*Highway Safety

Highways safety was carefully considered at application stage. The proposed changes do not harm parking, turning or highways safety.

As such, subject to appropriate conditions, the proposal is considered acceptable in terms of its impact on highway safety and therefore accords with Policy LP17 of Huntingdonshire's Local Plan to 2036 and Section 9 of the National Planning Policy Framework in this regard.

*Flood Risk

The proposed changes do not alter the impact on flood risk or site drainage. Therefore, subject to appropriate conditions the proposal is considered to be acceptable with regard to its impact on both flood risk and surface water and therefore accords with Policies LP5, LP6 and LP15 of Huntingdonshire's Local Plan to 2036 and Section 14 of the National Planning Policy Framework in this regard.

*Biodiversity

Paragraph 187 of the NPPF (2024) states planning policies and decisions should contribute to and enhance the natural and local environment. Policy LP30 of the Local Plan to 2036 requires proposals to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated and ensure no net loss in biodiversity and provide a net gain where possible, through the planned retention, enhancement and creation of habitats and wildlife features, appropriate to the scale, type, and location of development.

The original application has been accompanied by a Preliminary Ecological Appraisal (PEA) including an Update Great Crested Newt Assessment & Further Bat Surveys. The applicants ecologist has also undertaken an update on the 4th April 2025. This did not find any change from the previous surveys and so the same recommendations and conditions are carried across to this application. The changes do not impact ecology any more than the previous approval. Although

this letter updates the original PEA it was out of season and so an updated assessment is still required as per condition 8 and thus remains a nessecary condition.

As such, the proposal is deemed to be in accordance with Policy LP30 of Huntingdonshire's Local Plan to 2036 and Section 15 of the National Planning Policy Framework in this regard.

*Impact on Trees

Policy LP31 of the Huntingdonshire Local Plan to 2036 requires proposals to demonstrate that the potential for adverse impacts on trees, woodland, hedges and hedgerows has been investigated and that a proposal will only be supported where it seeks to conserve and enhance any existing tree, woodland, hedge or hedgerow of value that would be affected by the proposed development.

The proposed amendments slightly increase the length of the wing of Plot 1 and change its position in relation to the impacts on the soft landscaping. The soft landscaping is impacted by the proposed amendments on a very minor scale. No trees will be harmed any greater than the current proposal.

Accordingly, subject to the imposition of conditions regarding the tree protecting, planting, reduced dig construction, and landscaping plan the proposal is considered acceptable in accordance with Policy LP31 of the Local Plan to 2036.

*Accessible and Adaptable Dwellings

Policy LP25 of the Huntingdonshire's Local Plan to 2036 states that proposal for new housing will be supported where they meet the optional Building regulation requirement M4(2) 'accessible and adaptable dwellings' unless it can be demonstrated that site specific factors make this impractical or unviable.

The changes do not alter this and to ensure that the development can meet these standards a condition would be imposed on any permission that may be granted in this regard in accordance with Policy LP25 of Huntingdonshire's Local Plan to 2036.

*Water Efficiency

Policy LP12 (j) of the Local Plan to 2036 states that new dwellings must comply with the optional Building Regulation requirement for water efficiency set out in Approved Document G of the Building Regulations. A condition will be attached to any consent to ensure compliance with the above, in accordance with Policy LP12 (j) of Huntingdonshire's Local Plan to 2036.

*Bins

Part H of the Developer Contributions SPD (2011) requires a payment towards refuse bins for new residential development. A Unilateral Undertaking Form in respect of wheeled bins has been received by the Local Planning Authority dated 5th November 2024. The proposed development is therefore considered to accord with Policy LP4 of Huntingdonshire's Local Plan to 2036 and the Developers Contributions SPD (2011). This again has not changed from the original permission.

*Community Infrastructure Levy (CIL)

The development will be CIL liable in accordance with the Council's adopted charging schedule; CIL payments will cover footpaths and access, health, community facilities, libraries and lifelong learning and education.

*Archaeology

Records indicate that this site lies in an area of very high archaeological potential, north of the major Roman routeway of Ermine Street and immediately north of a confluence of trackways indicated on the 1st edition Ordnance Survey mapping dated to 1885. Large areas of medieval ridge and furrow agriculture on either side of Green End are visible as cropmarks on aerial imagery. Taken in conjunction with earthwork features including house platforms in the immediate vicinity it indicates that the development site lies at the former core of a shrunken medieval settlement at Green End. 240m to the south-east of the application site is a large area which was evaluated in advance of development at Ermine Business Park, identifying features relating to an industrial site of Iron Age date, with an associated Iron Age settlement area to the immediate south. Archaeological excavations to the west have previously revealed multi-period remains (including human remains) ranging from the Romano-British period through to the Post-Medieval period. In addition, to the north west are two Roman burial mounds adjacent to the line of Ermine Street which are nationally designated as Scheduled Monuments.

The majority of the farm buildings proposed for demolition are clearly illustrated on early edition Ordnance Survey mapping dated to 1885. 'Washingley's Manor Farm', described as 'A mid 16th century farmhouse with 18 and 19th century alterations and/or additions' in the National Building record Index (1941), along with its associated complex of agricultural buildings, is recorded on the Cambridgeshire HER (Cambridgeshire Historic Environment Record reference MCB25679). Although the 16th century farmhouse itself has subsequently been demolished, the surviving farm buildings represent an important grouping, as typologically they suffer very high attrition rates, both regionally and nationally, due to limited capacity for adaptation to modern agricultural processes and consequent redevelopment pressures. Accordingly Archaeology originally requested a condition requiring a programme of historic building recording in advance of any demolition or alteration taking place and still require this to be imposed.

CONCLUSION

The proposed development is considered to be compliant with the relevant national and local policy as it is:

*Acceptable in principle and has not changed since the original permission.

And the changes are:

* Of an appropriate scale and design;
* Would not have a significantly detrimental impact upon the amenity of neighbours;
* Would not be significantly detrimental to highway safety in the locality;
* Would not result in an increased risk of flooding in the locality;
* Is acceptable with regards to the impact on biodiversity;
* Is acceptable with regard to its impact on trees.
* There are no other material planning considerations which lead to the conclusion that the proposal is unacceptable.

The conditions on the 2024 permission remain relevant and nessecary and meet the tests, they have been updated to reflect this permission. These have been agreed with the applicant.

Taking national and local planning policies into account, and having regard for all relevant material considerations, it is recommended that planning permission be granted, subject to the imposition of appropriate conditions.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388424 and we will try to accommodate your needs.

CONTACT OFFICER:
Enquiries about this report to **Hannah Hodges**