OFFICER REPORT

Case No: 24/02038/FUL Full Planning Application

Proposal: Change of use of first floor from office (Use Class E (c) (iii)) to health facility (Use Class E (e))

Location: 1 The Glade The Boulevard Enterprise Campus

Applicant: Mr Tom Jones

Grid Ref: 520064 276813

DESCRIPTION OF SITE AND APPLICATION

1. This site relates to an area within Alconbury Weald, which has outline consent under application ref. 1201158OUT (as amended by application ref. 22/00754/NMA) 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. The application proposes a material change of use of the first-floor office facility above the existing convenience store, located within Alconbury Weald. While no physical works are proposed, the application notes that extraction and other plant will be required to the roof. There is a Grade II Listed Watch Tower to the south of the site, within an area of green space.

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)
   - LP2 Strategy for Development
   - LP4 Contributing to Infrastructure Delivery
   - LP6 Waste Water Management
   - LP7 Spatial Planning Areas
   - LP11 Design Context
   - LP12 Design Implementation
   - LP13 Placemaking
   - LP14 Amenity
   - LP16 Sustainable Travel
   - LP17 Parking Provision and Vehicle Movement
   - LP22 Local Services and Community Facilities
   - LP34 Heritage Assets and their Settings
   - SEL1.1 Former Alconbury Airfield and Grange Farm

8. Stukeleys Neighbourhood Plan (Made July 2023)
   - Policy 3 – Strategic Development Delivery
   - Policy 4 – Community Engagement
   - Policy 5 – Community Facilities

9. 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

10. 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.

11. 1408820COND – Key Phase 1 Definition – Alconbury Weald – Condition information for 1201158OUT – C7, C8, C9, C17, C21, C27 and C28. Approved. 08/12/2014.

12. 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) and Key Phase Submission - KP2 - The Country Park (Hybrid Element). Approved. 27/09/2024.

13. 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.

14. 22/00754/NMA – Application for Non-Material Amendment to 1201158OUT - Revise Parameter Plan and Development Specification to (i) Relocate 'The Hub' within the site, (ii) Expand open space adjacent the secondary school and relocate employment floorspace to other parts of the Enterprise Zone and (iii) Adjust indicative locations of second and third primary schools, together with associated amendments to Conditions 4, 14, 24 and 26 to update the drawing reference of the Parameter Plan. Approved 01/06/2022.

CONSULTATIONS

15. Stukeleys Parish Council – No objection.

16. HDC Conservation – No comment.

17. HDC Urban Design – No objections in principle subject to a condition requiring details of roof plant and machinery to be submitted.

18. CCC Local Highway Authority – No significant adverse effects should arise to the public highway as a result of this proposal.

19. HDC Environmental Health – No objections.

REPRESENTATIONS

20. No other representations received.

PLANNING ASSESSMENT

21. While this application is submitted as a standalone full application, and is therefore not bound by the requirements of the outline planning permission, the application is proposed as supporting infrastructure in the context of the wider development. Regard has therefore been had to the requirements of the outline planning permission as if this application was bound by the requirements of that permission, to ensure that it does not undermine the wider allocation. Condition 18 of outline application 1201158OUT requires reserved matters applications are accompanied by a number of additional details to be approved. The following table sets out condition 18 requirements, and the relevant document submitted as part of the application.

Condition	Relevant Document
18(a) – Updated indicative sequencing plan	N/A
18(b) – Tree survey	N/A
18(c) – Demolition details	N/A
18(d) – External ground levels and finished floor levels	N/A
18(e) - Details in accordance with Key Phase Design Code or D&A Statement Principles	N/A
18(f) – Access routes and parking and cycle storage	Submitted Plans
18(g) – Landscape details	N/A
18(h) – Youth and play facilities	N/A
18(i) – Affordable Housing details	N/A
18(j) – Foul drainage in line with Site Wide Water Management Strategy	N/A

18(k) – Surface water in line with Site Wide Water Management Strategy	N/A
18(l) – Pollution Management Plan	N/A
18(m) – Ecological mitigation measures	N/A
18(n) – Sustainability Conformity Statement	N/A
18(o) – Detailed landscape management proposals	N/A
18(p) – Waste management provision	N/A
18(q) – Fire Hydrant Provision	N/A
18(r) – Noise attenuation for residential/community development	N/A
18(s) – External lighting	N/A
18(t) – Public Realm Delivery	N/A
18(u) – Construction Management Plan	N/A
18(v) – Travel Plan	N/A
18(w) – Hours of operation	N/A
18(x) – Details of community and sports facilities in accordance with the Site Wide Estate Management Strategy	N/A

22. The above matters are discussed in the relevant sections below. The main considerations in the determination of this application are therefore;
    - Principle of Development
    - Design and Character
    - Transport and Highway Matters
    - Residential Amenity
    - Other Matters

Principle of Development

23. The application site is located within Alconbury Weald, an established development currently under construction and including a range of supporting infrastructure. This application proposes a health facility within Use Class E, located in a local centre that provides supporting uses including shops and a nursery. The wider development includes health provision, but the permanent facility is unlikely to be in place for some time, and it is understood from the NHS that the proposal will provide a temporary support for current health needs with a view to becoming a hub location associated with the primary care facility at a later date.

24. Notwithstanding, the proposed use is located within an area that provides local services, in support of the growing population in the wider development site. As such, it provides a new service at a scale that suits local needs, and would not materially impact the job growth through the use of the relatively small scale area of office floor space. The principle of the proposed use is therefore considered acceptable, in accordance with policies LP22 and SEL1.1.

Design and Character

25. The application is located within the Glades, a small local centre within Alconbury Weald that provides access to shops and community facilities as part of the wider development. The proposed use would be reflective of the nature of this use, and does not require any further physical alterations, with the exception of supporting roof plant. Details of this are as yet unknown but are understood to be sizeable and will potentially extend above the

roof line. That said, noting the nature of the surrounding area, with the industrial uses to the west of the site and the tall residential flat blocks to east, it is not considered that any increased height would materially harm the character of the area. Officers, in accordance with the Urban Design Officer, consider that the details of the plant should be required by condition, and include details of any screening that will be required.

26. Subject to conditions, the proposal is therefore considered to accord with policies LP11 and LP12.

Transport and Highway Matters

27. The application has detailed the level of vehicle movements likely to arise, and a comparison against the established office use. These have been reviewed by the Local Highway Authority who have considered they do not give rise to any material difference in terms of impact on the highway. Officers note the existing parking already established adjacent to the building, and consider this is sufficiently sized to accommodate the development noting the limited difference in highway terms against the established use. As such, the proposal is considered to be acceptable in terms of transport capacity and highway safety, in accordance with policy LP16 and LP17.

Residential Amenity

28. The site is within a mixed area with commercial uses and is considered to be sufficiently distanced from existing, and future, residential uses within the area that the proposed use would not materially impact residential amenity, including from noise and disturbance. While details of the plant and machinery will be required by condition to ensure this remains the case, officers consider there is every possibility that any substantial noise levels can be readily mitigated to a satisfactory level. Subject to the condition the proposal is considered to accord with policy LP14.

Other Matters

29. It is noted that the site lies within the setting of the Grade II Listed Watch Tower to the south. The proposal is not considered to materially change the relationship between the application site and that heritage asset, and would therefore not give rise to any harm to its significance, in accordance with policy LP34.

CONCLUSION AND RECOMMENDATION

30. The accompanying supplementary documents are compliant with the aims of the conditions of the outline planning permission and are considered satisfactory.

31. This proposal creates a development which responds to the opportunities and constraints of the site and relevant planning policies. The development is not considered to have an overly detrimental impact upon the amenity of neighbouring dwellings and is acceptable in terms of highway safety and will provide a good quality environment for this development. There are no other material planning considerations which lead to the conclusion that the proposal is unacceptable.

32. Taking national and local planning policies into account, and having regard for all relevant material considerations, it is recommended that reserved matters consent is approved subject to the following conditions;

1. 3 year time limit
2. Accordance with approved plans
3. Details of roof plant and any associated screens.

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