OFFICER REPORT

Case No: 25/00292/NMA **Non Material Amendment**

Proposal: **Amendment to 18/02223/REM: Condition 2 i) A revised Material Plan identifying the distribution of the facing bricks and roof coverings for each building. The garage roof covering for Plots 188 & 189 changed from previously approved Redland Duoplain Charcoal Grey to Redland Fenland Pantiles in Farmhouse Red to match the adjacent roofs to Plots 187 and 188.**

Location: **Parcel 5 Senliz Road Alconbury Weald**

Applicant: **Mrs Sharon Levell**

Grid Ref: **520133 276518**

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. The application site forms part of a residential parcel, currently under construction (ref. 18/02223/REM). The application proposes to replace the garage roofing materials on plots 188 and 189 to Redland Fenland Pantiles in Farmhouse Red to match adjacent roof tiles of plots 187 and 188.

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)
   - LP11 Design Context
   - LP12 Design Implementation
   - SEL1.1 Former Alconbury Airfield and Grange Farm

8. Supplementary Planning Documents
   - Huntingdonshire Design Guide SPD – Adopted 2017
   - Developer Contributions SPD – Adopted 2011
   - 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. 19/80094/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.

12. 18/02223/REM – Application for approval of appearance, layout, landscaping and scale - in respect of the construction of 189 homes, pocket park, associated highways, landscaping and ancillary works (submitted under condition 15/18 of outline planning permission 1201158OUT). Approved. 14/06/2019.

CONSULTATIONS

13. HDC Urban Design – No objections to the revised materials.

REPRESENTATIONS

14. No other representations received.

PLANNING ASSESSMENT

15. The main considerations in the determination of this application is;
    - Design and Character

Design and Character

16. The proposed material would reflect approved arrangements and make use of materials already in place within this residential parcel. This would retain the character of the area and would otherwise remain in accordance with the design code. Officers note the support of the Urban Design officer and consider that the proposed change would be wholly immaterial in terms of the change to the previously approved arrangement.

CONCLUSION AND RECOMMENDATION

17. 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**