OFFICER REPORT

Case No: 25/00448/S73 **Removal/Variation of Conditions**

Proposal: Variations of Conditions 1, 2,3,4, 5 & 6 for 24/00021/FUL

Location: 16 Latham Road Huntingdon PE29 6YE

Applicant: Mr Paul Gilman

Grid Ref: 523351 273555

25/00448/S73

DESCRIPTION OF SITE AND APPLICATION

The application is for a s73 to vary conditions 1, 2,3,4, 5 & 6 of permission 24/00021/FUL.

The original application (24/00021/FUL) seeked approval for the conversion of an existing warehouse into an ancillary meat packing facility and associated works at No. 16 Latham Road, Huntingdon. The application was retrospective with works having been completed in November 2019. The Hilton Foods production facility occupies several units within the Stukeley Meadows Industrial Estate which lies to the north side of Huntingdon. This permission was approved by planning committee.

The site is located within the Established Employment Area (Policy LP18 of the adopted Huntingdonshire Local Plan to 2036) of Stukeley Meadows Industrial Estate and is within the Huntingdon Neighbourhood Plan 2018-2026 catchment area.

The conditions applied to be varied include:
1. Approved plans
2. Materials
3. Noise mitigation Strategy
4. Maintenance Scheme
5. Compliance
6. Permitted development

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.

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)
LP1: Amount of Development
LP2: Strategy for Development
LP4: Contributing to Infrastructure Delivery
LP5: Flood Risk
LP6: Waste Water Management
LP7: Spatial Planning Areas
LP11: Design Context
LP12: Design Implementation
LP14: Amenity
LP15: Surface Water
LP16: Sustainable Travel
LP17: Parking Provision and Vehicle Movement
LP18: Established Employment Areas
LP30: Biodiversity and Geodiversity
LP31: Trees, Woodland, Hedges and Hedgerows

Huntingdon Neighbourhood Plan 2018-2026 - adopted September 2019

E1- Opportunities for Employment
E2 - Business Investment
NE3 - Setting of Huntingdon
BE1 - Design and Landscaping
BE2 - Local Distinctiveness and Aesthetics
TT1 - Sustainable Transport

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

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 (2017)
Cambridgeshire Flood and Water SPD 2017
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

23/00982/FUL - Retrospective conversion of existing warehouse into an ancillary meat packing facility and associated works - Withdrawn.

25/00448/S73 - Retrospective conversion of existing warehouse into an ancillary meat packing facility and associated works - Granted 23.12.24

CONSULTATIONS

Parish Council: Recommend approve. Members were pleased to see actions to address the noise issues with the development. It was felt the application was supported by Huntingdon Neighbourhood Plan policy E1.

Environmental Health: Following the submission of a new Noise Impact Assessment, report ref 5034-R1, dated 13th May 2025, the officer can confirm they have no issues with the new proposals and welcome the proposed changes which will reduce the potential noise impact on the adjacent Huntingdon Business Centre.

Highways: The applicant has acquired a highway boundary plan from our Asset Information Searches team and the equipment is not going to be erected on the public highway. Therefore, no significant adverse effect upon the Public Highway should result from this proposal should it gain benefit of Planning Permission.

REPRESENTATIONS

1 neighbour representation received, welcoming the changes. Requests closely worded conditions and a timescale for implementation.

SUMMARY OF ISSUES

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

* The principle of development
* Noise impacts

* The principle of development

Retrospective Planning Permission was granted in December 2024 for the conversion of the existing warehouse into an ancillary meat packing facility. Part of that facility includes associated plant and controls mounted in a 40 foot container with 24 cooling fans mounted on top. The operation of those 24 cooling fans has caused considerable concerns and the planning permission was conditioned to ensure that an Acoustic screen was erected, noise levels were stipulated and a requirement that planning permission must be sought before any further plant or alteration to plant could be made.

In January 2025 Hilton Foods with their suppliers and consultants reviewed the works necessary to erect the acoustic screens. A view was taken that in view of the noise limits imposed by Huntingdon District Council, that the risk of not meeting the limits sets was too great to the

company. A decision was made to investigate installing new plant to the side of the building facing the main road, Spittals Way (A141), well away from the Huntingdon Business Centre. After a Highways search with Cambridgeshire County Council Highways Records Team, it became evident that there was space to relocate the plant to a new location, as the current security fence is not located on the actual site boundary. A bank of 24 new cooling fans could be installed on a new steel frame erected over an existing container and connected to the existing control systems. Once the new plant is in place and commissioned, the existing 24 cooling fans facing the Huntingdon Business Centre will be removed from site, thereby removing the source of the noise that has concerned the neighbours and the Environmental Protection Officer. Permission is sought to replace the plant in line with condition 6 of the planning permission, Conditions 1 & 5 to be reviewed and Conditions 2,3 & 4 removed.

The principle of the original permission remains in place as the S73 does not fundamentally alter the principle of the permission. The use will not change, it is simply the plant that will change. The other conditions that have not been discharged will remain on this new permission.

* Noise impacts

The Environmental Health Officer requested a Noise Assessment prior to consideration. This was submitted during the application process (Noise Impact Assessment, report ref 5034-R1, dated 13th May 2025). The environmental health officer has no concerns with the new proposals which will reduce the potential noise impact on the adjacent Huntingdon Business Centre.

The new location would not harm the character and appearance of the area and is of an appropriate scale and design.

The Environmental Health officer has considered each condition change and laid this out below, the case officer agrees with these recommendations:
1. Condition 1 will be amended to update the plans
2. Condition 2 regarding the acoustic barrier can be removed
3. Condition 3 regarding the acoustic measures previously required can be removed - or can be amended to state that the proposals shall be carried out in full within six months of the date of the permission.
4. Condition 4 regarding a maintenance scheme for the previously approved attenuation measures can be removed.
5. Condition 5 - as discussed, this could be amended to something along the lines of the following:
The 12 cooling fans installed shall be as per the unit specified within the Noise Impact Assessment reference
5034-R1 dated 13/05/2025, a Guntner Dry cooler, model GGD 090.5D/2x6-SD3C/4P.E.
This could also contain the timescale for installation if it sits better here and then Condition 3 could be removed completely.
6. Condition 6 - To remain

Therefore the proposal is felt to create a better amenity for the site and neighbouring properties and the conditions can be amended/removed.

CONCLUSION

The proposed development is considered to be compliant with the relevant national and local policy as it:
* Is of an appropriate scale and design
* Would not have a harmful impact upon the character and appearance of the area or upon the heritage assets;

* Would not have a significantly detrimental impact upon the amenity of neighbours and would improve the current situation;

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**