HUNTINGDONSHIRE DISTRICT COUNCIL

25/00920/NMA

OFFICER REPORT

Case No: **25/00920/NMA** **Non Material Amendment**

Proposal: **Non material amendment to 21/00283/REM to (i) relocate the rear elevation window to 2B4P M4(3) bungalows; and (ii) omit cloakroom window on Letchworth 2 housetypes, excluding plot 155**

Location: **Alconbury Airfield Ermine Street Little Stukeley**

Applicant: **Miss Chloe Howkins**

Grid Ref: **519713 276509**

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. 18/01536/REM). It proposes to relocate a window to bungalows and omit a window to the Letchworth 2 housetype, in order to comply with building regulations for fire safety.

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 2021 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)

- LP7 Spatial Planning Areas
- LP11 Design Context
- LP12 Design Implementation
- SEL1.1 Former Alconbury Airfield and Grange Farm

8. Supplementary Planning Documents
    - Huntingdonshire Design Guide SPD – Adopted 2017
    - Cambridgeshire Flood and Water SPD – Adopted 2017
    - Developer Contributions SPD – Adopted 2011
    - Developer Contributions: Updated Costs – Adopted 2019/20
    - 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. 21/00283/REM – Application for approval of appearance, access, layout, landscape design and scale in respect of the construction of 246 dwellings, two pocket parks, associated highways, landscape and ancillary works. Approved 18/11/2021

CONSULTATIONS

13. HDC Urban Design – No objections.

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 changes to the windows within these plots would not undermine the general arrangements of windows in terms of breaking up and articulating elevations, as they are predominantly to elevations that are away from key views. The proposed alterations would not otherwise alter compliance with the design code or adopted policy, and are therefore considered to represent a non-material change in the context of this development.

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**