Urban Design Forum
AGENDA
DATE 18/08/2025

Please fill in DM officer name, ref, address of case

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Officer/Case	Site Constraints – FZ, CA, LB, TPO's, Related Application?	Actions agreed	UD Officer
CDEW 25/01410/S73 72A Great Whyte Ramsey Huntingdon Variation of condition 9 (limit on children) of 24/00434/FUL		No objections to increasing the limit of children from 29 to 34. CCC Highways comments note the original 24/00434/FUL application stated that there was a minimum of 35 spaces available within Great Whyte, that some of the customers would walk and that the start/finish times would be staggered. Urban Design raise no objections to the addition of 5 child spaces.	**MP**
KSI 25/01070/S73 Land Adjacent 26 West Perry Perry Amendments - Variation of Condition 2 (approved plans) of 24/01701/FUL for the construction of 3no. dwellings and alterations to existing vehicular access		Comments are in response to plans received 08/08/2025, following previous comments dated 05/08/2025: The introduction of the central chimney to Plots 2 and 3, together with the wider support column beneath the gable projection of Plot 3 is supported and addresses previous comments.	**MP**
CDEW 25/01443/S73 330 Herne Road Ramsey St		The S73 application proposes the creation of a separate vehicular access for the new dwelling, replacing the shared access arrangement approved under application 21/01377/FUL, which served both the proposed dwelling and the existing property at No. 330 Herne Road.	**MP**

Marys Huntingdon Variation of conditions 2 (Approved Plans) and 8 (Implement and retain parking/turning) of 21/01377/FUL		Justification for the introduction of this separate access should be provided at the outset. The new access is positioned immediately adjacent to the existing one and would require the removal of a tree, as well as the likely removal of a section of hedgerow and relocation of a telegraph pole. There is concern the proposals would effectively duplicate the existing access and create an unnecessarily wide opening in the street scene. In addition, as highlighted by CCC Highways, the arrangement could reduce visibility and increase the risk of conflict where vehicles are entering or exiting both accesses simultaneously. Site plan PL01A also introduces a 1200mm-high fence abutting the edge of the existing access that extends forward of the dwelling to the back edge of the Herne Road verge. Owing to the wider opening created by the additional access, this fence would be highly visible and likely appear incongruous within the street scene. Clarification is required regarding the relocation of the bin and cycle store from the position shown on the approved site plan. Urban Design raises no objection to the retention of the storage container in the rear garden. **Recommendation:** Require clear justification for the new access before progression.	
KSI 25/01137/FUL New Manor Farm Sawtry Way Wyton Erection of storage building (Use Class B8) in lieu of open air storage and change of use of part of the site from agriculture to B8 (retrospective).		Comments are as per those provided at UD forum 05/08/2025: No objections in design terms. The following minor amendments / information should be agreed by way of condition: • Details of the proposed colour of the metal cladding wall panels and powder coated aluminium roof panels should be confirmed – dark green cladding is recommended to reduce the prominence of the building and bend into to the surrounding landscape. • The treatment of the storage area / hard paving should be confirmed. • Tree planting is recommended along the northern site boundary to supplement the existing hedgerow along the southern edge of car park to break up the length of the building visible from Sawtry Way.	**MP**
OM 25/01236/FUL Land North Of 16 Harbins Lane Abbotsley Proposed erection of 3-bedroom bungalow with		The site comprises land north of No. 16 Harbins Lane, Abbotsley, and immediately south of consented application 23/01024/FUL for the demolition of an existing agricultural barn and the erection of two single-storey bungalows. This application follows the withdrawal of application 25/00336/FUL, which sought permission for a three-bedroom bungalow with an attached double garage. That scheme was recommended for refusal on urban design grounds, owing to the siting, scale and massing of the garage on the principal elevation, which was considered to dominate the street scene. Further concern was raised regarding the overlooking of the proposed rear garden from the north-facing first-floor windows of No. 3 Home Farm Close, which would have adversely affected the privacy of future occupants.	**MP**

associated parking		The revised proposal seeks the erection of a three-bedroom L-shaped dwelling with a pitched roof (maximum height 5,730mm) aligned parallel to Harbins Lane, and a subordinate rear wing extending to a depth of 18,750mm. This rear element is positioned along the southern site boundary with No. 16 Harbins Lane and No. 3 Home Farm Close. The dwelling spans almost the entire frontage of Harbins Lane, with parking spaces proposed to the front. **Urban Design Comments:** • The omission of the projecting double garage is supported. However, paragraph 4.11 of the submitted DAS states that a smaller single garage is to be incorporated within the footprint of the dwelling. This is not reflected in the submitted floor plans and requires clarification. • CCC Highways have advised that the proposed parking encroaches into the public highway and would not be permitted. A reduction in the built frontage is therefore recommended to accommodate tandem parking to the side (north) of the dwelling. This would lessen the prominence of the parking, allow for additional soft landscaping to the frontage, and improve the overall street scene. • Paragraph 4.12 of the DAS notes that the potential overlooking from No. 3 Home Farm Close has been considered, with the amenity space divided into an enclosed rear courtyard and a more informal garden to the west, with orchard-style planting and hedging. While this approach partially addresses the concerns raised with application 25/00336/FUL and policy LP14 (Amenity), a significant proportion of the private garden would remain overlooked by No. 3. A narrower, deeper, linear form is therefore recommended, enabling parking to be accommodated to the side (as above) and creating a more enclosed, private rear garden to the north of the dwelling. • The telegraph pole shown on the submitted street scene drawing (ref. CH24/LBA/675/FP-2-104) should also be indicated on the site plan. • A small stable block exists immediately to the west (rear) of No. 16 Harbin Lane. This features stable doors that immediately open onto the application site. The ownership and means of future access to this building should be confirmed. 	

		• No objections to the proposed appearance and material treatment of the bungalow. **Recommendations:** Seek amendments as set out above.	
KSI 25/80226/COND Tudor 30 High Street Fenstanton Discharge of Condition 3 (Remediation Strategy), Condition 7 (External Materials), Condition 8 (Architectural Details), Condition 9 (Hard and soft landscaping), Condition 10 (Biodiversity Method Statement), Condition 12 (Tree Protection Plan), Condition 13 (Arboricultural Method Statement), Condition 14 (Surface water drainage), Condition 24 (Surface water - Public Highway) and Condition 27 (Landscape Management Plan) of		**C7 External Materials** *Notwithstanding the details shown on the plans hereby approved, no development above slab level shall take place until details of all the materials for the external surfaces of buildings to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include:* *a) A plan(s) identifying the location of where the different materials are to be used within the development;* *b) Brick panels of 1m² erected on site illustrating the choice of bricks, bonding, patterns and mortar colour;* *c) The type, colour and texture of all materials to be used for the roof of the building(s);* *d) The profile, colour, material and method of attachment of rainwater goods including downpipes, gutters and hoppers;* *e) Exposed timber framing; including colours, materials, and relationships to glazing and render (this detail may consist of large-scale drawings and/or samples);* *f) Materials (including colour) for the construction of doors, windows (including method of opening), soffits and fascias* *g) Materials for the construction of porch and any other canopies;* *The product name and manufacturer where appropriate.* *The development shall be carried out in accordance with the approved details.* *Reason: To ensure the external appearance of the development does not detract from the character and appearance of the Conservation Area in accordance with Policies LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036.* **Submission:** Cond 07- External Materials **Comments:** a) The distribution of materials are shown on approved elevation plans dwg PL(21)03 Rev P2 and PL(21)04 Rev P2 of the 25/00650/S73 application. COND 07 – External Materials Schedule confirms these as: - Render: K-Rend Silicone Roughcast Through Coloured Render. Colour: Limestone White - Mock Tudor Cladding: Treated softwood timber. Colour: Black - Brickwork: Boreas Red Stock light coloured Mortar - Roof: Acme Heritage Range, Aylesham Mix Clay Plain Tile. Colour: Dark Red b) The sample panel of the Boreas Red Stock facing brick (as proposed for the ground floor level) is acceptable. c) The Acme Heritage Range, Aylesham Mix Clay Plain Tile. Colour: Dark Red roof tiles is accepatble. d) The half round guttering and circular downpipes - colour black are accepatble. e) The proposed treated softwood timber mock Tudor framing – colour black is accepatble. f) The Rehau uPVC Heritage Window Casement with glazing bars – colour white and velux conservation style rooflights – colour black RAL 9005 are accepatble, Notwithstanding this, the means of window	**MP**

25/00650/S73.		opening should be confirmed as per the wording of part F – recommend annotate approved dwg PL(21)03 Rev P2 and PL(21)04 Rev P2 of the 25/00650/S73 application (showing < or > to indicate the direction of opening). Windows should have symmetrical opening configurations to create a balanced appearance. The black timber eaves and fascias, to match the mock Tudor cladding, are accepatble. g) Confirm materials for the construction of the porch canopy (Plot 6). **Recommendations:** Seek further information as set out above in red text. ## C8 Architectural Details *Notwithstanding the details shown on the plans hereby approved, no development above slab level shall take place until architectural details for the external surfaces of buildings have been submitted to and approved in writing by the Local Planning Authority. The details shall include:* *a) Window and door reveals, cills and headers,* *b) A plan(s) showing the location, design and colour of external flues, vents and meter boxes;* *c) Eaves and verge details;* *d) Size and design of gable / chimney motif's* *The product name and manufacturer where appropriate. The development shall be carried out in accordance with the approved details.* *Reason: To ensure the external appearance of the development does not detract from the character and appearance of the Conservation Area in accordance with Policies LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036.* **Submission:** - 253-PC(08)01 Condition 08 - Sheet 1 - 253-PC(08)02 Condition 08 - Sheet 2 - 253-PC(08)03 Condition 08 - Sheet 3 - Air brick extractor – Datasheet - Electricity Meter Box – Datasheet - Plain roof tile vent - Datasheet **Comments:** **a)** The approx. 70mm reveal depth (within render) and 52mm reveal depth (within brickwork) of windows and doors as shown on dwg 253-PC(08)01 Condition 08 - Sheet 1 is acceptable. Cills are integral to the uPVC heritage windows. The solider course headers to ground floor windows are acceptable. **b)** Vents and extracts and meter boxes are shown on dwg 253-PC(08)03 Condition 08 - Sheet 3 and comprise: - Universal plain roof tile vent – colour old red - Hepworth Terracotta Airbricks – colour buff - Manthorpe – airbrick extraction outlet – colour buff (limited to rear elevations only) - Recessed electricity meter boxes – colour white (within entrance recesses of Plots 1-5 and the side	

elevation of Plot 6).
The proposed flues, vents / extracts and meter boxes are accepatble.

c) The 150x22mm softwood bargeboard and soffits (colour black) eaves and pointed verge detail are acceptable.
d) Not relevant.

Recommendation: Urban Design supports the discharge of C8.

C9 Hard and Soft Landscaping

No development above slab level shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

a) indications of all existing trees and hedgerows on the land and details of any to be retained; planting plans (which show the relationship to all underground services); written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
b) boundary treatments indicating the positions, design, materials and type of boundary treatments to be erected;
c) a hard landscaping plan, indicating location, manufacturer, type, colour and size;

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies LP11, LP12 and LP31 of the Huntingdonshire Local Plan to 2036.

Submission:
- Soft Landscaping Scheme - The Tudor (P3428-SLS01 V5)
- 253-PC(09)01-P1 Condition 09 - Hard Landscaping

Comments:
a) Comments deferred to landscape colleagues, but appears accepatble in design terms
b) The arrangement of 1.8m high / 215mmw wide brick boundary walls to the side of Plot 1, 5 and rear of Plots 4 and 5 and the 1.8m close boarded fences subdividing individual rear gardens as shown on dwg253-PC(09)01-P1 Condition 09 - Hard Landscaping are acceptable.
c) The proposed hard surfaces finishes are shown on dwg 253-PC(09)01-P1 Condition 09 - Hard Landscaping and comprise:
- Access Road: Asphalt
- Shared Access Road: 50mm / 14-20mm angular washed granite gravel with Marshalls Drivesett Tegula edging blocks (colour: pennant grey)
- Building Margins: Pea Shingle.
- Paths and Patios: Kandla Grey Riven Sandstone paving slabs (sizes: 900x600mm, 600x600mm, 600x290mm and 290x290mm) with Marshalls Drivesett Tegula edging blocks (pennant grey).
- Parking Spaces: Drivesett Tegula by Marshalls (colour: pennant grey) with Marshalls Drivesett Tegula

		edging blocks (colour: pennant grey. **Recommendations:** Urban Design support the discharge of C9 parts a and b, comments on soft landscaping (part a) should be sought from landscape colleagues.	
CDEW 25/01436/FUL 3 Sheepwalk Cottages Oundle Road Elton Proposed 2no. replacement dwellings and 1no. detached double garage		The application follows the refusal of application 24/01684/FUL, which sought permission for the erection of two replacement self-build dwellings and two detached double garages. Each dwelling was proposed with eaves of 3,975mm and a ridge height of 8,558mm, incorporating prominent gable frontages and a deep plan form. Both units also included detached double garages, with the garage for the western plot positioned forward of the principal building line. The application was refused for the following two reasons: 1. The deep pan form, height, materials, substantial footprint, staggered and set back arrangement from Oundle Road would form unduly striking and dominant development in the countryside. The double garage which projects forward from the principal elevation of the dwelling would fail to reflect the character and appearance of the adjacent properties. The proposal would detract unacceptably from the character and appearance of the countryside and encroach on the openness of the countryside by virtue of its scale, design, mass, and siting and it is therefore contrary to Policies LP10 part b, LP11 and LP12 of the Huntingdonshire Local Plan to 2036. 2. By virtue of the deep pan form, scale, mass and proximity to the boundary of adjacent properties, the proposed development specifically the plot to the west would result in significantly harmful overbearing impacts to the residential amenity of No. 1 Sheepwalk Cottage. It is therefore contrary to Local Plan Policy LP14 of the Huntingdonshire Local Plan to 2036. Urban Design comments are as follows: - The revised scheme has been subject to pre-application discussions (ref. 25/70031/PREAPP) and proposes two 2.5-storey dwellings with ridge heights of 8,700mm, eaves at 5,025mm, and subordinate rear extensions at 5,100mm high. Despite the 2.5 storey height, the proposed dwellings would rise only 1m higher than the existing and adjacent Nos. 1–2 Sheepwalk Cottages due to the lower ground level. The overall scale and massing are considered acceptable in design terms. - The omission of the forward-projecting garage to Plot 1 is welcomed and directly addresses Reason for Refusal 1. - The revised siting of Plot 1, offset from the rear garden boundary of No. 1 Sheepwalk Cottage by 5.2m–7.7m (compared with 4.3m in the refused scheme), together with the reduced gable depth, is supported. These amendments lessen overbearing impacts on the neighbouring property. The first-floor side bathroom window should be obscured glazed and fitted with opening restrictors. It is also noted that the	**MP**

		first-floor side ensuite 2 window is missing from the submitted side elevations (dwg 6807/01K should be updated accordingly); this window should also be obscured glazed and fitted with restrictors. - The proposed double garage for Plot 2 meets the minimum internal dimensions set out in the HDC Design Guide SPD (p.95), providing capacity for two vehicles as well as cycle storage. - The proposed cycle store for Plot 1 is supported; details of its design and size should be secured by condition. - The proposed materials (stone walls with stone headers and cills, recessed flush casement white uPVC windows, slate roof, and large barn-style double-height entrance to the front elevations) are appropriate. The revised front elevation composition, with grouped triple casement windows either side of the entrance, responds positively to previous pre-application feedback. The barn-style entrance has been further refined with a curved stone header, consistent with precedent imagery. The subordinate rear elements, incorporating smooth grey cladding and grey standing-seam roofing, provide a contemporary but sympathetic addition. Overall, the elevations are acceptable in design terms and reinforce the intended barn-style character. As previously advised, the entrance doors should be fully glazed to strengthen the appearance of a traditional barn opening; this should be secured by condition. - The retention of 1.2m post-and-rail fencing with hawthorn hedging, alongside new hawthorn planting along the northern boundary adjacent to the track, is supported. **Recommendations:** Subject to the following matters being addressed, the revised proposals are considered acceptable in urban design terms: - Update drawing 6807/01K to include the first-floor side ensuite 2 window on the elevations. - Condition obscured glazed first-floor side bathroom and ensuite windows and fitted with opening restrictors. - Confirm secure cycle storage provision for the western unit. - Condition the final details (design, dimensions, and materials) of the cycle store for Plot 1. - Condition that entrance doors are fully glazed to reinforce the traditional barn-style appearance.	

For PENQS: The above comments represent informal officer views and are therefore without prejudice to the determination of any planning application should one be submitted. Furthermore the views expressed will not bind the decision of Members should a planning application be submitted, nor prejudice the formal decision making process of the council.