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St. Mary's Street
Huntingdon
Cambridgeshire PE 29 3TN

Application Number: 17/01015/OUT Case Officer Dallas Owen
Proposal: Proposed residential and commercial development (30 dwellings and 4 replacement commercial units)
Location: Land North Of 10 Station Road Bluntisham
Observations of Bluntisham Town/Parish Council.

Please ✓ box as appropriate

Recommend **approval** because(please give relevant planning reasons in space below)

Recommend **refusal** because...(please give relevant planning reasons in space below)

See separate document for full reasons

No observations either in favour or against the proposal

.....Clerk to Bluntisham ~~Town~~ Parish Council.

Date : *25.5.17*

Failure to return this form within the time indicated will be taken as an indication that the Town or Parish Council do not express any opinion either for or against the application.

Please send response to email address below:-

Development.control@huntingdonshire.gov.uk

(Development Management)

Bluntisham Parish Council – Comments on planning application 17/01015/OUT

The Parish Council unanimously **REFUSE** this application at its Planning Committee meeting on 24 May 2017 for the following reasons:

Five Year Land Supply: the Parish Council is aware that Huntingdonshire District Council (HDC) has an obligation to demonstrate an up to date five year supply of deliverable housing sites under the conditions imposed by the NPPF. From HDC's Annual Monitoring Report published in December 2016 this is currently set at 5.24 years and incorporates a 5% buffer applied to both the requirement and the shortfall on delivery from 2011 - 2016. Since 2006 HDC have exceeded the housing requirement in six of the last ten years and predicted completions over the next five years indicate that the achievable supply is more than sufficient to both meet the current requirement and make up any previous shortfall. As HDC can fully demonstrate a five year supply of housing land and its current policies are fully up to date there is no reason why this site should be given approval.

Scale and Appearance: HDC Local Plan policies En25, HL5 and LP5 seek to ensure that development respects and enhances its local setting and responds and improves the character of the local built environment. Design is also identified as a core principal of sustainable development in the NPPF. Although the outline application indicates that the development is predominately 2 storey dwellings the overall scale and encroachment on this agricultural buffer will have a detrimental impact on the character and appearance of the countryside. The PC acknowledges that NPPF (Para 55) makes exceptions to development in the countryside where proposals would result in design of exceptional quality or innovation, the PC are of the opinion that this development is neither exceptional or innovative and therefore does not qualify as an exceptional site. The development is therefore contrary to HDC's policies and the NPPF.

In addition this site is identified as a Rural Exception Site and following a survey by the PC in 2012 by Cambridgeshire ACRE (see attached document) there was an identified need for 14 affordable houses on a shared equity/rented basis. The PC is of the opinion that this need is still justified although once the Earith and Colne sites are fully occupied this would need a further review. Also the proposal to move the commercial units onto this site does not adhere to the rural exception restrictions.

The site is also protected with a TPO (LTP0286) and the Parish Council feel this would cause damage to the natural eco system on this site.

The site is also outside of the built up area within the village, although there are sporadic residential dwellings along this stretch of road, most were agriculturally related dwellings.

Finally the original permission 1301360FUL to allow the car park on this site was for staff parking only, to allow customers to park on the existing garage site. This application states the car park is for both customers and staff. The original 38 parking spaces which were on the original garage site were reduced by at least 6 due to the introduction of the car wash business on site.

In spite of the reasons for the PC objections above if HDC is mindful to recommend approval or if the proposal is subsequently subject to a planning appeal against its refusal the PC would wish the following to be included as minimum Section 106 requirement:

Station Road: Implementation of a 30mph limit along the stretch of the A1123 that is currently limited to 40mph plus a controlled crossing in the vicinity of the BP garage to facilitate safe crossing of pedestrians using the split facility.

Planning Conditions: Restricted opening hours of the fish bar to those currently in use.

24th May 2017