HUNTINGDONSHIRE DISTRICT COUNCIL

25/00085/FUL

OFFICER REPORT

Case No: **25/00085/FUL** **Full Planning Application**

Proposal: **Erection of security fence and associated access gate.**

Location: **7 Lancaster Way Huntingdon PE29 6XU**

Applicant:

Grid Ref: **522877** **273733**

DESCRIPTION OF SITE AND APPLICATION

The application site relates to an industrial building situated at 7 Lancaster Way, Ermine Business Park, close to the town of Huntingdon. The site is surrounded by industrial buildings of similar design and uses.

The application site lies within the Environment Agencies (EA) Flood Zone 1, and within Flood Zone 1 of the LPA's Strategic Flood Risk Assessment (SFRA) 2024.

The application seeks full planning permission for the erection of security fencing and gateway to the bounda-ry of the site.

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

NATIONAL GUIDANCE

The National Planning Policy Framework (December 2024) (NPPF 2024) paragraph 8 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 also sets out the Government's planning policies for (amongst other things):
* Making effective use of land
* Achieving well-designed, beautiful, and safe places;
* Conserving and enhancing the natural environment;

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 15th May 2019)
LP11: Design Context
LP12: Design Implementation
LP14: Amenity
LP17: Parking Provision and Vehicle Movement

Huntingdon Neighbourhood Plan 2019 - 2026
Policy E2 - Business Investment
Policy BE1 - Design and Landscaping

Supplementary Planning Documents/ Guidance

- Huntingdonshire's Design Guide SPD 2017 - Compatibility Statement (2021)
- Developer Contributions SPD (2011)
- Developer Contributions: Updates Costs 2019/2020
- Huntingdonshire Landscape and Townscape Assessment (2022)

RELEVANT PLANNING HISTORY

No relevant planning history.

CONSULTATIONS

Huntingdon Town Council support the proposal and comment "Improves the economic viability of the site, subject to fire risk assessment showing appropriate egress in the case of fire"

CCC Highways have been consulted and raise no objections.

Cambridgeshire Constabulary have been consulted and support the proposal. Please see full comments for additional security advice.

REPRESENTATIONS

No Representations have been received at the time of determination.

SUMMARY OF ISSUES

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

The Principle of Development
Design and Visual Amenity
Amenity
Impact on Highway Safety
Other Matters

Principle of Development
The proposal is for the erection of security fencing and associated access. The proposed scheme would fall within the boundary of the existing industrial unit and within a larger industrial estate.

Therefore, the proposal is acceptable in principle subject to its compliance with other relevant polices within Huntingdonshires Local Plan to 2036 set out below.

Design and Visual Amenity
Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036 state that developments should respond positively to their context, draw inspiration from the key characteristics of its surroundings and contribute positively to the area's character and identity.

The application site lies within an area that is characterised by industrial buildings and the proposal is to provide security fencing for the site. There are several other examples of security fencing throughout the wider industrial site. It is considered that the proposal would be viewed within the context of the site as an industrial building and therefore, officers do not consider that the proposal will likely have a detrimental impact the overall character of the site or the wider locality.

In conclusion, notwithstanding the required conditions, it is considered that the proposal will not have a harmful impact upon the character and appearance of the area. Accordingly, the proposal is in accordance with Policies LP11 and Lp12 of Huntingdonshire's Local Plan to 2036.

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. A site visit was carried out by the case officer during the consultation period of the application.

The proposal raises no concerns regarding overshadowing, overbearing, and overlooking on neighbouring units and its presence is not considered to have any significant detrimental environmental impacts for the neighbouring units.

There are no residential dwellings within the immediate vicinity of the proposed works.

Overall, the development is considered acceptable in terms of overshadowing, overlooking, overbearing impact, loss of privacy, loss of light and subject to conditions, would not have a significant detrimental impact upon residential and neighbouring unit amenity. The proposal is therefore considered to be in accordance with Policy LP14 of the Local Plan to 2036 and the NPPF (December 2024).

Impact on Highway Safety
Policy LP17 of the Local Plan to 2036 seeks to ensure that new development incorporates appropriate space for vehicle movements, facilitates access for emergency vehicles and service vehicles and incorporates adequate parking for vehicles and cycles. Paragraph 115 of the NPPF (2013) states that development should only be prevented or refused on Highway Safety Grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Cambridgeshire County Council as the Local Highways Authority have reviewed the application and raise no objections to the proposal subject to conditions relation to the location of the gates.
In summary they comment 'Following a review of the documents provided it was noted that there is sufficient distance from the inner edge of the footway and the gate for most vehicles, however, Heavy Goods Vehicles (HGVs), such as articulated lorries, would obstruct the public highway whilst waiting to access the site. Therefore, the effect of the proposed development upon the Public Highway should be mitigated if the following Condition forms part of any permission'

The applicants in response to the comments from the highways officer submitted amended plans setting the gates back as requested by highways. CCC Highways were reconsulted and raise no objections.

Therefore, subject to conditions, it is considered that the proposal is unlikely to cause any adverse impacts on highway safety and are therefore considered to meet the aims and objectives of Paragraph 115 of NPPF (2024) and Policy LP17 of Huntingdonshire's Local Plan 2036.

Other Matters
Officers acknowledge the comments from the parish council regarding the fire risk assessment showing appropriate egress in the case of fire. This is a matter dealt with outside planning legislation and therefore is not a material matter for consideration. Any erected will be subject to building control who address this issue if required.

CONCLUSION

Taking national and local planning policies into account and having regard for all relevant material considerations, it is, on balance, recommended that planning permission be granted for the development as proposed.

The proposed development is considered to be compliant with the relevant national, local planning policy as the proposal:

* Is acceptable in principle and makes efficient use of the site;
* Would lead to suitable development within its operational site;
* Would not have a harmful impact upon the character and appearance of the area;
* Would not have a significant detrimental impact on the residential amenity of neighbours; and
* Would not have a significantly detrimental impact on highway safety.

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CONTACT OFFICER:
Enquiries about this report to **Andrea Dollard**