

SECTION 106 APPLICATIONS
(Report by Planning Service Manager (Development Management))

Case No: 0900411FUL (FULL PLANNING APPLICATION)
0900412LBC (LISTED BUILDING CONSENT)

Proposal: MIXED USE DEVELOPMENT COMPRISING 21 HOUSES, 3
FLATS, 1 RETAINED RETAIL UNIT, 2 WORKSHOPS, NEW
VEHICULAR ACCESS FROM BROOK STREET, 11 CAR
PARKING SPACES AND CONVERSION OF LISTED
BUILDINGS TO RESIDENTIAL UNITS

Location: LAND AT AND INCLUDING THE OLD FORGE AND 22 HIGH
STREET

Applicant: ZOG ENTERPRISES LTD

Grid Ref: 518370 260217

Date of Registration: 14.04.2009

Parish: ST NEOTS

RECOMMENDATION - APPROVE

1. INTRODUCTION

1.1 This item was deferred at the meeting of the Development Management Panel on 21 December 2009 for further consideration of the viability of the proposal in relation to Section 106 contributions. Since December 2009, a viability report has been prepared by the applicants, assessed by the Council's consultants and an agreed level of contributions derived. This report is to cover planning application 0900411FUL and listed building application 0900412LBC.

2. DESCRIPTION OF SITE AND APPLICATION

2.1 The site extends from 22 High Street down to Brook Street and includes 22 High Street and a number of storage buildings behind. The former forge building is a Grade 2 listed building. Vehicular access to the site is from the existing access from Brook Street which runs alongside Brook House, which is a Grade 2* listed building. There is an existing narrow access between Nos. 20 and 24 High Street which is currently used by vehicles of the commercial business at No. 20 High Street which park at the rear of their premises. The site is 0.306 hectare in size and is in the Conservation Area.

2.2 The site at the moment contains a number of older buildings, including the forge listed building, a Victorian chapel building in good condition and other buildings which are in a poor state of repair. The

buildings are currently used for storage, office, workshops, retail unit and tattoo parlour. There are two hardstanding areas used for the parking of cars, one at the rear of No 20 and the other at the southern end of the site. To the east of the site is a small car repair workshop and car sales area fronting Brook Street.

- 2.3 This full application proposes 21 houses, 3 flats, 2 workshops and 1 retained retail unit. The houses are arranged in a series of terraces throughout the site. Some of the units will be provided through conversion, including conversion of the listed building, the chapel and the southern part of 22 High Street, and some of them will be new build.
- 2.4 The listed building application proposes the conversion of the building to provide 5 residential dwellings units. This includes the retention and refurbishment of original doors and windows, the provision of clay pantiles to replace the existing corrugated tin roof and some external boarding. These residential units will not have private external amenity but will look out onto communal open space.

3. NATIONAL GUIDANCE

- 3.1 **PPS 1 - 'Delivering Sustainable Development' (2005)** contains advice on delivering sustainable development.
- 3.2 **PPS 3 - 'Housing' (2010)** aims to make good use of land and comments on development in urban areas.
- 3.3 **PPG13: "Transport" (2001)** provides guidance in relation to transport and particularly the integration of planning and transport.
- 3.4 **PPG5 - Planning for the historic environment (2010)** contains advice on the historic environment.
- 3.5 **PPS25: "Development and Flood Risk" (2010)** sets out Government policy on development and flood risk.

For full details visit the government website <http://www.communities.gov.uk> and follow the links to planning, Building and Environment, Planning, Planning Policy.

4. PLANNING POLICIES

Further information on the role of planning policies in deciding planning applications can also be found at the following website: <http://www.communities.gov.uk> then follow links Planning, Building and Environment, Planning, Planning Information and Guidance, Planning Guidance and Advice and then Creating and Better Place to Live

4.1 Cambridgeshire and Peterborough Structure Plan (2003)

Saved policies from the Cambridgeshire and Peterborough Structure Plan 2003 are relevant and viewable at <http://www.cambridgeshire.gov.uk> follow the links to environment, planning, planning policy and Structure Plan 2003.

- **P6/1:** Development Related provision: - development will only be permitted where the additional infrastructure and community requirements generated by the proposal can be secured.
- **P9/8:** Infrastructure provision: - a comprehensive approach towards securing infrastructure needs to support the development strategy for the Cambridge Sub-Region. The programme will encompass transport; affordable and key worker housing; education; health care; other community facilities; environmental improvements and provision of open space; waste management; water; flood control and drainage and other utilities and telecommunications.

4.2 **Huntingdonshire Local Plan (1995)**

Saved policies from the Huntingdonshire Local Plan 1995 are relevant and viewable at www.huntingdonshire.gov.uk/localplan95

- **En2:** “Character and setting of Listed Buildings” - indicates that any development involving or affecting a building of architectural or historic merit will need to have proper regard to the scale, form, design and setting of that building.
- **En3:** “Appropriate alternative uses” - consider sympathetically appropriate alternative uses for listed buildings providing alterations would not detract from character.
- **En5:** “Conservation Area Character” - development within or directly affecting conservation areas will be required to preserve or enhance their character and appearance.
- **En6:** “Design standards in Conservation Areas” – in conservation areas, the District Council will require high standards of design with careful consideration being given to the scale and form of development in the area and to the use of sympathetic materials of appropriate colour and texture.
- **En9:** “Conservation Areas” - development should not impair open spaces, trees, street scenes and views into and out of Conservation Areas.
- **En20:** “Landscaping Scheme” - Wherever appropriate a development will be subject to conditions requiring the execution of a landscaping scheme.
- **En25:** "General Design Criteria" - indicates that the District Council will expect new development to respect the scale, form, materials and design of established buildings in the locality and make adequate provision for landscaping and amenity areas.
- **H11:** “Re-Introduction of Housing Units into Town Centre” – normally support the re-introduction of housing units into town centres subject to conservation and other policies.
- **H31:** “Residential privacy and amenity standards” – Indicates that new dwellings will only be permitted where appropriate

standards of privacy can be maintained and adequate parking provided.

- **R7:** “Land and Facilities” – for new residential development of 10 dwellings or more (or 0.4ha) should normally make provision for children’s casual and equipped play space.
- **R8:** “Land and Facilities” – consideration will be given to the acceptance of contributions from developers towards improving recreational facilities in the vicinity of the site to off set recreational requirements set out in R7.

4.3 **Huntingdonshire Local Plan Alterations (2002)**

Saved policies from the Huntingdon Local Plan Alterations 2002 are relevant and viewable at www.huntingdonshire.gov.uk/localplan - Then click on "Local Plan Alteration (2002)

- **OB2** – maintenance of open space - contributions may be sought for maintenance of small areas of open space, children’s play space and recreational facilities, woodland or landscaping to benefit the development.
- **HL5** - good design and layout in all new housing developments to achieve an efficient use of land, respect townscape, appropriate dwelling mix, incorporate landscaping, create an attractive distinctive place and promote energy efficiency.
- **HL6** – housing development to be at densities of between 30 and 50 dwellings per hectare and higher densities in or close to town centres or close to public transport nodes.
- **HL7** – The District Council will seek to maximise the re-use of previously developed land and support the re-use of empty properties, and the conversion of under used dwellings or office or other buildings into housing use.

4.4 **Adopted Huntingdonshire Local Development Framework Core Strategy 2009**

Policies from the Adopted Huntingdonshire Local Development Framework Core Strategy 2009 are relevant and viewable at <http://www.huntsdc.gov.uk> click on Environment and Planning then click on Planning then click on Planning Policy and then click on Core Strategy where there is a link to the Adopted Core Strategy.

- **CS1:** “Sustainable development in Huntingdonshire” – all developments will contribute to the pursuit of sustainable development, having regard to social, environmental and economic issues. All aspects will be considered including design, implementation and function of development.
- **CS3:** “Settlement hierarchy” – residential development schemes of all scales may be appropriate within the built up area of St Neots.

- **CS4:** “ Affordable Housing in Development” – 40% of all housing proposed on proposals of 15 or more homes or 0.5ha or more in all parts of the District.
- **CS10:** contributions to infrastructure requirements to make a development acceptable in planning terms will be required in accordance with the requirements of Circular 5/2005.

4.5 **Development Management DPD : Proposed Submission 2010**

Policies from the Development Management DPD: Proposed Submission 2010 are relevant.

- **C1:** “Sustainable Design” – development proposals should take account of the predicted impact of climate change over the expected lifetime of the development.
- **C2:** “Carbon Dioxide Reductions” – major development proposals will include renewable or low carbon energy generating technologies. These should have energy generating capacity equivalent to 10% of the predicted total CO² emissions of the proposal.
- **C5:** “Flood Risk and Water Management” – development proposals should include suitable flood protection / mitigation to not increase risk of flooding elsewhere. Sustainable drainage systems should be used where technically feasible. There should be no adverse impact on or risk to quantity or quality of water resources.
- **E1:** “Development Context” – development proposals shall demonstrate consideration of the character and appearance of the surrounding environment and the potential impact of the proposal.
- **E2:** “Built-up Areas” – development will be limited to within the built-up areas of the settlements identified in Core Strategy policy CS3, in order to protect the surrounding countryside and to promote wider sustainability objectives.
- **E3:** “Heritage Assets” – proposals which affect the District’s heritage assets or their setting should demonstrate how these assets will be protected, conserved and where appropriate enhanced.
- **E5:** “Trees, Woodland and Hedgerows” – proposals shall avoid the loss of, and minimise the risk of, harm to trees, woodland or hedgerows of visual, historic or nature conservation value, including ancient woodland and veteran trees. They should wherever possible be incorporated effectively within the landscape elements of the scheme.
- **E10:** “Parking Provision” – car and cycle parking should accord with the levels and layout requirements set out in Appendix 1 ‘Parking Provision’. Adequate vehicle and cycle parking facilities shall be provided to serve the needs of the development.

- **H1:** “Efficient Use of Housing Land” – housing developments will optimise density taking account of the nature of the development site; character of its surroundings and need to accommodate other uses and residential amenities such as open space and parking areas.
- **H7:** “Amenity” – development proposals should safeguard the living conditions for residents and people occupying adjoining or nearby properties.
- **D1:** “Green Space, Play and Sports Facilities Contributions” – provision of green space, play and sports facilities will be secured by condition or through S106 Agreement which may include commuted payments towards off-site provision where they cannot reasonably be provided on site or where it secures the most appropriate provision for the local community. Contributions will also be required from proposals for residential development towards strategic green space as defined in CS9.
- **D3:** “Community Facilities Contributions” – contributions will be required towards the provision, extension or improvement of community facilities where necessary to mitigate the impact of the development.

4.6 Supplementary Planning Documents and Guidance

4.7 Huntingdonshire Design Guide 2007

4.8 St Marys Urban Village Urban Design Framework and Masterplan Adopted 2006

5. PLANNING HISTORY

5.1 Planning permission was granted for the refurbishment and use of the ground floor of No. 22 as a retail unit and the first floor as a flat; and the erection of a new building on the footprint of No. 22A to form two flats reference 0900312FUL. These proposals now form part of this proposal.

6. CONSULTATIONS

6.1 **St Neots Town Council – OBJECTION** to planning application and listed building consent application. (**copy attached**)

6.2 **County Council Highways** – confirmed that visibility onto Brook Street is acceptable. Requested that vehicular access from High Street be prevented by means of bollards, and raised questions about manoeuvring for the refuse vehicle and the amount of parking. No MTTs contribution required as additional likely traffic generation is below 50 movements.

6.3 **County Council Archaeologist** – initially recommended that a pre-determination investigation be carried out. Upon completion of this now recommends that a pre-commencement of development investigation is carried out and that this is secured by planning condition.

- 6.4 **HDC Environmental Health** – recommends a condition relating to contamination. In terms of noise no objections subject to appropriate boundary treatment.
- 6.5 **Environment Agency** – No objections subject to conditions.
- 6.6 **County Education** – request for financial contributions towards primary education.
- 6.7 **Cambridgeshire Fire and Rescue** – requests condition relating to the provision of fire hydrants.
- 6.8 **HDC Operations** – no objections subject to the refuse being collected in sacks from the High Street and the bins being brought out for collection to a collection point on the Brook St entrance. Confirmed off site contributions towards open space needed.

7. REPRESENTATIONS

7.1 Two letters of representation have been received from DH Barford on behalf of the freehold owner of the adjacent car workshop site, and the freehold owner of the access and land adjacent to Brook House raising the following points:

- Potential of noise problem from the workshop to the proposed residential properties;
- Windows at a distance of 5 metres to the boundary making the development of the adjacent site difficult;
- Question whether the 7 metre gap to the adjacent site is sufficient to permit access to the adjacent land;
- Right of way not shown accurately on plans;
- Right of way only exists and no right to undertake any engineering works;
- Limited number of parking spaces and existing on street parking restrictions in the surrounding area leading to pressure to park in the car park area associated with Brook House;
- Necessity for bollards near to Brook House to allow adequate pedestrian visibility; and,
- Restricted room for larger vehicles to manoeuvre within the site if the High Street access is closed off.

7.2 A letter has been received in connection with the listed building application commenting on the narrow access from Brook Street and whether or not construction traffic will restrict access to his land, and the poor state of the road and concern about noise pollution during construction work.

8. SUMMARY OF ISSUES

8.1 The main issues to be considered here are the principle of the mixed use development on the site, traffic and highways considerations, design and impact upon the character and appearance of the Conservation Area and the special interest and setting of the listed building, impact upon trees, archaeology, third party issues, Flood Risk, Impact upon neighbours, Section 106 requirements including open space, education, affordable housing, and transport mitigation.

Principle of the Use

- 8.2 The site forms part of a larger site which has been identified in the St Mary's Urban Village Urban Design Framework adopted by the Council in 2006. This followed the Civic Trust study of St Neots in 2004 which highlighted this part of St Neots as having potential for redevelopment. The Urban Design Framework's (UDF) aims are to establish an appropriate mix of uses, indicate which buildings and trees should be retained, assess the transport implications and provide a footprint for the development of the site. The uses proposed as part of this application comply with the principles of the UDF. However at this stage only part of the UDF site is included within the application site and therefore the relationship of the proposed uses with existing adjacent uses must be considered. It is also relevant to consider whether this site could be used for a retail use as the site is very centrally positioned. It is considered that due to the very narrow access to the site from High Street, the shape of the site and the existence of listed buildings on and adjacent to the site that it would be difficult to fit a modern retail use onto this site.

Adjacent uses and impact upon Residential Amenity

- 8.3 Adjacent to the application site and directly to the east is an existing car repair workshop and car sales area which is included within the UDF site. The use has existed on this site for some considerable time and therefore is not subject to planning restrictions. The car repair workshop has suffered from fire damage and is in a poor state of repair and is of no historic or architectural merit. It is considered that this is a sui generis use and therefore any other use coming onto the site would need planning permission. Furthermore the use is unsightly and not considered to be an appropriate use within the central core of the Conservation Area where access of Windmill Row from the High Street is narrow and difficult. Landownership reasons have meant that the site has not come forward as part of the application. The proposed residential units 1-8 are closest to the boundary with the car repair garage building with rear gardens backing on to the boundary of between 5 and 8 metres long. It should be noted that there are existing residential properties at a similar distance to the car repair garage with access off Church Walk and Windmill Row. Advice from the Council's Environmental Health Officer is that this is acceptable from the noise point of view subject to an adequate 2.5 metre high boundary treatment.
- 8.4 The nearest residential properties are located on South Street and Brook Street to the south west of the site, and to the east on Church Walk. The South St and Brook St properties will be closest to the converted listed building and as there are only a limited first floor windows proposed in the rear elevation of this building serving bedrooms or landing areas the level of overlooking will be limited. First floor windows in the front elevation of the converted listed building will face east and therefore avoid overlooking the Brook St properties. To the east the nearest residential properties are the cottages on Church Walk; the rear of these dwellings face the site. The distance from the nearest dwelling to the site boundary is 25 metres and the nearest proposed dwelling would be an additional 8

metres further away. This is an acceptable distance for properties backing onto each other.

Highways and Traffic Considerations

- 8.5 It is proposed that the existing very narrow (3.5 metres wide) access to the High Street would become pedestrian only and that all traffic going to and from the development would access the site from Brook Street. The application proposes the provision of 11 parking spaces for the proposed development.
- 8.6 The application has been accompanied by a Transport Statement which has looked at the existing and proposed traffic generation, the accessibility of the site, visibility of the access point and turning and manoeuvring within the site. Using established TRICS figures based upon the amount of storage, office, retail and tattoo parlour space it is calculated that the existing site generates 75 daily trips. The trips which would result from the proposed development are calculated as 139 daily trips. This is a theoretical increase and it is likely that in reality the actual number of trips from the residential units will in fact be lower as the provision of only 11 parking spaces within the site will lead to a lower traffic generation. It should also be borne in mind that the use of the Brook St access for traffic, and the cessation of the High St access with its sub-standard width and visibility, is an improvement upon the existing situation. Brook Street has a relatively low traffic flow and the additional traffic will have no material impact upon the traffic flow in the immediate vicinity of the site.
- 8.7 The provision of only 11 parking spaces needs to be considered in the light of the accessibility of the site, planning policy, and the constraints of the site. Guidance within PPG13 encourages major generators of travel to be focussed in city and town centres to help promote travel choice and encourage the use of sustainable forms of transport. Car parking standards within both PPG13 and the Council's Development Management DPD are maxima aiming to avoid over-provision. The latter document requires a maximum of 1 space per dwelling within town centres. Quite clearly the 11 spaces proposed here are well below that maximum and therefore any possible harm which could result should be assessed. The site is located within the town centre where parking is restricted; Brook Street to the south has parking restrictions and therefore any additional demand which could result from the development would not result in parking congestion on the surrounding streets. Not every residential unit will have a parking space and it is therefore important that the site is managed in such a way that access to the parking spaces is not impeded. This can be covered by a condition requiring a management scheme for the open space, both hard and soft landscape areas, on the site.
- 8.8 Cycle parking facilities are shown on the submitted plans but the details of the facilities and timing of their implementation would need to be covered by the imposition of a planning condition.
- 8.9 This is a town centre site where there is ready access to all facilities and public transport. The provision of a low level of parking accords with policy and will not result in any harm. It is therefore considered to be acceptable in this instance.

Design and impact upon character of Conservation Area and the special interest and setting of the Listed Building

- 8.10 The layout of the proposed new buildings and the retention of the listed forge building, the chapel and the end southern section of 22 High Street complies with the principles of the UDF. The grain of the development will reflect the historic pattern of development within the centre of St Neots and will furthermore be improved with the creation of a central small square of open space which will form a feature within the scheme. The proposed redevelopment would also result in greater pedestrian permeability throughout the area. The height of the new buildings do not exceed two and a half storeys; that is two storeys with dormer windows lighting accommodation in the roof space. This will reflect the heights of buildings in the local area and will not appear unduly dominant in the Conservation Area. The new buildings indicate materials as facing bricks, and either clay pantiles or slate roofs. Ground floor windows are relatively large and there are also areas of horizontal weather boarding. Overall the appearance is one of a traditional terrace with a modern interpretation for the detailing. The converted listed building will retain its first floor weatherboarding, pantile roof and horizontal emphasis windows. This proposal will secure a viable use for the listed building. The combination of sympathetic new build and retention and conversion of buildings of historic interest will create a development which has its own definite sense of character and place and which will preserve and enhance the character and appearance of the Conservation Area and the future and setting of the listed building.

Impact upon Trees

- 8.11 The Arboricultural report submitted with the application originally suggested the retention of 6 trees but following comments from the trees officer about the proximity of the trees to dwellings, only two of the trees are now proposed for retention. Although this will result in the loss of trees which at present make a contribution to the visual amenity of Brook Street, the retention of all 6 trees would make the development of the wider site in a sympathetic way, and in accordance with UDF, impossible. Taking all matters into consideration therefore, their retention cannot be justified.

Archaeology

- 8.12 Initial comments from the County Archaeologist required an investigation before the planning application was determined. This was carried out this year and an archaeological evaluation produced. The results of this showed that there were relatively few finds of importance and the County Archaeologist has recommended that the imposition of a condition upon any planning permission granted would satisfy archaeological concerns.

Flood Risk

- 8.13 The Environment Agency have not objected to the proposal but have recommended conditions relating to minimum floor levels for the new buildings, flood resilience measures for the converted buildings and land below the floodplain contour of 15.87 to remain undeveloped.

They also recommend conditions relating to the details of surface and foul water drainage and contamination.

Third Party Issues

- 8.14 The only third party comments received have been on behalf of the interests of adjoining land owners. The points made about the right of engineering works to take place on the access is a private matter which must be resolved between the parties. The control of private parking for Brook House is a matter for the occupiers/owners of Brook House. The numbers of parking spaces is a matter for the local planning authority. The distance of windows from the boundary is acceptable with the existing uses on the adjacent site. Should the adjacent site come forward for redevelopment then the design of dwellings, such as the use of single aspect dwellings, will have to be considered to ensure an adequate level of privacy for residents.

9. SECTION 106 CONSIDERATIONS

- 9.1 Negotiations have been held with the applicants and officers within Huntingdonshire District Council and Cambridgeshire County Council in order to determine the sums of money required to mitigate the impacts of the development. These negotiations have been held in line with the advice contained within Circular 05/05 and the provisions of the relevant local planning policies. The outcome of these negotiations is summarised below.
- 9.2 In this case the applicants produced a viability report which showed that the maximum contribution the development could generate was £47,339. The council appointed cost consultants to independently audit the viability. It was concluded that the development was not viable if the council's initial estimated contribution of £133,429 plus affordable housing was sought. The viability study concluded that total contributions of £122,000 are viable. Affordable housing on site could not be provided but arrangements are proposed in which a contribution towards affordable housing will be made and the development will be re-assessed prior to completion with increases in value allowing additional payments to be made. Following the consultant's report the council re-assessed the overall contributions for the development within those available resources. It is therefore the decision of this meeting to apportion these contributions in a way which can be justified in terms of mitigating the impact of the development.

Transport

- 9.3 The justification for transport contributions towards the St Neots Market Town Strategy depends upon the additional traffic generation the proposed development will result in. The traffic generation has been discussed with the County Highways officer and they have confirmed that because the additional likely traffic generation is below 50 movements then they would not now ask for additional contributions towards the St Neots Market Town Strategy.

Open Space

- 9.4 For this development where viability was not an issue HDC Operations have confirmed that the total requirement would be £44,439. This is broken down in the following way:

LAP – a sum of £16,470
LAP maintenance - £6,590
Allotments - £875
Provision of Open Space - £8,022.90
Maintenance of Open Space - £12,482.04

- 9.5 HDC Operations have re-considered the existing provision in the area and confirmed that because of the viability issue they would be willing to request a reduced contribution of £21,380 for off site public open space. Liaison with the Town Council has identified two local improvement schemes: firstly improving access into the old cemetery and secondly the creation of additional allotments at the Hardwick Road allotments.

- 9.6 This will leave £100,620 for education and affordable housing.

Education Contributions

- 9.7 Cambridgeshire County Council have confirmed that their originally requested £39,900 for primary school places is still required.

- 9.8 This will leave £61,280 for affordable housing.

Affordable Housing

- 9.9 The application does not propose any affordable housing on the site and when originally submitted did not include a viability assessment. Policy CS4 of the Core Strategy requires the provision of 40% affordable housing on proposals of more than 15 homes or sites larger than 0.5 ha. This is subject to the amount and mix of affordable housing to be delivered, specific site conditions and other material considerations including viability, redevelopment of previously developed land, or mitigation of contamination will be taken into account. Policy P9/8 of the County Structure Plan also requires a comprehensive approach towards the provision of infrastructure including the provision of affordable housing.

- 9.10 The viability study which was originally commissioned to primarily consider affordable housing contributions has concluded that a commuted sum of £43,000 should be paid towards the provision of off site affordable housing. However the reduction in the requirement for open space monies means that a contribution of £61,280 is available from the total contributions. The Housing Policy and Enabling Officer has agreed that this is an acceptable approach. In addition the study proposes, and the applicant has agreed an 'escalator' provision whereby 40% of any increase in the gross development value would be payable to the Council as an additional Section 106 contribution. This additional contribution would be capped at £662,000 and the payment of any additional contribution would be prior to the occupation of the last residential unit. This will give the Council the

assurance that if the actual viability of the scheme changes the level of contributions will still be at an appropriate level.

10. THE TESTS FOR PLANNING OBLIGATIONS

- 10.1 Government Advice in Circular 05/2005 – Planning Obligations indicates tests that should be met when seeking planning obligations. Amongst these is that the obligation must be “fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects”. It is considered that the variations set out above would comply with the guidance in the Circular and with the policies listed in section 3 above. The Section 106 Advisory Group is due to consider the proposal on 13 September and its resolution will be reported to the Panel.

11. CONCLUSION

- 11.1 This represents a good solution for a central site which has a number of difficult constraints. Furthermore the design and layout complies with the UDF and will secure a viable use for a listed building as well as the tidying up of an unkempt site. It will also secure much needed residential units within a central sustainable location including affordable housing. The proposal will result in the loss of some trees but their retention is not compatible with a high quality development in compliance with the UDF. The proposal proposes only 11 parking spaces for a total of 24 residential units and other commercial uses; however the constraints of this site mean that the provision of parking at a higher level would result in an unsympathetic development which did not reflect the grain of development in the surrounding area. It is considered that the low level of parking is acceptable as this is a sustainable location in which other transport options are available. It is therefore recommended that planning permission can be granted subject to the resolution of the Section 106 agreement as above and planning conditions detailed below, and listed building consent can be granted subject to conditions detailed below.

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12. RECOMMENDATIONS

- 12.1 **APPROVE** planning application reference **0900411FUL** subject to the prior completion of the Section 106 Agreement as outlined above and subject to conditions to include the following:

0900411FUL

02003	Time Limit (3yrs)
05001	Buildings
06010	Landscape design
06011	Soft landscape
06012	Hard and soft landscape implementation

Nonstand	Boundary treatment
06016	Landscape management plan
Nonstand	Tree protection
13003	Permitted Development (Extensions)
13007	Permitted Development (Windows)
Nonstand	Closure of access from High Street
Nonstand	Details of fire hydrants
11003	Investigation archaeology programme
Nonstand	No dig construction spec
Nonstand	Floor levels
Nonstand	Flood Resilience measures
Nonstand	Land below contour line
Nonstand	Surface water drainage
Nonstand	Foul water drainage
Nonstand	Contamination assessment
Nonstand	Architectural details
Nonstand	Cycle parking

12.2 Recommend Listed Building Consent is **GRANTED** for Listed Building Application reference **0900412LBC** subject to conditions to include the following:

12004	Listed building (3yrs)
05001	Buildings
Nonstand	Investigation of foundations
Nonstand	Supplementary rafters and battens
Nonstand	Details internal plasterboard insulation
Nonstand	Details of new timber joists
Nonstand	Details of rainwater goods

Background Papers:

Planning Application File Reference: 0900411FUL;0900412LBC
Cambridgeshire and Peterborough Structure Plan, 2003
Huntingdonshire Local Plan, 1995
Huntingdonshire Local Plan Alteration, 2002
Huntingdonshire Local Development Framework Adopted Core Strategy 2009
Development Management DPD: Proposed Submission 2010

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