

## AGENDA

### PLANNING COMMITTEE

**WEDNESDAY, 14 AUGUST 2019**

**1.00 PM**

**COUNCIL CHAMBER, FENLAND HALL,  
COUNTY ROAD, MARCH, PE15 8NQ**

Committee Officer: Jo Goodrum  
Tel: 01354 622285  
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- 1 To receive apologies for absence.
- 2 Previous Minutes (Pages 3 - 8)  
  
To confirm and sign the minutes from the previous meeting of 17 July 2019.
- 3 To report additional items for consideration which the Chairman deems urgent by virtue of the special circumstances to be now specified
- 4 To receive Members declarations of any interests under the Local Code of Conduct or any interest under the Local Code of Conduct or any interest under the Code of Conduct on Planning Matters in respect of any item to be discussed at the meeting.
- 5 Planning Appeals. (Pages 9 - 10)  
  
To consider the appeals report.
- 6 F/YR19/0186/O  
Erection of up to 19 no dwellings (outline application with matters committed in respect of access) involving demolition of existing dwelling and outbuildings; 158 Stonald Road, Whittlesey. (Pages 11 - 30)  
  
To Determine the Application

7 F/YR19/0556/VOC

Variation of condition 2 (imposition of a condition listing approved plans) of appeal decision APP/D0515/W/16/3148821 relating to planning application F/YR15/0614/F . Land North of Henry Warby Avenue, Elm (Pages 31 - 44)

To Determine the Application.

8 F/YR19/0566/F

Erect 1 dwelling (2 storey 4 bed) including an office and a detached double garage in association with existing business. Westfield Road, Manea. (Pages 45 - 56)

To Determine the Application

9 Items which the Chairman has under item 3 deemed urgent

Members: Councillor D Connor (Chairman), Councillor A Hay (Vice-Chairman), Councillor I Benney, Councillor Mrs S Bligh, Councillor A Bristow, Councillor S Clark, Councillor A Lynn, Councillor C Marks, Councillor N Meekins, Councillor P Murphy, Councillor D Patrick and Councillor W Sutton,

## PLANNING COMMITTEE

WEDNESDAY, 17 JULY 2019 - 1.00 PM



**PRESENT:** Councillor D Connor (Chairman), Councillor A Hay (Vice-Chairman), Councillor I Benney, Councillor Mrs S Bligh, Councillor A Bristow, Councillor S Clark, Councillor A Lynn, Councillor C Marks, Councillor N Meekins, Councillor D Patrick and Councillor W Sutton,

**APOLOGIES:** Councillor P Murphy,

Officers in attendance: Jo Goodrum (Member Services & Governance Officer), Nick Harding (Head of Shared Planning), David Rowen (Development Manager) and Gavin Taylor (Senior Development Officer)

The following Councillors were present in the public gallery, but took no part in the planning meeting. Councillor Mrs Laws, Councillor Skoulding, Councillor White from March Town Council and Councillor Wilkes.

### **P14/19      PREVIOUS MINUTES**

The minutes of the meeting of 19 June 2019 were confirmed and signed.

### **P15/19      PLANNING APPEALS**

David Rowen presented a report to members with regards to appeal decisions received on applications over the last month and explained this will be a standing agenda item going forward.

### **P16/19      F/YR18/1136/F LAND SOUTH WEST OF 1 TO 23 SPRINGFIELD AVENUE, MARCH. ERECTION OF 40 DWELLINGS COMPRISING OF 4X1 BED AND 4X2 BED 2 STOREY STOREY FLATS;20X2 STOREY 2 BED AND 12 X2STOREY 3 BED DWELLINGS,FORMATION OF A SURFACE WATER LAGOON ,PUMPING STATION AND NEW ACCESS TO CRICKET CLUB**

The committee had regard to its inspection of the site (as agreed in accordance with the Site Inspection Policy and Procedure (minute P19/04 refers)) during its deliberations.

Gavin Taylor presented the report to members and drew their attention report which had been circulated to members.

Members received a presentation in objection to the application, in accordance with the Public Participation Procedure, from Mr Peel.

Mr Peel explained that he has lived in his property since 1995 and referred to the overhead projector where he highlighted to members a map which he had asked to be displayed. He pointed out the fields which had been maintained at that time, however shortly after the year 2000 the area was left to deteriorate by the landowners. There has been no maintenance carried out and the area has been left to remain in a natural state.

Mr Peel identified a gentleman who has been maintaining the lane and as far as he is aware there have been no issues raised with regard to trespass.

Mr Peel added that with regard to hazards, there is not the need to have any additional hazard and there is already pedestrian and cycle traffic twice a day. He explained that trying to cross Springfield Avenue can be dangerous when traffic turns into the road from The Avenue.

He added that the officer has already outlined the plans which contravene the set out plans however the Executive Officer states that the plans are agreeable.

He stated that a Wildlife Trust Officer has stated that March has a deficit of natural green space and had highlighted this when he had reviewed the phase 1 habitat map of the town had been reviewed.

Mr Peel stated that in 2018 the Government had published a summary of targets for a 25 year environment plan to integrate wildlife and humans together. He drew member's attention to the conclusion on page 151 of the plan and added everyone feels better after a walk in the park or the woods. He added that the people of Fenland need their open spaces and listed some of the other aspects listed within the plan.

Mr Peel referred to the Fenland Local Plan and referred to some land which was gifted to the Town by a family in the 1950's. He mentioned that the old nursery grounds should be restored and made into a community wildflower and orchard facility. He added that the only green area which he believes has been created in March in the last ten years is the Crematorium.

He concluded by questioning who would want to build over the high pressure gas main.

Members received a presentation in support of the application, in accordance with the Public Participation Procedure, from Mr Kratz, the Agent.

Mr Kratz stated that the proposal is on land, half of which is part of the allocation, but all of it is within the built framework of March, for a 100% affordable housing scheme, with guaranteed funding for it.

The officer's assessment has stated that in principle the scheme is agreeable and in the summary there are no technical issues standing in the way of the development. All of the County Council statutory consultees have no objection to the scheme technically and there are only 2 proposed reasons for refusal, 1 of which is that there is no Broad Concept Plan and the other is that should there be an appeal, there is no agreement in place to provide affordable housing.

Mr Kratz added that the committee need to weigh up the benefits of the proposal against the harm of it. In his opinion the benefits are largely self-explanatory and the government have stated that the provision of housing should be given significant weight, with the provision of affordable housing should be given an even greater priority.

He added that the other benefits of the scheme include the mitigation of the wildlife impact.

Mr Kratz referred to the allocation maps and stated that the bulk of the Broad Concept Plan site is not accessed through Springfield Avenue junction. The junction is perfectly capable and will save the larger site becoming an even larger cu de sac in its own right. He stated as to whether there is the need for the site to connect with the other site and added that pedestrian and cycle wise would be an advantage but for vehicular movements it would be a dis benefit.

Mr Kratz added that it is highly likely that the other site will be subject to a viability assessment, which in his opinion will result in the scheme not being able to provide affordable housing.

Mr Kratz concluded by saying there is no harm in terms of affecting the viability of the other site

and no issues concerning the access point of the other site. He added by saying that there is no harm in stating that the other site is going to be denied an opportunity from the proposal before members today.

March Town council have offered support to the application and with regard to the local objectors, there are some local to the proposed site but also some who live a considerable distance from the area.

Members asked questions, made comments and received responses as follows:

- Councillor Sutton commented that he has some concerns about the Broad Concept Plan and also with the proposed site. The dog leg area which can be seen on the map will be more of a hindrance to a developer of the BCP land than an advantage. He added that he does not see the proposal as detrimental to the Broad Concept Area and work is commencing on the production of the new Local Plan, and in his opinion there will still be issues with the land owners.
- Cllr Sutton stated that the proposal is for social housing and there are in the region of 1500 people on the housing list and the proposal is 100% affordable, on balance in his opinion he believes the committee should go against the officer's recommendation and approve the application.
- Councillor Benney commented that in his opinion, the land is open for development. He added that if there are 2000 houses to be built, this would not be the entrance for them to be built and there would be multiple entrances into the development. He stated it brings the benefits of much needed housing, both affordable and social and will also be of benefit for the people of March. He added that with regard to the Broad Concept Plan for development, there will be multiple entrances when the plan comes forward, however if we continue to wait for the Broad Concept plans to be brought forward, there could be little housing being built. He stated whilst we have to consider other factors such as wildlife, people do have to come first.
- Councillor Hay stated that on many occasions we have stated we need affordable housing and on many occasions due to viability, proposals have been refused. She added that with regard to the proposal before members there is a guarantee of 100% affordable housing which is backed by the Combined Authority. She questioned that if this application is not approved will the Combined Authority continue to support affordable housing in this area in the future. She stated that on balance this application should be approved.
- Councillor Mrs Bligh agrees with all the comments made and added that the need for affordable housing outweighs the issues of the broad concept plan and she will be approving the application.
- Councillor Sutton commented that the earlier comments from Councillor Hay concerning the Combined Authority with regard to the financial aspects should not be a deciding factor when determining this application. The committee are here to decide whether the use of the land is the correct use and at the correct time. He added that not to approve this application would mean an injustice to March, Fenland and the residents a dis service.
- Councillor Meekins commented that he has reviewed the reasons listed by the officers for refusal for this application and questioned whether the BCP and the items listed with regard to offsetting the bio diversity harm cannot be addressed before the application is approved. Cllr Meekins confirmed he was querying LP7, LP5 and LP19. Gavin Taylor clarified that the scheme has been found to mitigate the impact of the development through a compensation scheme, which is a requirement of a financial contribution which is dealt with through a section 106 contribution. Entering into such an agreement prior to the application going before committee could potentially be costly and therefore if applications are approved it is generally subject to a section 106 agreement being approved before the decision is issued. Councillor Meekins asked for clarification and asked that if the application is approved will the two issues stated in the officer's report be addressed. Gavin Taylor confirmed that the reasons stated the last refusal reason states that there is no section 106 agreement in place to secure affordable housing and also the bio diversity offsetting. He stated that because

officers are recommending the application for refusal, it has to go down to refusal reasons, in case the application went to appeal.

- Councillor Connor commented that he has noted March Town Council approve the application subject to an adequate section 106 agreement and noted that the March Town Councillors have stated that they have moved away from their neighbourhood plan and made the decision to support the development for 100% affordable housing. Councillor Connor added that the site lies in flood zone 1 and is supported by a flood risk assessment and drainage strategy report. The County Council have raised no objections to a condition securing a surface water scheme and there are no highway objections. Councillor Connor stated that Fenland Housing have supported the application and expect the dwellings to come forward as affordable housing and the current tenure is expected as 70% affordable rented and 30% immediate tenure which would equate to 7 affordable rented homes and 3 immediate tenure. Councillor Connor mentioned that going forward the 2000 homes will need businesses and schools and some provision for access and reiterated the point Councillor Sutton and Benney had alluded to with regard to the stalling of other Broad Concept Plans. He concluded that this application cannot be turned down.
- Nick Harding commented that having listened to the debate a number of members have highlighted the benefits of the scheme and principally that the delivery of 100% affordable housing scheme outweighs the disadvantage of the scheme in the context of our planning policy in relation to the BCP for the site and if that is the proposal that members are going to make then he asked that delegated authority be given to officers to apply development conditions and provision for the section 106 contributions in respect of the 100% affordable homes and the biodiversity contribution.
- Councillor Lynn asked whether the archaeological investigations can also be included. Nick Harding added that this will be included as part of the conditions.

The substantive reasons given by members to against the officer's recommendation were the committee on balance feels that the benefits outweigh the disadvantages according to the policies that are referenced in the officers' report.

**Proposed by Councillor Connor, seconded by Councillor Lynn and decided that the application be APPROVED, against the officers recommendation, subject to Section 106 and conditions being approved.**

**P17/19**

**F/YR19/0257/F**

**SITE OF FORMER 24 HIGH STREET, WISBECH, DEMOLITION OF EXISTING BUILDING IN WISBECH CONSERVATION AREA AND ERECTION OF 3NO TEMPORARY STORAGE/TOILET BUILDINGS.**

The Committee had regard to its inspection of the site (as agreed in accordance with the Site Inspection Policy and Procedure (minute P19/04 refers)) during its deliberations.

David Rowen presented the report to members and drew their attention to the update report which had been circulated.

Members asked questions, made comments and received responses as follows;

- Councillor Sutton questioned why this proposal was not submitted in the original application.
- Councillor Patrick commented that there has been the loss of so many buildings in Wisbech and the building in question is central to the town of Wisbech and the demolition needs to take place and move on.
- Councillor Meekins has recently visited Constantine House which backs onto the proposed site before the committee today and has been advised by the developer that pigeons nesting in the site are causing considerable damage. He added that although he is not over enamoured with the proposal, anything is better than the current eyesore.

**Proposed by Councillor Sutton, seconded by Councillor Patrick and decided that the application be APPROVED as per the officer's recommendation.**

**P18/19      F/YR19/0352/F  
LAND WEST OF 126-128 ELLIOTT ROAD, MARCH.ERECTION OF 3XSINGLE STOREY 3 BED DWELLINGS WITH DETACHED GARAGES**

The Committee had regard to its inspection of the site (as agreed in accordance with the Site Inspection Policy and Procedure (minute P19/04 refers)) during its deliberations.

David Rowen presented the report to members.

Members asked questions, made comments and received responses as follows;

- Councillor Sutton commented that this site has been presented to members on 4 previous occasions and the proposal before members today is the best option seen to date.
- Councillor Hay stated that she felt that it was a good scheme because it tidies up the area. She added that in 2017, March Town Council recommended approval for a proposal of 4 dwellings, however in 2019, they are recommending refusal for over development where it is fewer dwellings. She commented that she will be agreeing with the officer recommendation for approval.
- Councillor Patrick stated that he was impressed with the layout of the plans and he concurs with Councillor Hay with regard to the reasons for refusal from March Town Council. He added that the proposal does tidy up the area and will make it far more pleasant.
- Councillor Mrs Bligh added that this is not over development and will complete the area.
- Councillor Lynn added that in his opinion the road needs to be completed before residency and also there is an archaeological investigation required.

**Proposed by Councillor Patrick, seconded by Councillor Mrs Bligh and decided that the application be APPROVED as per the officer's recommendation.**

**P19/19      F/YR19/0362/F  
LAND NORTH WEST OF SEAFIELD FARM, GOREFIELD ROAD, LEVERINGTON, ERECTION OF 3 X 2 STOREY, 3 BED DWELLINGS WITH ASSOCIATED DOUBLE GARAGES**

The Committee had regard to its Inspection of the site (as agreed in accordance with the Site Inspection Policy and Procedure (minute P19/04 refers)) during its deliberations.

David Rowen presented the report to members and drew their attention to the update report which had been circulated.

Members received a presentation in support of the application, in accordance with the Public Participation Procedure, from Mr Gareth Edwards, the Agent.

Mr Edwards explained that the proposal is before the committee after working closely with the planning officer and he asked for his thanks to be recorded. He stated that the application is purely a change in design for what has been previously approved and is in the same location. He confirmed that the application has the support of all the statutory consultees with the exception of the Parish Council who have commented that it is over development, however in Mr Edwards opinion he feels that it is not over development as there has already been approval for 3 dwellings on the site and it is purely a change of design.

He stated that in his opinion, the proposed dwellings are more in keeping with the area and this view is further supported as there have been no local objections.

Members asked Mr Edwards the following questions:

- Councillor Sutton asked for confirmation of which drain is the responsibility of the Internal Drainage Board. Mr Edwards confirmed it is the drain that is the drain to the left hand side and there will be the normal agreement in place.

Members asked questions, made comments and received responses as follows:

- Councillor Sutton commented that he cannot see how any Planning Inspector can state that the proposal is adjacent to the village. He added that he will support this scheme.
- Councillor Hay stated that members need to be mindful that we are here to determine the application before them today. She added that permission has already been granted for 3 houses irrespective of the Inspectors decision, and irrespective of whether we agree with it. It would prove very difficult to refuse this application, as it is just a change of design and she will be supporting it.

**Proposed by Councillor Meekins, seconded by Councillor Sutton and decided that the application be APPROVED, as per the officer's recommendation.**

*(Councillor Patrick left the meeting following this agenda item)*

**P20/19      F/YR19/0447/F  
19 RICHARDS CLOSE, MARCH. ERECTION OF A 1.05 METRE HIGH BRICK  
WALL TO FRONT BOUNDARY**

The Committee had regard to its Inspection of the site (as agreed in accordance with the Site Inspection Policy and Procedure (minute P19/04 refers)) during its deliberations.

David Rowen presented the report to members and drew their attention to the update report which had been circulated to members.

*(Councillor Mrs French had registered to speak in support of this application, however withdrew her request.)*

Members asked questions, made comments and received responses as follows:

- Councillor Sutton asked whether the bricks are 4 inches or 9 inches. David Rowen stated the officers do not have that level of detail, however they are satisfied that as long as the wall does not exceed the height specified, the fact as to whether it is single or double skin will not have any impact on the character of the area.

**Proposed by Councillor Mrs Hay, seconded by Councillor Clark and decided that the application be APPROVED as per the officer's recommendation.**

2.36 pm

Chairman



## PLANNING APPEAL DECISIONS

The Council has received the following Appeal decisions in the last month:

PA Ref	Site/Proposal	Officer Recommendation	Decision Level	Appeal Decision	Main issues
F/YR18/0397/F	Erection of a 2-storey 4-bed dwelling with integral garage, Land south of 33 Shaftesbury Avenue, March	Refuse	Delegated	Dismissed (Written reps)	<ul style="list-style-type: none"> <li>• Site located in Flood Zone 2 (partly) and no sequential test provided.</li> </ul>
F/YR18/0805/F	Erection of a 2-storey 3-bed dwelling with attached garage, Land north east of 107 High Street, Chatteris	Refuse	Delegated	Dismissed (written reps)	<ul style="list-style-type: none"> <li>• Detrimental impact on the setting of the rear of the nearby grade II listed building.</li> <li>• Poor levels of residential amenity due to shading from a protected tree (TPO) and lack of quality in the design of the dwelling.</li> </ul>

All decisions can be viewed in full at <https://www.fenland.gov.uk/publicaccess/> using the relevant reference number quoted.

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F/YR19/0186/O

**Applicant: RWS Ltd**

**Agent : Miss Ella Murfet Turley**

**158 Stonald Road, Whittlesey, Peterborough, Cambridgeshire**

**Erection of up to 19 no dwellings (outline application with matters committed in respect of access) involving demolition of existing dwelling and outbuildings**

**Reason for Committee: Number of letters of support contrary to the officer recommendation.**

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## 1 EXECUTIVE SUMMARY

- 1.1 This proposal seeks to develop a long narrow former paddock site that is surrounded by recent housing developments on the northern edge of Whittlesey. The application is in outline form seeking only the principle of up to 19 houses and the detail of access taken off Stonald Road facilitated by the demolition of No 158. The layout is indicative only.
- 1.2 The principle of housing in Whittlesey accords with the Council's Settlement Hierarchy.
- 1.3 Significant level of objections have been received from nearby residents mainly referring to access, largely seeking no through road and access from Stonald Road only, subject to some concerns from Stonald Road residents regarding traffic safety. County Highways do not object.
- 1.4 Amended drainage/flood risk assessment have overcome consultee objections.
- 1.5 It is considered that the application is capable of coming forward safeguarding both the character of the area and neighbouring residential amenity and the application is recommended for approval subject to the signing of a Section 106 agreement.

## 2 SITE DESCRIPTION

- 2.1 This application relates to a 1.36 ha site formerly paddock land located to the north of and including No 158 Stonald Road in Whittlesey. The site has a finger shaped footprint being narrow and long with the rears of housing on the eastern side of Glenfields with rear gardens (between 7 – 10 metres in length) abutting the site and the side gables of houses on the eastern side of the site off Pattons Close, Harvester Way and Morris Close also abutting the site. The site is almost flat with a gentle slope downwards to the north of the site with an area being within Flood Zone 3, an area at highest risk, and the main part being within Flood Zone 1, an area at lowest risk of flooding. The site has only a few trees, most being within the existing residential curtilage of No 158 or within the site boundary hedgerow to the east, or appear outside the site at the backs of properties to the west.

## 3 PROPOSAL

3.1 The application is in Outline form with the principle of up to 19 dwellings being sought with 5 affordable units with tenure mix to be agreed. The application includes the siting of a private access drive off Stonald Road. The proposal requires the demolition of No 158 Stonald Road a relatively modern detached house.

3.2 In support of the application the applicant submitted the following:

Phase 1 Environmental Assessment.(Ground conditions)

Ecological Impact Assessment.

Indicative Drainage Assessment

Flood Risk Assessment

Design and Access Statement and

Topographical survey,

Indicative Layout

Access drawing off Stonald Road.

After objections from the Drainage authorities the applicant resubmitted the Draft Drainage strategy.

3.3 Full plans and associated documents for this application can be found at:

<https://www.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=P2T5Y9HE01U00>

#### 4 SITE PLANNING HISTORY

Reference	Description	Decision	Date
F/YR10/0106/EXT	Residential Development (involving demolition of part of 158 Stonald Road) and erection of a detached garage for 158 Stonald Road (renewal of planning permission F/YR07/0231/O) Land North Of 156 - 158 Stonald Road Whittlesey Cambridges	Granted	29/03/2010
F/YR07/0231/O	Residential Development (involving demolition of part of 158 Stonald Road) and erection of a detached garage for 158 Stonald Road Land North Of 156 - 158 Stonald Road Whittlesey Peterboroug	Granted	02/05/2007
F/94/0318/F	Erection of a single-storey rear extension to existing house 158 Stonald Road Whittlesey Cambs	Granted	15/09/1994
F/90/0928/F	Erection of a detached double garage/store 158 Stonald Road Whittlesey Cambs	Granted	19/03/1991
F/0482/82/RM(1)	Erection of a house and garage Land adj 155 Stonald Road Whittlesey Land Adj 155 Stonald Road Whittlesey	Approved	07/01/1983
F/0482/82/O	Residential development Land adjacent 156 Stonald Road, Whittlesey	Granted	08/10/1982
F/0806/80/O	Residential development (8.1 acres) Common Drove Whittlesey Cambs	Refused	19/11/1980
F/0726/77/F	Overhead Lines  Parish of Whittlesey	Raise no Objection	29/12/1977

#### 5 CONSULTATIONS

- 5.1 **Housing Strategy Paragraph 62 of the revised NPPF states that where a need for affordable housing is identified, planning policies should specify the type of affordable housing required (using the revised definition of affordable housing). Policy LP5 of the Fenland Local Plan sets out that for the tenure mix of affordable housing, the council will seek 70% as rented tenure and 30% as intermediate tenure.**
- 5.2 *The new NPPF starter homes and discount market homes are not the preferred tenures for delivery in Fenland. These new tenures included in the new NPPF are all forms of home ownership tenure and therefore could only be used as a substitute for shared ownership or rent to buy models. However, both Starter Homes and discount market homes offer far less flexibility and affordability to households who need assistance with getting on the housing ladder than shared ownership or Rent to Buy. It is acknowledged that because of viability challenges in Fenland it can be very difficult to secure our Policy level affordable housing and, in some instances struggle to secure any affordable homes. Therefore, we are happy for the new home ownership tenures to be discussed at the stages where it has become clear that all other alternatives have failed, on the basis that some form of affordable housing is better than none. In this instance no evidence regarding inability to deliver affordable housing has been demonstrated therefore the 70% Social Rented /30% Intermediate will be sought.*
- 5.3 **FDC Environmental Health Officer** accepts the submitted information and has 'No Objections' in principle, as it is unlikely to have a detrimental effect on local air quality or the noise climate. A construction management plan to ensure that the construction phase does not impact upon any nearby existing residential dwellings, and would also welcome (likely to be requested by County Council Highways) documented measures to mitigate the amount of construction site debris/mud that is transferred onto the surrounding public highway. As the proposal includes the demolition of an existing dwelling and associated outbuildings, then the 'Unsuspected contamination' condition is requested.
- 5.4 **FDC Waste Collection** *In broad principal we have no objection Should the access road remain privately maintained then either a shared bin collection point within 10 m of the public highway will be required or in order to access the site indemnity would be required. A swept path plan for an 11.5m refuse collection vehicle is required to demonstrate that it can access and safely turn in a forward motion on the roadway.*
- 5.5 **Peterborough City Council Ecology Officer** *The proposed development is located in close proximity to Common Wash County Wildlife Site, however this proposal is unlikely to have an impact upon the features for which this site has been designated a County Wildlife Site. No evidence of any bat roosts were found during the survey, however it was considered that there were a small number of suitable roosting features present in the house and garage to be demolished (under the roof tiles). The building was therefore considered to have a low potential to support roosting bats. I would recommend that the bat activity survey referred to in the bat report is carried out, and should any evidence of bats be found, that appropriate mitigation measures be agreed with the LPA via a suitable planning condition. A standard bird nesting Informative be attached should the scheme be approved. To mitigate for the loss of potential nesting habitat, I would request that a range of nesting boxes are installed that cater for a number of different species such as House Sparrow, Starling & Swift, may be secured via a suitably worded condition. Also regarding Hedgehogs, a suitably worded condition is requested. With regard to the new landscape planting, I would*

*recommend the use of a range of native species such as those listed in Appendix 3 of the ecology report, full details of which may be secured by condition. I have no objection to the proposal subject to the use of appropriate conditions*

- 5.6 **Natural England** has no objection.
- 5.7 **CCC Highways** *Most properties within the surrounding area of the proposed access have the availability of off street parking however having reviewed comments from objectors it appears to be a reoccurring issue. Any parking displacement as a result of the proposal on implementing the new access will be negligible. Any loss of kerbside parking along Stonald Road is likely to be compensated for along the development road however FDC will need to consider how and if any parking will be displaced as part of this application. Any speeding problems suggested is again down to police enforcement and it should not be incumbent upon the developer to resolve an existing speeding issue as suggested by objectors.*
- 5.8 *Whilst I agree that there are issues with the site layout I would however remind the LPA and residence that the application is only committing access at this stage and not committing layout or the scale of the development. I can also confirm that there have be no recorded injury accidents within the last 5 years at the proposed junction intersection with Stonald Road. Which suggests that there is no existing highways safety problem that would be exacerbated by this development.*
- 5.9 *I note the comments from objectors in relation to junction spacing the proposed access has suitable spacing from existing junctions. The location of the development access/junction will have no adverse highway safety risk to the operation of existing junctions along Stonald Road. Should the developer provide the amendments that I have requested then the access would be suitable to either remain as a private access or come forward as an adopted piece of highway infrastructure dependent upon how the developer and FDC wish to proceed.*
- 5.10 After the applicant has amended the alignment of the access to meet highways requirements the LHA has requested appropriate conditions be attached.
- 5.11 **CCC Archaeology** this site lies in an area of high archaeological potential. CCC Archaeology therefore do not object subject to a programme of archaeological investigation secured through the inclusion of a negative condition, such as the example condition approved by DCLG
- 5.12 **Anglian Water** *The development site is within 15 metres of a sewage pumping station. This asset requires access for maintenance and will have sewerage infrastructure leading to it. For practical reasons therefore it cannot be easily relocated. Anglian Water consider that dwellings located within 15 metres of the pumping station would place them at risk of nuisance in the form of noise, odour or the general disruption from maintenance work caused by the normal operation of the pumping station. The site layout should take this into account. The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option account and accommodate this infrastructure type through a necessary cordon sanitaire, through public space or highway infrastructure to ensure that no development within 15 metres from the boundary of a sewage pumping station if the development is potentially sensitive to noise or other disturbance or to ensure future amenity issues are not created.*

- 5.13 *The foul drainage from this development is in the catchment of Whittlesey Water Recycling Centre that will have available capacity for these flows. The sewerage system at present has available capacity for these flows. A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option.*
- 5.14 **North Level IDB** Objected to the indicative layout due to Plot 19 contravening the Boards byelaws, although only indicative the drainage proposals repositioned plot 19 to address this concern. The IDB would require surface water discharge details.
- 5.15 After amended drainage details the IDB considered an amended proposal to use infiltration rather than discharging into the IDB's ditch (which the IDB originally objected to) was not welcomed preferring instead the original proposal.
- 5.16 Following submission of an amended drainage strategy, the IDB confirmed removal of their objections to the application, instead requesting evidence to demonstrate sufficient storage on site to serve the 19 properties at detailed design stage.
- 5.17 **Environment Agency** In the absence of an acceptable Flood Risk Assessment (FRA) the EA objected to the original submission for the following reasons: *The FRA submitted with this application does not comply with the requirements set out in paragraph 9 the Technical Guide to the National Planning Policy Framework. The submitted FRA does not therefore, provide a suitable basis for assessment to be made of the flood risks arising from the proposed development. The 5m contour should be shown on the topographic survey overlain with the proposed site plan. The EA will not accept any built development or private gardens within 5m contour. Ideally there would be an 8m buffer from the 5m contour. Plots 18 and 19 may need to be reconsidered if within this area.*
- 5.18 Following the amendments to the originally submitted scheme, the Environment Agency withdrew its objection subject to the inclusion of a condition on any permission requiring development to be carried out in accordance with the flood risk assessment.
- 5.19 **Local Lead Flood Authority** objected to the original application for the following reasons:
- Inappropriate discharge rates
  - Infiltration issues
  - Inappropriate Hydrobrake position
  - Filter drain position,
  - Inclusion of rainwater harvesting in the calculations.
  - IDB permission to discharge has yet to be obtained.
- 5.20 Following the submission of additional information the LLFA confirmed they have no objection to the principle of development, requesting conditions regarding the agreement and implementation of the final drainage strategy based upon the principles of the agreed approach and agreement of the long term maintenance arrangements for the surface water drainage system.

- 5.21 **Cambridgeshire Fire & Rescue** requests fire hydrants are provided.
- 5.22 **Cambridgeshire Police** would like to be consulted should planning approval be given, in order to comment on the design and layout, including external lighting plans and landscaping/boundary treatments.
- 5.23 **CCC S106 Officer** The request from the County Council refers to the need for early years and primary school provision at Park Lane Primary School, and Secondary School provision at Sir Harry Smith Community College. However due to these projects all being subject to 5 previous requests they are considered to be pooled and cannot therefore be requested. A request for £2022 towards Whittlesey Library is made.
- 5.24 **NHS** were consulted but have made no comment.
- 5.25 **Local Residents/Interested Parties**
- 5.26 25 letters of objection received from 21 neighbours referring to the following summarised issues:
- Impact on character of the area particularly loss of open land at the back of houses;
  - Loss of quiet, tranquillity
  - Lack of height of screen fences on all properties abutting resulting in loss of privacy looking directly into gardens and houses.
  - Will impact on the amenities of the other properties surrounding, through noise, overlooking, overshadowing, loss of daylight, dust & vibration due to likely piling of foundations;
  - Noise nuisance from proposed access road;
  - Loss of land used in emergency by the air ambulance impacting on emergency services;
  - Will result in over-development and increasing high density in the local area that has been saturated by new development.
  - Harm to pets that frequent the open land and existing wildlife including protected species,
  - Will increase the strain on local infrastructure and amenities that are already substandard particular reference to education and health.
  - The layout and density of the proposed development is inappropriate for the suggest location.
  - The cumulative impact of the development when considered alongside other development will have an adverse impact on the area.
  - Neighbours are currently enduring construction nuisance daily from existing and recent building works for the Snowley Park Development, and Patten's Close immediately to the rear, to endure significantly more nuisance will be intolerable.
  - Complaint regarding failure to receive publicity on the application,
  - Loss of trees/hedgerows on the boundary with neighbours
  - Proposed access appears too narrow to work satisfactorily,
  - The house to be demolished is well maintained and should be retained.
  - Previous permitted 5 bungalows would have had less impact and would not result in overlooking of neighbours,
  - Loss of views, housing be surrounded by housing.



- The access will result in car headlights shining into living rooms on south side of Stonald Road and bedrooms causing a negative impact to quality of life.
- The access should be from Harvester Road not requiring the demolition of a house,
- The access should not be from Harvester Road due to existing problems on Yarwells, Headland and West Delph. Stonald Road is more suitable for access than estate roads.
- Highway Safety of an access close to existing access points on what is a rat run, problems of displacement of on-street parking on Stonald Road,
- Loss of value of property,
- Result in increased traffic,
- Light pollution,
- Anti-social behaviour
- Odour nuisance
- Drainage issues,
- Concern regarding loss of boundary fences/hedgerows.
- Concerns regarding the indicative layout

## **6 STATUTORY DUTY**

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted Fenland Local Plan (2014).

## **7 POLICY FRAMEWORK**

### **7.1 National Planning Policy Framework (NPPF)**

Para 11: Presumption in favour of sustainable development

Para 56: Planning obligations tests.

Para 155: Development should be directed away from areas at highest risk of flooding.

Para 165: Major development should incorporate SUDS.

Para 170: Contribution to and enhancement of the natural and local environment.

### **7.2 National Planning Practice Guidance (NPPG)**

Determining a planning application

### **7.3 Fenland Local Plan 2014**

LP2 Facilitating Health and Wellbeing

LP3 Settlement Hierarchy

LP4 Housing

LP5 Meeting Housing Need,

LP13 Mitigating the impact of a growing district.

LP14 Flood Risk

LP15 Transport

LP16 Delivering high quality environments

LP17 Community safety

LP18 Historic Environment

LP19 Natural Environment

## **8 KEY ISSUES**

- **Principle of Development**

- **Access and Highway Safety**
- **Character of the Area**
- **Residential Amenity**
- **Flood Risk and Drainage**
- **Planning Obligations**
- **Other Matters**

## **9 BACKGROUND**

- 9.1 Previous permission was granted for part of the site (demolishing the garage of No 158 to facilitate an access drive to serve 5 dwellings). This has since expired however it indicated the principle of a residential development accessed off Stonald Road was acceptable.

## **10 ASSESSMENT**

### **Principle of Development**

- 10.1 The site is within the settlement of Whittlesey, which is considered by the Council's Settlement Hierarchy (Policy LP3) to be a Market Town where growth can be accommodated. The site is privately owned paddock land, it is not public open space. Whilst development has surrounded the site arguably the land could have come forward with previous developments. Whilst the detailed layout of the proposed development is to be submitted for approval at the reserved matters stage the principle of proposed new housing being accommodated alongside existing residential development ought not to be refused simply because this is the last area undeveloped in the vicinity. In principle the proposal accords with Policy LP3.

### **Access and Highway Safety**

- 10.2 The proposal is for a single, direct access to the development site from Stonald Road to serve the entire development proposed. Objectors raised concerns regarding traffic safety on Stonald Road. This was highlighted to the LHA who have considered the issues raised but conclude that the proposal would not lead to highway safety concerns.

### **Character of the Area**

- 10.3 The site is within a predominantly residential area with housing surrounding the site. There are a number of sites accessed directly off Stonald Road arguably backland in character and usually with cul-de-sac access. Whilst this has not provided a permeable or well linked highway network, it has established the character of the locality. It is considered that this indicative proposal is entirely in keeping with the existing character of the area. Details of layout, scale etc are not for determination and therefore detailed assessment of impact would be undertaken at the reserved matters stage.

### **Residential Amenity**

- 10.4 The proposal is in outline form and therefore the impact on neighbouring residential amenity cannot be assessed until the submission of details takes place. However, it is accepted that the applicant's indicative layout demonstrates that up to 19 dwellings could be accommodated on the site.
- 10.5 Concerns regarding noise and headlights nuisance from the road access are material considerations and may impact on immediate neighbours. A fence with some acoustic mitigation could be provided where the access roads abuts neighbours, however these are normal incidents within an urban residential environment. There is a vehicular access serving a large dwelling on the site and

a backland dwelling is located to the east. Access for Pattens Close would have been identical in its impact on houses on Stonald Road. Fenland Council has no residential layout standards or specific guidance regarding backland sites and impact of proposed access roads on existing neighbours and the impact in this instance does not justify refusal of the proposal.

### **Flood Risk and Drainage**

- 10.6 The proposed housing is within Flood Zone 1 an area of lowest flood risk. Therefore, the proposal is considered to pass the Sequential test. Matters of concern between the North Level and Lead Local Flood Authority have been resolved and the drainage authorities no longer object. The proposal is therefore considered to accord with Policy LP14.

### **Planning Obligations**

#### Libraries

- 10.7 The only request not subject to pooling from the County Council is for internal enhancements of Whittlesey Library seeking £2,022 in order to provide additional useable space to meet the needs of the development. This is considered to comply with the CIL regulations.

#### Open Space

- 10.8 As regards open space the proposal is required by appendix B of the Fenland Local Plan (2014) to provide the following:

Open Space Type	% of development area	Where standard is not required to be provided
Neighbourhood / Town Park	4% or £5440	Less than 0.5ha
Children's Play	4% or £5440	14 homes or less
Natural Greenspace	5% or £6800	Less than 0.5ha
Allotments	1% £1360	Less than 0.5ha/ 9 homes or less
Outdoor Sports	8% £10,880	Less than 0.5ha/ 9 homes or less
Total	22%	

- 10.9 The applicant has confirmed that the natural greenspace can be met on the indicated northern open space area. This could therefore be safeguarded within the Section 106 agreement. The remaining elements totalling £23,120 will need to be provided off site.

### **Affordable Housing**

- 10.10 The applicant agrees to provide 5 affordable dwellings, which meets with the requirement of policy LP5 for a minimum of 25% affordable housing on the site. The tenure mix for 5 could be flexible to meet the requirements of a Registered Social Landlord although a starting position should be 3 social rented and 2 intermediate. The proposal is considered capable of meeting planning policy requirements.

## **Other Matters**

- 10.11 As regards resident's concerns of trees/hedges being lost, the removal of trees/hedgerows that are not protected does not constitute development. However works to trees that are within neighbour's land are a matter for agreement between landowners but should not be affected without the owner's consent. As for boundary fencing this should be part of a detailed or reserved matters application but normally is required to be provided by the developer.
- 10.12 Concerns regarding informal use of the site for emergency helicopter access are not considered a reason to refuse a planning application, nevertheless it is noted that an area for flood storage/public open space will be retained on the northern end of the site and therefore could enable emergency access with the development taking place.

## **11 CONCLUSIONS**

- 11.1 The application complies with the Council's settlement hierarchy. It seeks only consent for up to 19 dwellings served off a proposed access off Stonald Road similar to that of nearby Pattens Close. Concerns have been raised about accessing from elsewhere, but the only access being proposed is off Stonald Road. The Local Highway Authority has been asked to address matters raised by objectors but has confirmed it has no objection on highway safety grounds.
- 11.2 The layout is for indicative purposes only and is therefore not being determined. However it is clear that development in the Flood Zone 3 area is unlikely to come forward. Consideration of the impact of houses on neighbouring residential amenity would need to be given at the time of submission of details. Issues of drainage have been overcome and it is considered the site is capable of being drained in accordance with SuDS principles.
- 11.3 Many objections highlight worries regarding noise during construction. These concerns are often from houses built in recent years themselves having gone through modern construction processes. Planners are advised not to duplicate controls if other forms of controlling legislation exist. In issues of noise disturbance Council's Environmental Health departments have nuisance powers, and EH officers are the Councils noise experts. No conditions regarding hours of operation or noise nuisance from construction are therefore included. The developer will be advised regarding nuisance powers and the need to work at sociable hours. There is a condition regarding parking for construction vehicles in order to reduce nuisance on the highway.
- 11.4 The proposal is considered to accord with local plan policies.

## **12 RECOMMENDATION**

### **Grant**

- 12.1 That the Committee delegates authority to finalise the terms of the S.106 agreement (with regard to the provision of affordable housing and natural green space, and contributions to the Whittlesey Library and other open space as detailed earlier in the report) to the Head of Planning, and
- 12.2 Following completion of the S106 obligation to secure the necessary library contributions, policy compliant levels of affordable housing and open space as detailed in this report, application F/YR19/0186/O be approved subject to conditions listed below.

OR

12.3 Refuse the application in the event that the obligation referred to above has not been completed or satisfactory progress has not been made by the applicant or the applicant is unwilling to agree to an extended period of determination of 4 months, or on the grounds that the applicant is unwilling to complete the obligation necessary to make the development acceptable.

12.4 The proposed conditions are as follows;

1.	<p>Approval of the details of:</p> <ul style="list-style-type: none"> <li>i. the layout of the site</li> <li>ii. the scale of the building(s);</li> <li>iii. the external appearance of the building(s);</li> <li>iv. the landscaping</li> </ul> <p>(hereinafter called "the Reserved Matters" shall be obtained from the Local Planning Authority prior to the commencement of development).</p> <p>Reason - To enable the Local Planning Authority to control the details of the development hereby permitted.</p>
2	<p>Application for approval of the Reserved Matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.</p> <p>Reason - To ensure compliance with Section 92 of the Town and Country Planning Act 1990.</p>
3	<p>The development hereby permitted shall begin before the expiration of 2 years from the date of approval of the last of the Reserved Matters to be approved.</p> <p>Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
4	<p>The Reserved Matters submission in accordance with Condition 1 above shall make provision for no more than 19 dwellings on the site.</p> <p>Reason – For the avoidance of doubt and to ensure a satisfactory standard of development.</p>
5	<p>The reserved matters submission in accordance with condition 1 above shall make provision for on-site natural green space, in accordance with the relevant Local Plan policy, including details of its management and maintenance as well as its connectivity to the development and to adjoining land.</p> <p>Reason – To ensure that the proposal makes adequate provision for natural green space and is integrated fully into</p>

	the wider green infrastructure network of the area in accordance with policy LP19 of the Fenland Local Plan (2014).
6	<p>No demolition/ development or preliminary ground works of any kind shall take place on the site until the applicant, or their agents or successors in title, has secured the implementation of a programme and timetable of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant to and approved in writing by the Local Planning Authority. The approved programme shall then be implemented in accordance with the approved timetable prior to any other works taking place on site.</p> <p>Reason - To secure the provision of the investigation and recording of archaeological remains threatened by the development and the reporting and dissemination of the results in accordance with Policy LP18 of the Fenland Local Plan and to enable the inspection of the site by qualified persons for the investigation of archaeological remains in accordance with a written scheme of investigation.</p>
7	<p>Prior to the commencement of the development hereby approved adequate temporary facilities area (details of which shall have previously been submitted to and agreed in writing with the Local Planning Authority) shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction.</p> <p>Reason - To minimise interference with the free flow and safety of traffic on the adjoining public highway in accordance with Policy LP15 of the Fenland Local Plan 2014.</p>
8	<p>No above ground works shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before development is completed. The scheme shall be based upon the principles within the agreed Drainage Strategy/ Flood Risk Assessment prepared by RWS Limited/ Parsons Engineering (ref: DR01C-J5135/ 18079-FRA-01) and Flood Risk Assessment (dated 17th June 2019/ 9th May 2019) and shall also include:</p> <ul style="list-style-type: none"> <li>• Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;</li> <li>• Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1%</li> </ul>

	<p>AEP plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;</p> <ul style="list-style-type: none"> <li>• Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;</li> <li>• Full details of the proposed attenuation and flow control measures;</li> <li>• Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;</li> <li>• Full details of the maintenance/adoption of the surface water drainage system;</li> <li>• Measures taken to prevent pollution of the receiving groundwater and/or surface water</li> <li>• The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF and PPG</li> </ul> <p>Reason - To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development</p>
9	<p>Prior to commencement of development a precautionary emergence/return survey of the site (as referred to in Para 8.5.1 of the Ecological Impact Assessment (November 2018) submitted in support of this application) shall be carried out. If any evidence of bat activity occurs a mitigation strategy shall be submitted to and agreed in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.</p> <p>Reason - In the interest of the protection of protected species and the wider interests of biodiversity and in accordance with Policy LP19 of the Fenland Local Plan.</p>
10	<p>For the duration of the construction works being undertaken on the site, any construction trenches or other excavations shall be covered overnight unless a means of escape has been provided within them to allow any hedgehogs (or other mammals or reptiles) that may have become trapped within them to escape. Any area of scrubland to be removed to facilitate the development shall be hand-searched immediately prior to clearance under the supervision of suitably qualified ecological personnel to establish if hedgehogs or reptiles are present on the land. Should any such presence be discovered on the site then suitable measures to remove them from the site, or to undertake the clearance in such a way as to ensure no harm arises to them, shall be employed prior to the scrub clearance taking place.</p> <p>Reason - To safeguard biodiversity in line with the aims of</p>

	the National Planning Policy Framework and Policy LP19 of the Fenland Local Plan, adopted May 2014.
11	<p>Prior to the occupation of any part of the development hereby approved bird nest boxes shall be installed on site. These nesting boxes shall cater for a number of different species such as House Sparrow, Starling &amp; House Martin and details regarding numbers, designs and locations should be provided to and agreed in writing by the Local Planning Authority prior to their installation.</p> <p>Reason - To safeguard biodiversity in line with the aims of the National Planning Policy Framework and Policy LP19 of the Fenland Local Plan, adopted May 2014.</p>
12	<p>Prior to the occupation of any dwelling on the site, the approved vehicular access shall be laid out and constructed in accordance with the approved plans and thereafter maintained as such in perpetuity. The approved access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority, and retained as such in perpetuity.</p> <p>Reason - In order to ensure that adequate vehicular and pedestrian access is provided in the interests of highway safety and to prevent surface water discharging to the highway in accordance with Policy LP15 of the Fenland Local Plan 2014.</p>
13	<p>Prior to the occupation of the first of the dwellings hereby approved, full details of the proposed arrangements for future management and maintenance of the proposed streets within the development shall be submitted to and approved in writing by the Local Planning Authority. (The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into unto Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established).</p> <p>Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard, in accordance with policy LP15 of the Fenland Local Plan, adopted May 2014.</p>
14	<p>Prior to the first occupation of any dwelling the road(s), footway(s) and cycleway(s) required to access that dwelling shall be constructed to at least binder course surfacing level from the dwelling to the adjoining County road in accordance with the details approved as part of condition</p>



	<p>13 above.</p> <p>Reason: In the interests of highway safety and to ensure compliance with Policies LP15 and LP16 of the Fenland Local Plan, adopted May 2014.</p>
15	<p>Prior to the first occupation of the development hereby approved a refuse collection strategy shall be submitted to and approved in writing by the Local Planning Authority. The approved refuse collection strategy shall be implemented in accordance with the agreed details in full and thereafter be retained in perpetuity unless otherwise agreed in writing.</p> <p>Reason: To ensure a satisfactory form of refuse collection and compliance with Policy LP16 of the Fenland Local Plan, adopted May 2014.</p>
16	<p>Details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings hereby permitted. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.</p> <p>Reason - To ensure the satisfactory maintenance of drainage systems that are not publically adopted, in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework.</p>
17	<p>Prior to the first occupation of the development hereby approved, a scheme for the provision of fire hydrants or equivalent emergency water supply shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented and made available for use prior to the occupation of the first dwelling.</p> <p>Reason - In the interests of the safety of the occupiers and to ensure there are available public water mains in the area to provide for a suitable water supply in accordance with infrastructure requirements within Policy LP13 of the Fenland Local Plan 2014.</p>
18	<p>If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority detailing how this unsuspected contamination shall be dealt with. The development shall then be carried out in full accordance</p>

	<p>with the approved remediation strategy.</p> <p>Reason - To control pollution of land and controlled waters in the interests of the environment and public safety in accordance with the National Planning Policy Framework, in particular paragraphs 178 and 179, and Policy LP16 of the Fenland Local Plan 2014.</p>
19	The development hereby permitted shall be carried out in accordance with the following approved plans and documents



Created on: 12/03/2019

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**F/YR19/0186/O**

Scale = 1:2,500



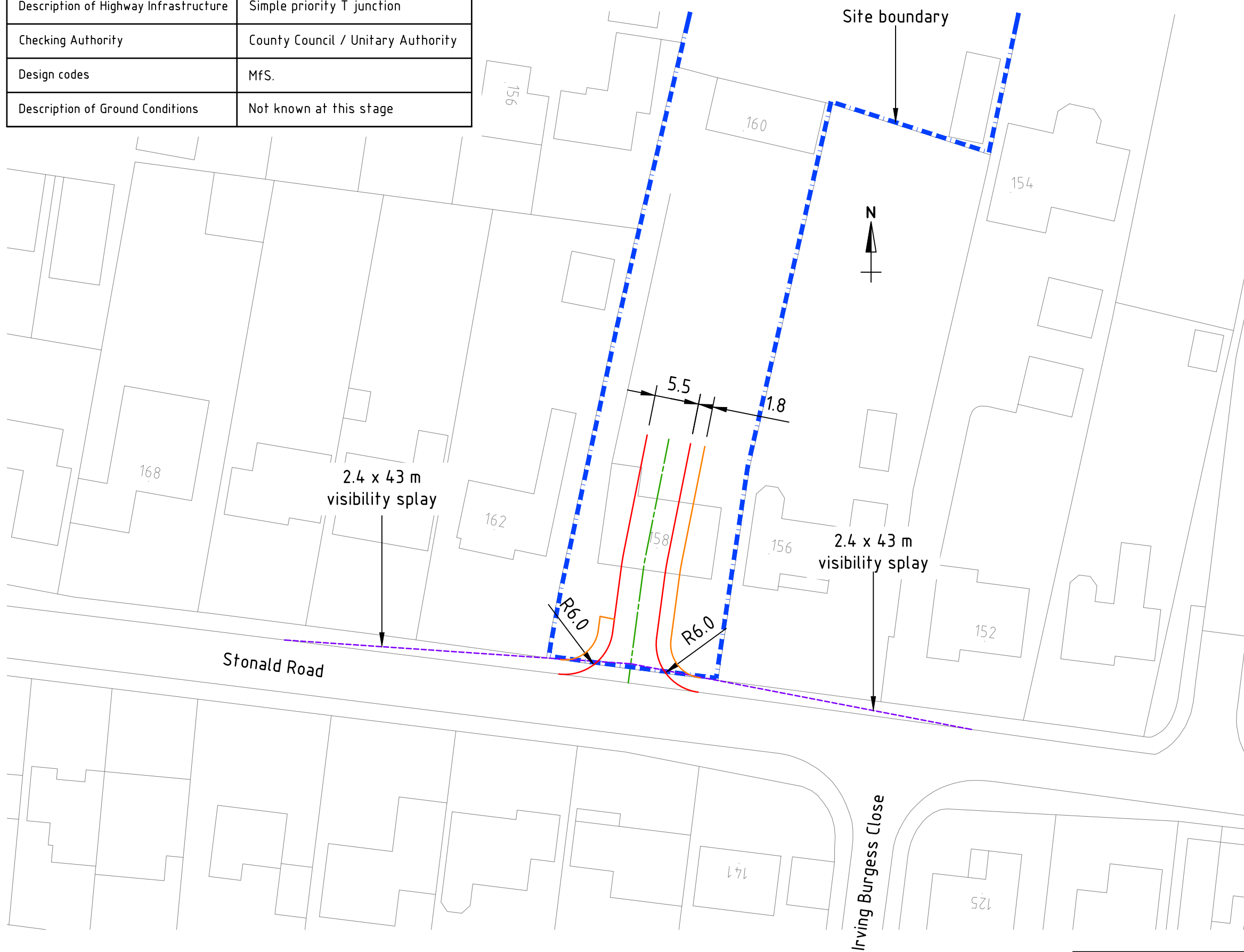


DESIGN INFORMATION

Design stage	Feasibility
Description of Highway Infrastructure	Simple priority T junction
Checking Authority	County Council / Unitary Authority
Design codes	MfS.
Description of Ground Conditions	Not known at this stage

NOTES

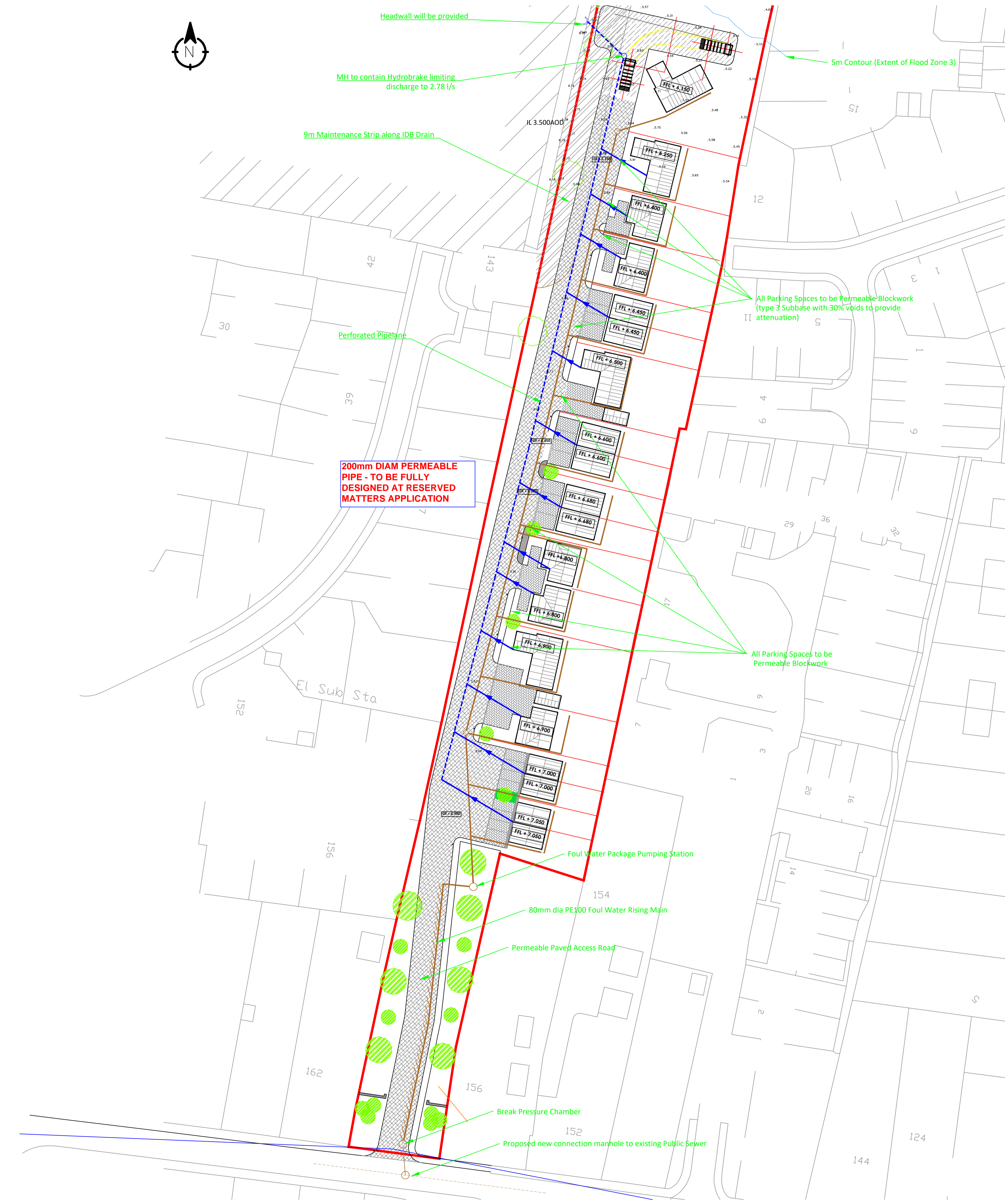
- All dimensions are in metres unless stated otherwise.



Ref.	Amendment	Ch'd	Date
A	HIGHWAY ALIGNMENT REVISED TO SUIT COMMENTS MADE BY CAMBRIDGESHIRE COUNTY COUNCIL HIGHWAYS, DATED 03/05.19.	GPD	15.05.19

<p>Stirling House Rightwell Bretton Peterborough PE3 8DJ Tel 01733 262319 Fax 01733 331527 Email enquiries@stirlingmaynard.com www.stirlingmaynard.com</p>			
Client	STIRLING MAYNARD TRANSPORTATION		
Scheme Title	LAND AT 158 STONALD ROAD WHITTLESEY CAMBRIDGESHIRE		
Drawing Title	PROPOSED JUNCTION LAYOUT		
Project Manager	P S SWALLOW	Drawing Status	FEASIBILITY
Drawn	PSS	Scale	1:500 @ A3
Checked	PSS		
Date	Oct 2018	Drawing No.	P17032-07-01A

Drawings are not to be scaled. Work to stated dimensions only.  
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**Storm Water**

- Roof drainage shall discharge to Permeable Driveways.
- All car-parking areas and access road shall be permeable block paved. (Hydropave 240 block Paving by Tobermore or similar), sand bedding layers shall provide filtration.
- Type 3 Subbase (30% Voids) shall be provided under all permeable paved areas, providing attenuation.
- Subbase shall infiltrate to soils through permeable membrane
- Finished Floor Levels to be at least 150mm above surrounding Ground Level in accordance with the Flood Risk Assessment report.
- Hydrobrake should be provided limiting discharge to 2.78 l/s

**Foul Water**

- A gravity foul water system shall be provided to collect foul water from all plots and discharge to a Pumping Station.
- The Pumping Station shall include high-level alarms and 24-hour emergency storage capacity
- The pumping station shall discharge to the existing public sewer along Stonald Road.

**Maintenance Strategy**

- A Maintenance Contract will be provided to maintain the drainage system.

1. Do not scale this drawing.
2. All dimensions are in millimetres unless stated otherwise.
3. This drawing to be read in conjunction with all other relevant drawings and specifications.
4. All proprietary items to be installed in strict compliance with manufacturers instructions and recommendations.

**KEY**

	Permeable Paved Car-parking
	Permeable Paved Access Road
	Private Foul Water Manhole
	Foul Water Pipeline
	Proposed Finished Floor Levels
	Existing Levels
	Proposed Ground Levels
	Perforated Pipeline

**CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS 2015**  
 THE CONTRACTORS ATTENTION IS DRAWN TO THE ABNORMAL RISKS IDENTIFIED BELOW, ANNOTATED ON THE DRAWING AND EXPLAINED IN THE ASSOCIATED DESIGN RISK REGISTERS

**LEGEND**

	YOU MUST NOT DO
	HAZARD OR DANGER
	YOU MUST DO
	CAUTION

ABNORMAL RISKS IDENTIFIED:

P3	Storm Water Strategy added	TBP	25-06-19
P2	Drainage strategy amended to infiltration discharge for Storm Water. Access Road changed to Permeable Paving. All storm pipes and chambers removed.	TBP	09-05-19

Client  
**RWS**

Project  
**158 Stonald Road**

Title  
**Drange Strategy**

Job No  
**18079**

Drawing No  
**100** Rev **P3**

Status  
**Preliminary**

Scale  
**1:500** Date **8/4/19**

Project Engineer  
**TBP** Drawn By **NP**  
Checked By **TBP**  
Approved By



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**F/YR19/0556/VOC**

**Applicant: Mr J Myles  
Colville Construction**

**Agent : Mr Nigel Lowe  
Peter Humphrey Associates Ltd**

**Land North Of, Henry Warby Avenue, Elm,**

**Variation of condition 2 (imposition of a condition listing approved plans) of appeal decision APP/D0515/W/16/3148821 relating to planning application F/YR15/0614/F (Erection of 30 x 2-storey dwellings comprising; 21 x 2-bed and 9 x 3-bed) to enable the erection of 30 x dwellings comprising; 12 x 3 bed dwellings and 18 x 2-bedroom dwellings.**

**Reason for Committee: Level of objections received contrary to the Officer recommendation**

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## **1 EXECUTIVE SUMMARY**

- 1.1 This application seeks to regularise the plan schedule in order to reflect the original 30-dwelling scheme originally proposed, as opposed to the plans listed in the appeal decision letter issued by the Planning Inspectorate.
- 1.2 There are no impacts associated with the re-issue of a decision which is largely seen as a procedural remedy. All material considerations pertinent to national and local planning policy, including viability, highway safety, visual and residential amenity have been previously considered and as such there would be no justifiable reason to withhold consent; whilst it is appreciated that this application has prompted a number of objections from the local community no matters are raised which would warrant refusal of the scheme against the backdrop of the earlier appeal decision.
- 1.3 As part of the submission the applicant has sought to provide details to satisfy the submission element of the pre-commencement conditions imposed by the Planning Inspector to negate the need for such conditions to be re-imposed.
- 1.4 To address the infrastructure requirements of the scheme it is intended that the applicant will enter into a legal agreement in respect of affordable housing and waste contributions.

## **2 SITE DESCRIPTION**

- 2.1 Greenfield site with extant consent for residential development, located to the north of Henry Warby Avenue (HWA) and south of Abington Grove, to the eastern boundary is the village cemetery and residential development which forms part of HWA; to the west is Atkinson's lane which is a byway.

### 3 PROPOSAL

- 3.1 It is noted that the original submission under F/YR15/0614/F proposed a total of 30 dwellings, albeit the breakdown specified, i.e. 21 x 2-bed and 9 x 3-bed was incorrect in that amended plans were provided during the consideration of the scheme proposals to secure an enhanced layout. This resulted in a scheme of 30 dwellings comprising 12 x 3-bed dwellings and 18 x 2-bed dwellings and it was that scheme that was considered by the Local Planning Authority when arriving at their decision.
- 3.2 Subsequent to this an incorrect plan was submitted along with the appeal documentation, this detailed a scheme of 20 dwellings comprising 2 x 4-bed, 8 x 3-bed and 18 x 2-bed dwellings.
- 3.3 The current scheme proposals returns back to the 30 dwellings originally proposed, i.e. 12 x 3 bed dwellings and 18 x 2-bedroom dwellings. These dwellings entirely accord with the layout considered by the Planning Inspectorate in terms of Plots 1 - 26; however the 2 detached dwellings shown as plots 27 and 28 are supplemented for 4 x 3 bed units with a similar position and footprint within the layout.

Full plans and associated documents for this application can be found at:  
<https://www.fenland.gov.uk/publicaccess/simpleSearchResults.do?action=firstPage>

### 4 SITE PLANNING HISTORY

F/YR19/3070/COND	Details reserved by conditions 3, 4, 5, 7, 8 and 11 of appeal decision APP/D0515/W/16/3148821 relating to planning application F/YR15/0614/F	Pending
F/YR15/0614/F	Erection of 30 x 2-storey dwellings comprising; 21 x 2-bed and 9 x 3-bed	Refused 11/02/2016
Appeal 16/00019/REF	Erection of 28 / 30 dwellings (see Appeal decision)	Allowed 19/09/2016
F/93/0350/F	Erection of 26 houses with garages (comprising 14 x 2-bed semi-detached; 10 x 3-bed semi-detached and 2 x 3-bed detached)	Refused 22/09/1993

### 5 CONSULTATIONS

**Local Residents/Interested Parties:** 12 letters of objection have been received from 10 households

#### **Design, Character and Amount**

- Density/Overdevelopment/Design and Appearance
- This is such a tiny plot of land and to try and squeeze 2 more houses from 28 to 30 is ridiculous
- Consider development should not take place at all, however if it is given it should



be on a smaller scale with a range of property sizes so it is in keeping with the estate and doesn't harm the character of the area.

- Out of character/not in keeping with area
- Since the original planning, there has been so much building in Elm and towards Friday Bridge that now the two villages have merged into one.
- The current residential area of Henry Warby Avenue and Pear Tree Way and Orchard Close is situated over a much larger area and is a mixture of semi-detached houses, detached houses and bungalows and are all spread out over different angles and give the feeling of openness and the properties do not feel on top of one another.
- Current estate is a mix of 2, 3 and 4 bed and already quite densely built the proposed add on it far more dense
- Surely it is better to allow smaller development over a period of time which then allows the village time to absorb the impact of additional families and vehicles into village life, rather than one great big hit of 30 properties; considerable number of homes built in the village and smaller developments in the pipe line.
- Visual impact/Loss of view/Outlook
- Let's not spoil [Elm] by over-development
- Residential amenity
- Proximity to property

### **Access, Traffic and highways**

- *Consider entrance to estate will be dangerous as the turning into that part of the road isn't very wide*
- Parking arrangements
- *Additional traffic find an alternate entry point from a road such as Wells Bank where you would actually improve a road or don't build.*
- Will just make [road condition] much worse' issues with on-street parking on the estate road.
- *It's only a matter of time until someone has an accident*
- Access via Henry Warby Avenue is a totally shambolic concept causing disruption to current residence and havoc on the roads during construction and beyond
- no point was I ever informed that there was potential to increase traffic on the estate due to expansion
- *It is inconceivable that more houses resulting in even more traffic (approx 60 cars at 2 cars per house) will be shoe-horned onto this road as there is only one access road to this proposed development, which is already heavily congested by on-street parking making it single file*
- access to these houses would increase traffic through an already busy estate an accident waiting to happen
  
- Doesn't comply with policy
- Outside DAB
- Would set a precedent
- *With planning consent given for Gosmoor and land behind the sportsman do we really need more houses*
- Light pollution, waste and litter
- Flooding
- Anti-social behaviour, Noise
- *Elm is already overpopulated for the few amenities available*
- Local services schools unable to cope
- Devaluation; *access route would also decrease the value of the homes, especially in Henry Warby Avenue*
- *Totally object, did before and will continue to do so. Laughable totally laughable.*

- *This has already been rejected on more than one occasion*
- *Object to this application vehemently. Elm is in contrast to nearby Wisbech a quiet, relatively traffic free, underpopulated area.*
- *As you drive from Wisbech into Elm the change is dramatic and it's residents do not need such a substantial and significant influx of housing with its accompanied increasing of its population*
- The original application was denied in 2016 and I hope that it is once again denied.
- *'This is not a because [it] will benefit local residents in any way shape or form but an opportunity for someone to make money at the expense of current residence. therefore suggest as council you listen to what the residents say for change or find jobs you are more suited to allowing us to get the right people for the job.'*
- Have recently moved a few months ago into house no 14 Henry Warby Avenue and thus was not able to voice my objections to the initial application

### **Trees, Environmental and Wildlife concerns**

- there is a range of wildlife in the trees to be felled (numerous species of birds, bats and hedgehogs)
- Why are we destroying even more of their habitat

## **6 STATUTORY DUTY**

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted Fenland Local Plan (2014).

## **7 POLICY FRAMEWORK**

### **7.1 National Planning Policy Framework (NPPF)**

Para. 2 - Applications should be determined in accordance with the development plan, unless material considerations indicate otherwise

Para. 10 - Presumption in favour of sustainable development

Para. 12 - Presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making

Para. 47 – All applications for development shall be determined in accordance with the development plan, unless material considerations indicate otherwise

Chapter 14 - Meeting the challenge of climate change, flooding and coastal change

### **7.2 National Planning Practice Guidance (NPPG)**

#### **7.3 Fenland Local Plan 2014**

LP1 - A Presumption in Favour of Residential Development

LP3 - Spatial Strategy, the Settlement Hierarchy and the Countryside

LP12 - Rural Areas Development Policy

LP14 - Responding to climate change and managing the risk of flooding in Fenland

LP15 - Facilitating the creation of a more sustainable transport network in Fenland

LP16 - Delivering and Protecting High Quality Environments across the District

LP19 - The Natural Environment

## **8 KEY ISSUES**

- **Principle of Development**
- **Scheme differences**

- **S106/Unilateral Undertaking**

## **9 BACKGROUND**

9.1 The LPA originally refused planning permission for 30 dwellings on the above site under F/YR15/0614/F for the following reasons:

- (1) Policy LP3 provides that the majority of housing growth will be in and around the market towns and allows for a small amount of development at limited growth villages. Policy LP12 Part A provides that if proposals within or on the edge of a limited growth village, in combination with other development built since April 2011 and committed to be built, increase the number of dwellings in the village by 10% then the proposal should have demonstrable evidence of clear local community support for the scheme and if, despite a thorough pre-application consultation exercise, demonstrable evidence of support or objection cannot be determined, then there will be a requirement for support from the relevant Parish Council. The proposal, in combination with the number of built and consented dwellings within the village of Elm since April 2011 would exceed the 10% threshold set out in Policy LP12 Part A of the Fenland Local Plan 2014 and the application is not considered to include demonstrable evidence of clear local community support for the scheme. Consequently the proposed development is contrary to Policy LP3 and Policy LP12 Part A of the Fenland Local Plan 2014.
- (2) Policy LP16 part (e) requires all development to ensure that the amenities of neighbouring users are not adversely impacted upon in terms of noise, light pollution, loss of privacy and loss of light. The proposed access into the development is located in close proximity to existing dwellings, namely 38, 40, 42, 44 and 46 Henry Warby Avenue, and due to the large number of dwellings proposed, the development will result in a large number of traffic movements which would adversely impact on these properties in terms of noise and disturbance. As such the proposal is contrary to Policy LP16 part (e) of the Fenland Local Plan, 2014.
- (3) Policy LP5 of the Fenland Local Plan, 2014, requires all housing development sites of 5 or more dwellings to provide affordable housing. On schemes of more than 10 dwellings an affordable housing contribution of 25% of the dwellings is required. The applicant has failed to enter into a Section 106 Agreement and as such the requirements of LP5 have not been met in this instance.
- (4) Policy LP13 of the Fenland Local Plan, 2014, requires development to either provide, or make a contribution to, local and strategic infrastructure. This development is required to contribute to local education and waste facilities. The applicant has failed to enter into a Section 106 Agreement to secure these contributions and as such the requirements of LP13 have not been met in this instance.

9.2 The application was subsequently the subject of a Planning Appeal which was determined by the Planning Inspectorate in September 2016; at which time the Inspector allowed the appeal; noting that:

- (i) The increased levels of traffic would not harm the living conditions of the occupiers of neighbouring properties by reason of significant increased levels of noise and disturbance.

- (ii) *'No objections were raised [by the Local Highways Authority] with regard to traffic generation and any parking problems arising from the development on Henry Warby Avenue. Furthermore, it was commented that the access width to the development is acceptable. Although [the Inspector] note[d] the concerns on residents on these matters, there [was] no compelling evidence to point to highway safety issues and therefore [...] no reason to disagree with the District Council on the acceptability of proposal in highway safety terms.'*
- (iii) A unilateral undertaking had been submitted which secured 'a contribution of £15,000 towards the provision of off-site affordable housing, £40,000 towards the provision of education facilities and £5,000 towards waste management. Additionally, there is a monitoring contribution of £1,500.' The Inspector found that the unilateral undertaking in so far as it related to affordable housing contributions and waste contributions were fully justified and would be fairly and reasonably related in scale and kind to the development; therefore meeting the tests of Regulation 122 of the Community Infrastructure Regulations (CIL) 2010 (as amended). The inspector having considered revised birth rate predications did not accept that the education contributions specified were justified as reduced birth rates had freed up capacity at the local school, it was also found that the monitoring contributions specified did not meet the CIL tests.
- (iv) In considering the appropriateness of the site for development and the plans put forward the Inspector noted that there was a lack of clear demonstrable evidence of support, however there was also a lack of identified adverse impacts. It was considered that the proposal did not conflict with the strategy of delivering sustainable growth, and the Inspector concluded that *'looking at the development plan in the round, the proposal would comply with it as a whole.'*

9.3 In essence the application seeks to supplement the plans listed in the plan schedule on the original consent that was allowed at appeal, as whilst the description of development on the Inspectors decision letter referenced 30 houses the site plan that was approved, referred to at condition 2, was for 28 dwellings. Whilst the applicant's representatives approached the Planning Inspectorate to seek an amended decision letter, sometime later, they referred the applicants representatives back to the Local Planning Authority to resolve.

## 10 ASSESSMENT

### Principle of Development

10.1 The original application considered by the District Council and subsequently by the Planning Inspectorate detailed a development of 30 dwellings; in the appeal statements submitted by the appellant's representatives and that submitted by the Local Planning Authority again there were clear references to a 30 dwelling scheme. Accordingly it is clear that the principle of the development shown is clearly acceptable and policy compliant as it has been accepted by the Planning Inspectorate as such; this being the overriding material planning consideration in the assessment of this submission.

## **Scheme differences**

- 10.2 The change relates to the south-western corner of the site and the approved plan shows two detached properties with garaging at Plots 27 and 28; whilst the plan now proposed (which was originally considered as part of the 2015 application), shows 2 pairs of semi-detached dwellings (Plots 27 - 30).
- 10.3 Again it is contended that both the LPA and the Planning Inspectorate would have evaluated the impacts of a 30-dwelling scheme and whilst the comments of the local residents are noted there could be no reasonable grounds to withhold a consent against the backdrop outlined above.

## **S106/Unilateral Undertaking**

- 10.4 A unilateral undertaking secured a contribution of £15,000 towards the provision of off-site affordable housing, £40,000 towards the provision of education facilities and £5,000 towards waste management. Additionally, there was a monitoring contribution of £1,500 outlined in the obligation. However whilst the affordable housing and waste contributions were accepted as CIL compliant by the Planning Inspector the education and monitoring contributions were deemed to fail the tests of Regulation 122 of CIL; accordingly education and monitoring contributions would have fallen away.
- 10.5 To ensure that the scheme maintains the level of contributions originally deemed appropriate and policy compliant the agent has been tasked with the preparation of an updated obligation and this is anticipated to be forthcoming shortly.

## **Conditions**

- 10.6 Conditions were imposed in respect of the appeal decision issued and the applicant had sought to discharge these in parallel to the submission of this variation application (see history section)
- 10.7 Given the impending start date it was considered a pragmatic response to amalgamate the submission elements of these conditions; i.e. materials schedule (3), hard surfacing (4), landscaping (5), landscape management plan (7), bioboundary treatments (8), drainage (10) and construction management (11) with this submission to enable the consent to be issued without encumbrance, save for the need to deliver the scheme in accordance with these details.
- 10.8 The start date (1) will reflect that specified in the original decision letter issued by the Planning Inspectorate and the plan schedule (2) will be amended to reflect the site layout considered as part of this submission, utilising the approved plan condition as No. 10. Conditions 6 and 9 will require on-site compliance and will be re-imposed (with modification to reflect the site plan referred to above).

## **11 CONCLUSIONS**

- 11.1 This submission purely seeks to rectify an error within the decision letter as issued by the Planning Inspectorate. It is clear that the 'amount' of development considered at appeal totalled 30 dwellings and whilst the plan schedule quoted an incorrect plan reference there could be no doubt that the Planning Inspectorate based its consideration of the scheme on a 30 unit scheme.

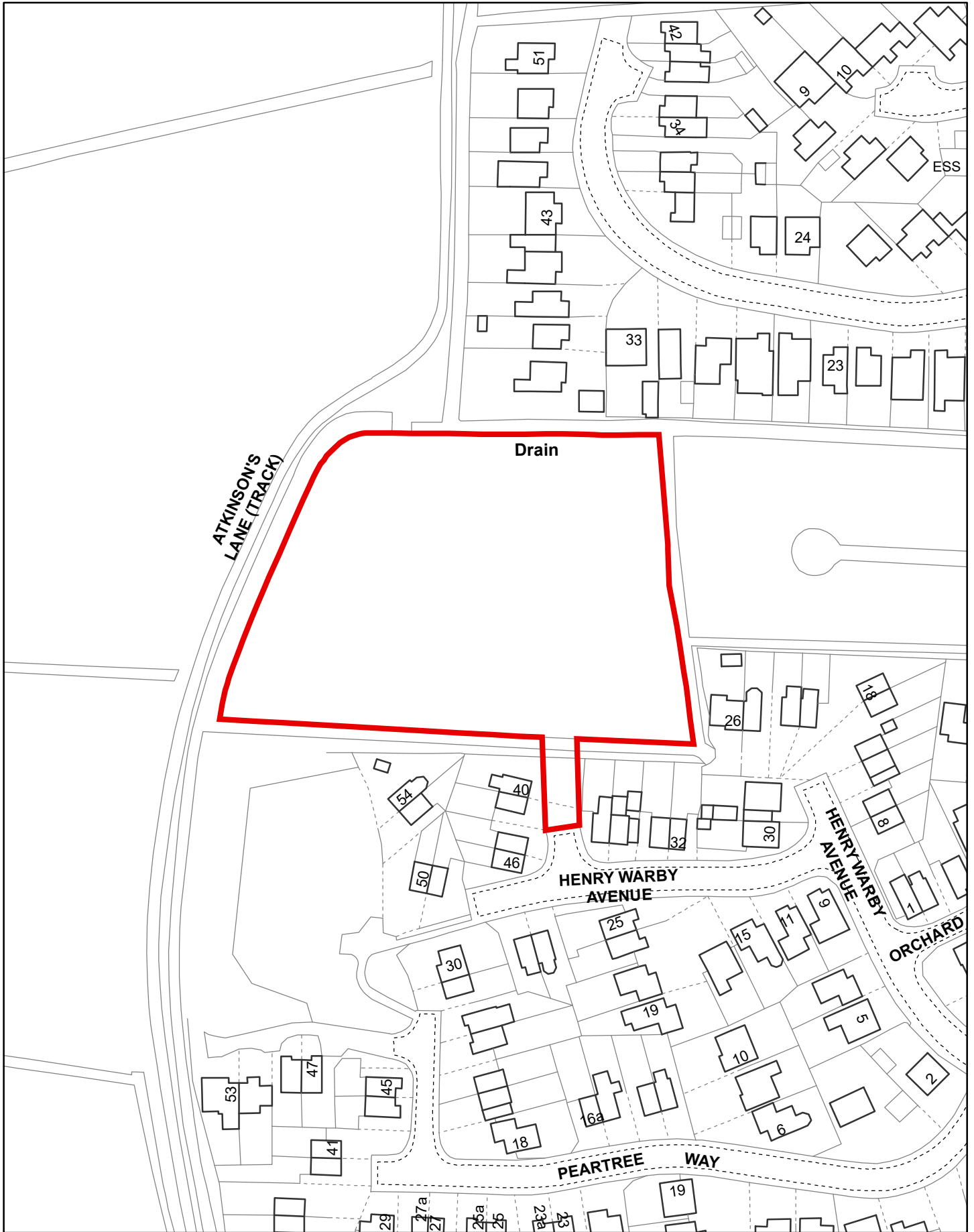
11.2 Notwithstanding the above the amended layout to the south-western corner of the site has no associated residential amenity impacts, nor would the traffic generated by 4 extra bedrooms across the entire development be so significant as to render the scheme unacceptable.

## 12 RECOMMENDATION

### **Grant subject to prior completion of Unilateral Undertaking/S106 variation and conditions**

1	The development hereby permitted shall begin no later than 18 <sup>th</sup> September 2019.
2.	The development shall be constructed in materials as specified on drawing number [...].  Reason - To safeguard the visual amenities of the area and ensure compliance with Policy LP16 of the Fenland Local Plan, adopted May 2014.
3.	The development shall be finished in hard surfacing materials as specified on drawing number [...].  Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.
4.	All planting, seeding or turfing comprised in the approved details of landscaping as detailed on drawing number: 5251-PL01a shall be carried out in the first planting and seeding season following the first occupation of the dwellings hereby permitted, whichever, is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.  Reason - To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development.
5	Development shall be undertaken fully in accordance with landscape management plan reference [....].  Reason - To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development.
6.	The approved boundary treatments on each plot, as shown on drawing number 5251-PL01a, shall be implemented prior to the first occupation of the associated dwelling.  Reason - To safeguard the residential amenity of neighbouring occupiers, in accordance with policy LP16 of the Fenland Local Plan, adopted May 2014.
7.	The scheme for parking and manoeuvring shown on drawing no. 5251-PL01a shall be laid out prior to the initial occupation of the development hereby permitted and these areas shall not thereafter be

	<p>used for any other purpose.</p> <p>Reason - In the interests of highway safety and to ensure compliance with Policies LP15 and LP16 of the Fenland Local Plan, adopted May 2014.</p>
8.	<p>Development shall not commence until surface drainage works for the development have been submitted to and approved in writing by the local planning authority. The approved drainage works shall be completed before the first occupation of the permitted development and retained thereafter in accordance with the approved details.</p> <p>Reason - To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding.</p>
9.	<p>Development shall be undertaken fully in accordance with the Construction Management Statement hereby approved throughout the construction period.</p> <p>Reason - To safeguard the residential amenity of neighbouring occupiers, in accordance with policies LP2 and LP16 of the Fenland Local Plan, adopted May 2014.</p>
10.	Approved Plans



Created on: 28/06/2019

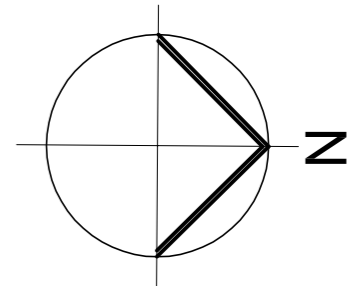
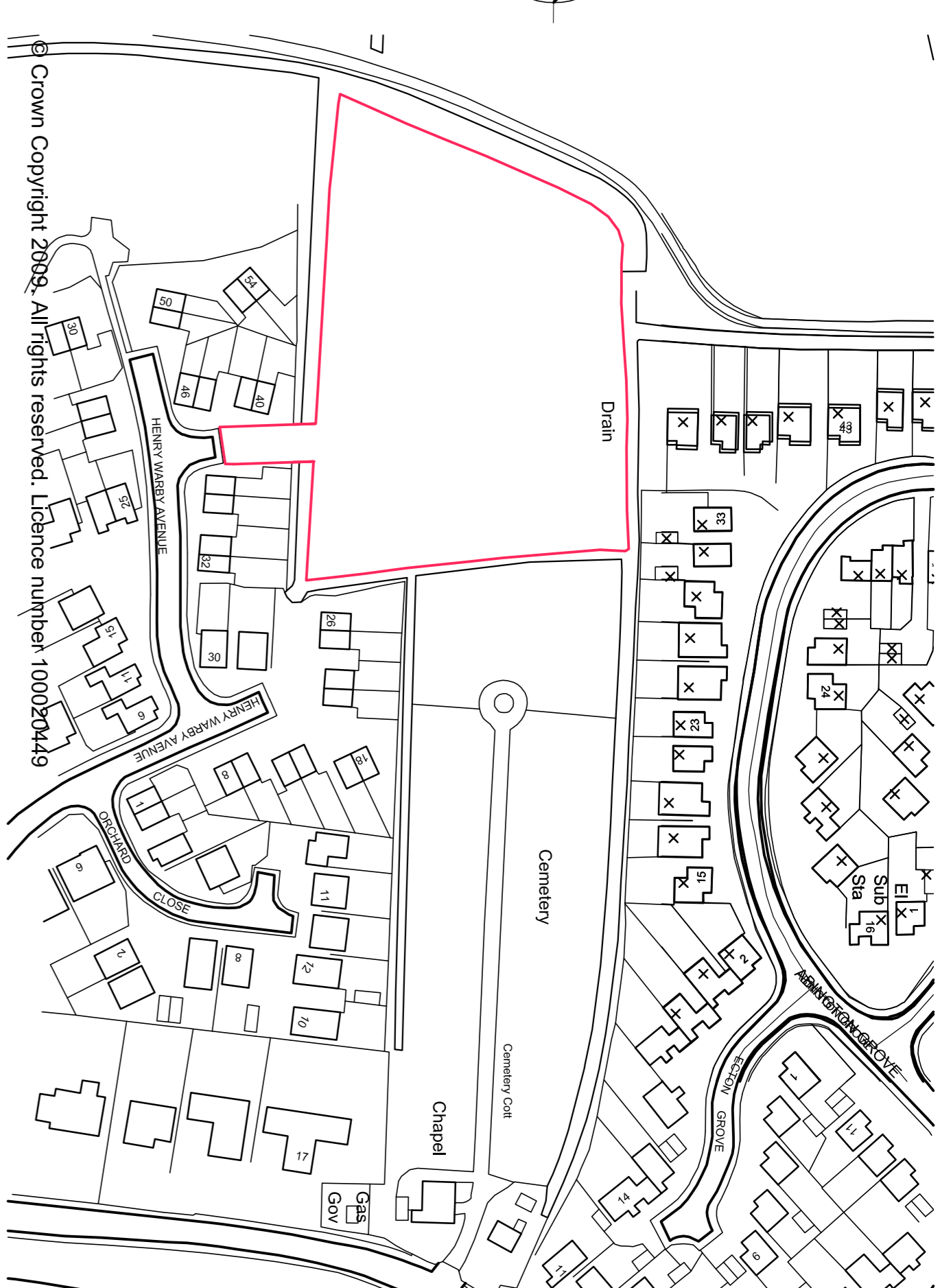
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**F/YR19/0556/VOC**

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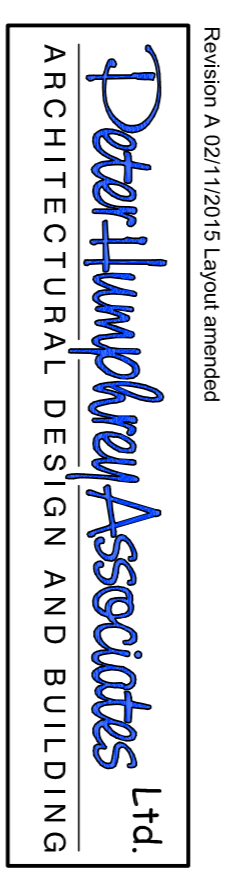
There are no existing trees within the site.

SP SHRUB PLANTING TO INCLUDE  
 BARBERRY(BERBERIS) GUelder ROSE(VIBURNUM)  
 BUDDLEIA DAVIDIA FORSYTHIA X INTERMEDIA LYWOOD  
 MOCK ORANGE(PHILADELPHUS)SNOWY MESPLUS(AMELANCHIER)  
 C3 POT SIZE  
 PLANTING SIZE 40-60cm  
 PLANTED AT 750mm c/s

GC GROUND COVER PLANTS  
 COTONEASTER HORIZONTALIS,  
 HEDERA HELIX,LAVANDULA SPICA  
 6 PLANTS PER METRE SQ.

TREE PLANTING  
 A SILVER BIRCH - BETULA  
 B CHERRY - PRUNUS  
 C WHITEBEAM - SORBUS

TREES PLANTED TO BE 1.800m HIGH

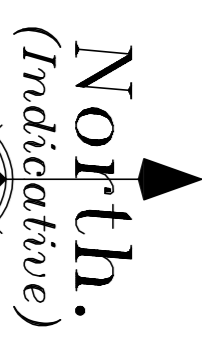


PROJECT  
 PROPOSED DEVELOPMENT  
 SITE  
 OFF HENRY WARBY AVENUE  
 ELM  
 WISBECH

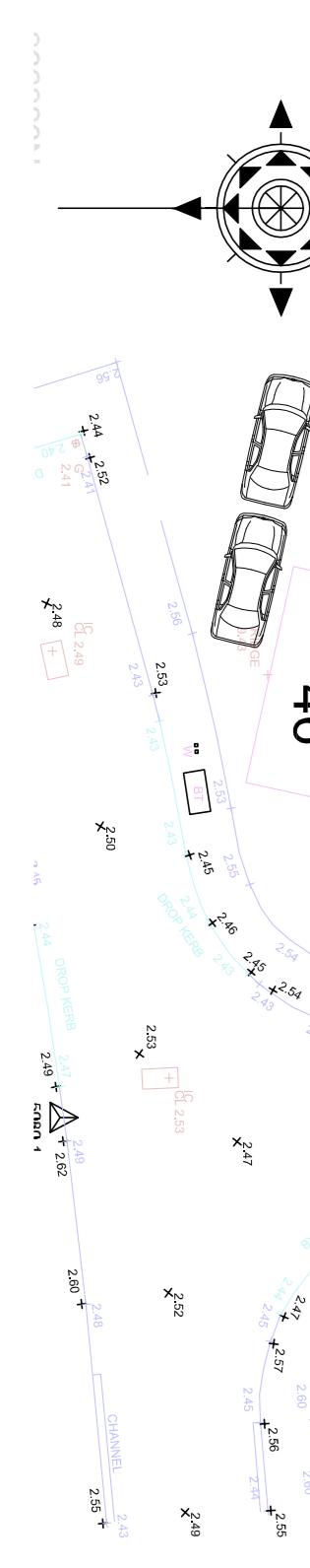
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 CLIENT  
 GEMDOME LTD  
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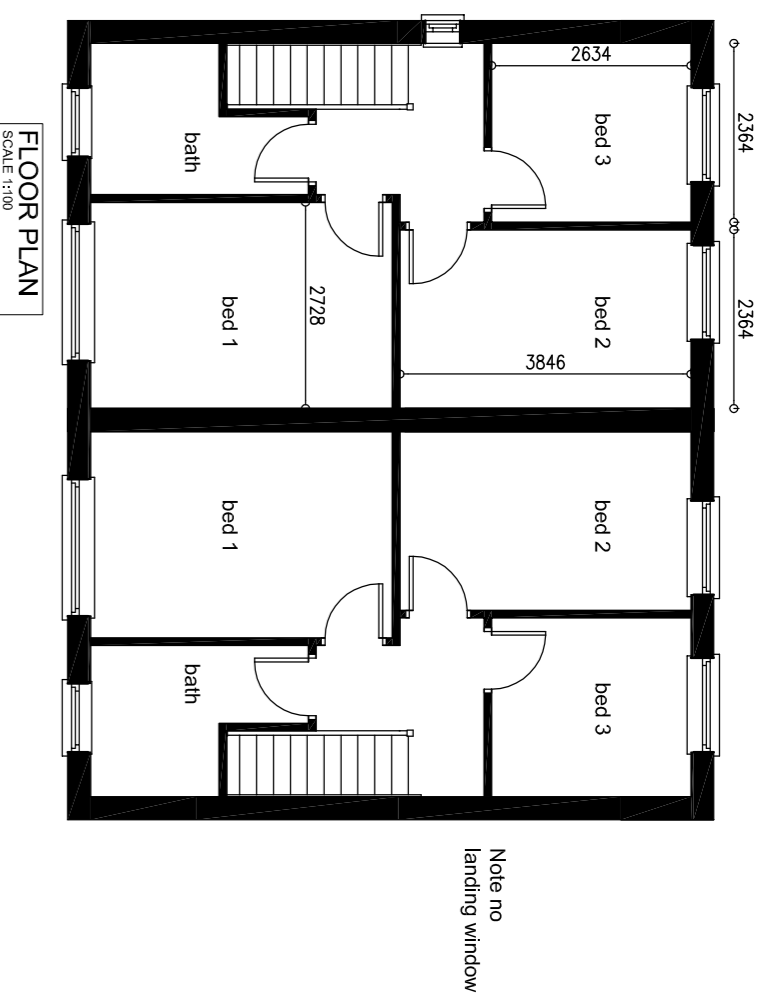
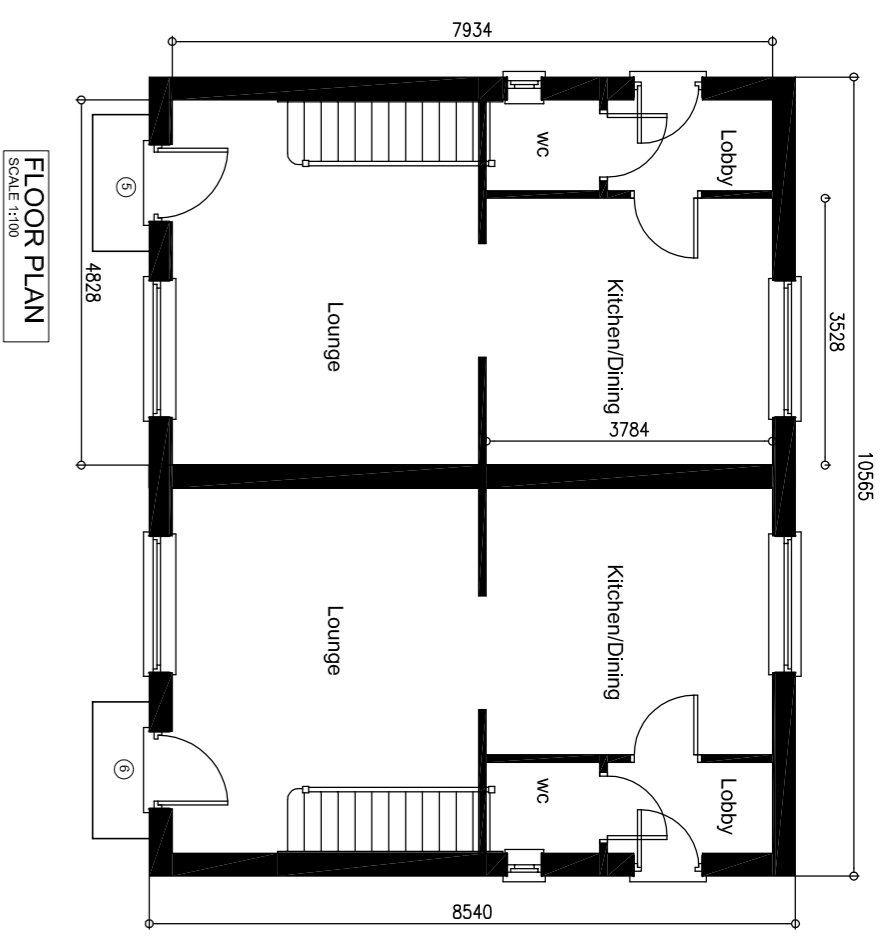
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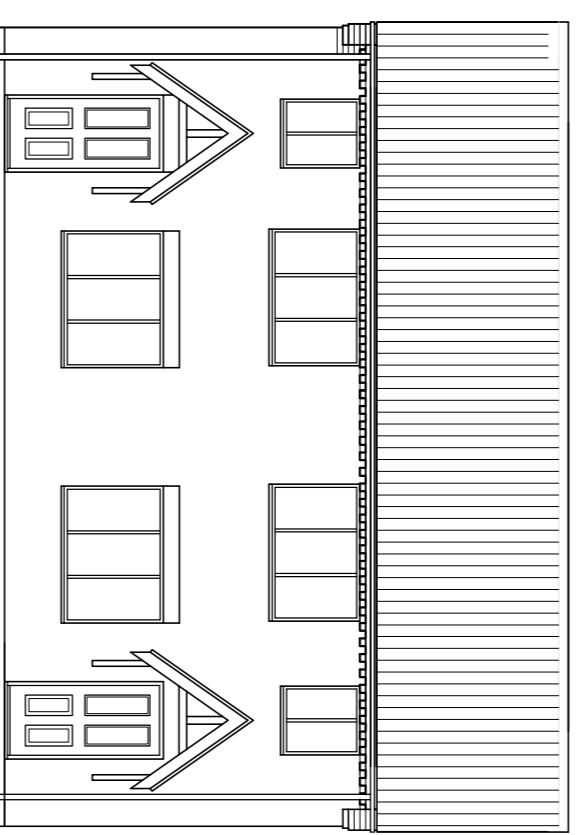


SITE PLAN 1:250

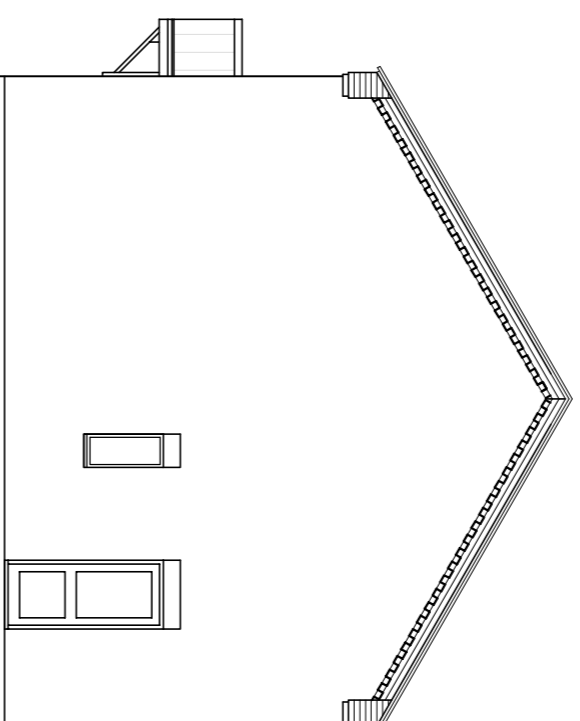




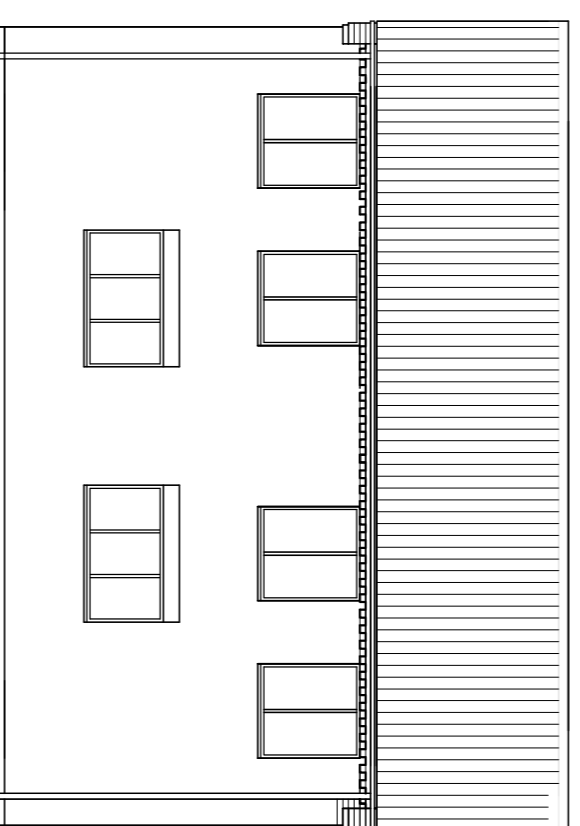
LOTS 1-2



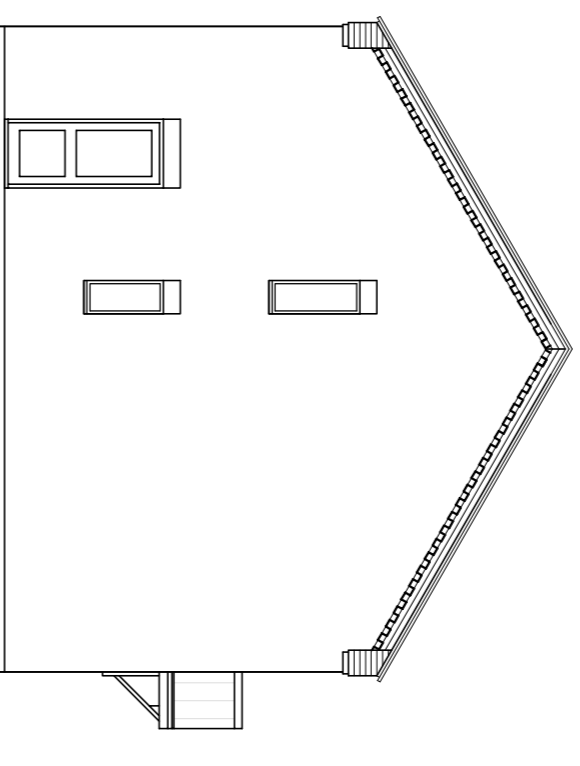
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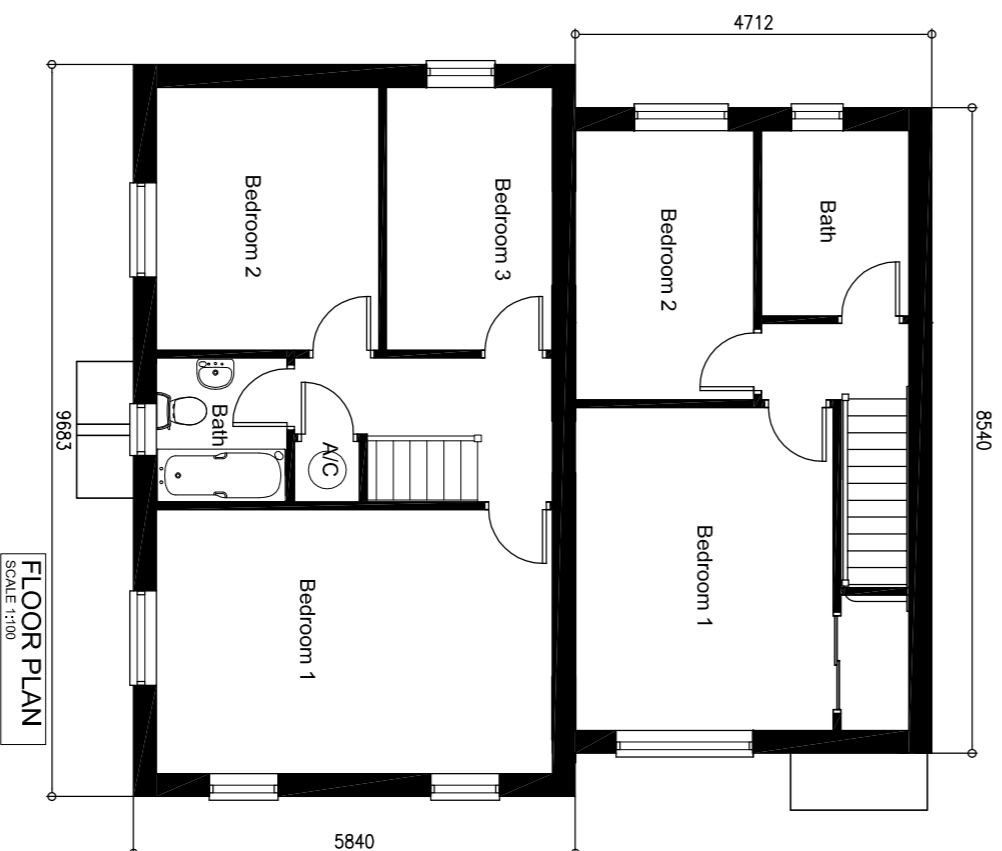
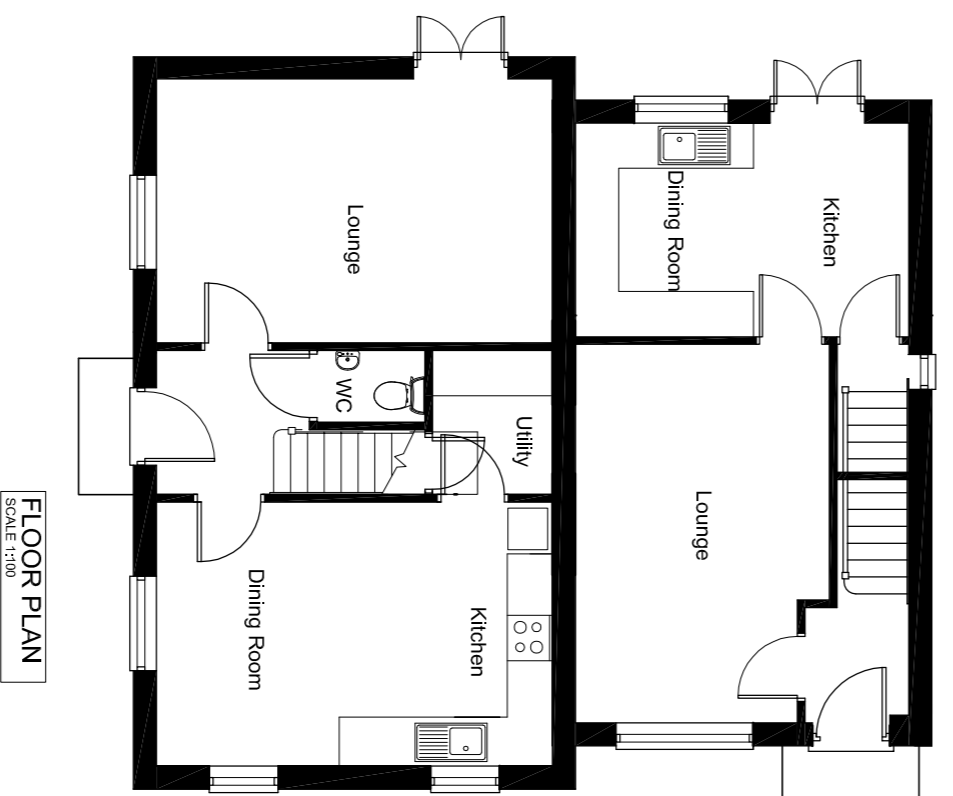
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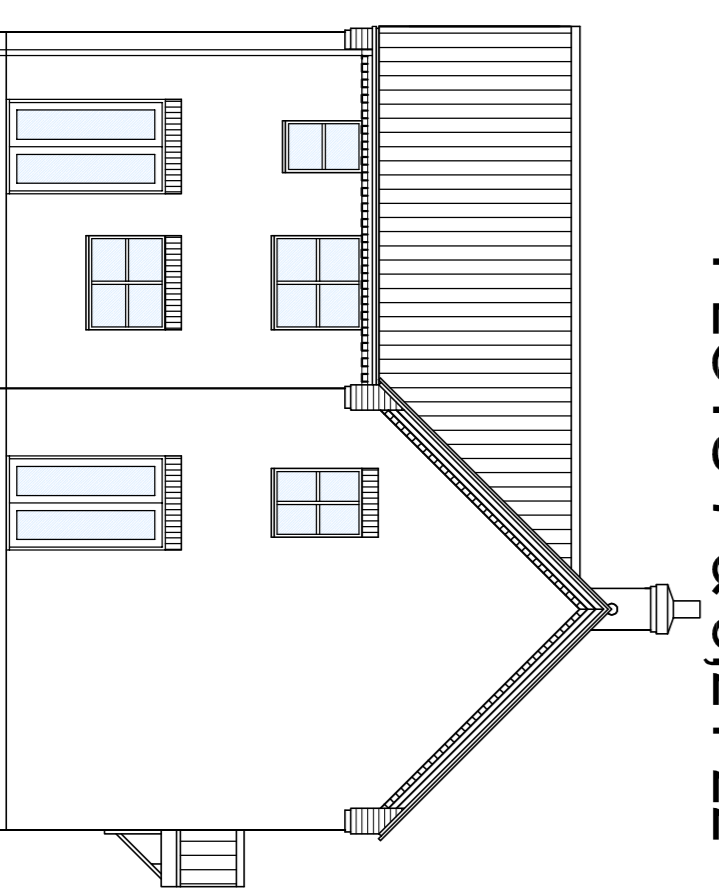
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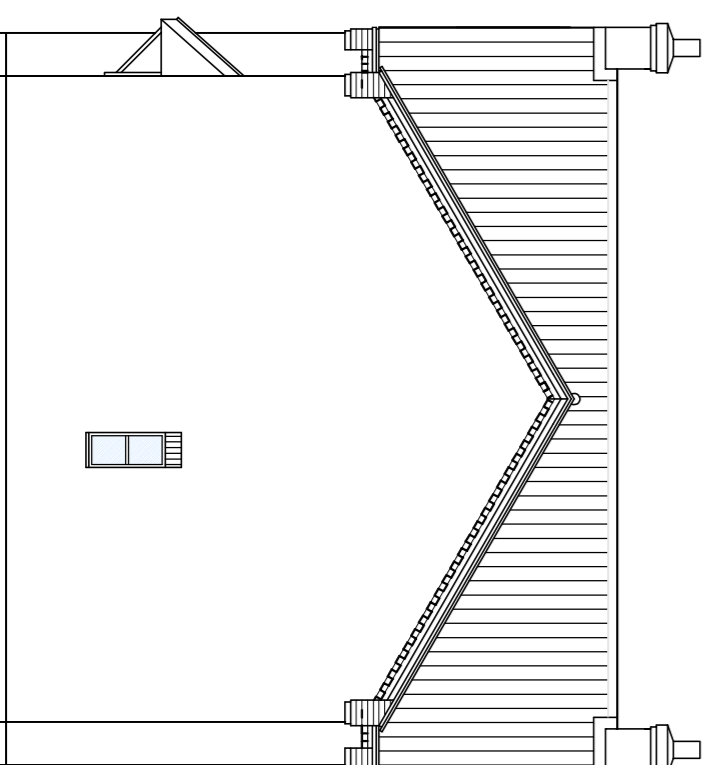
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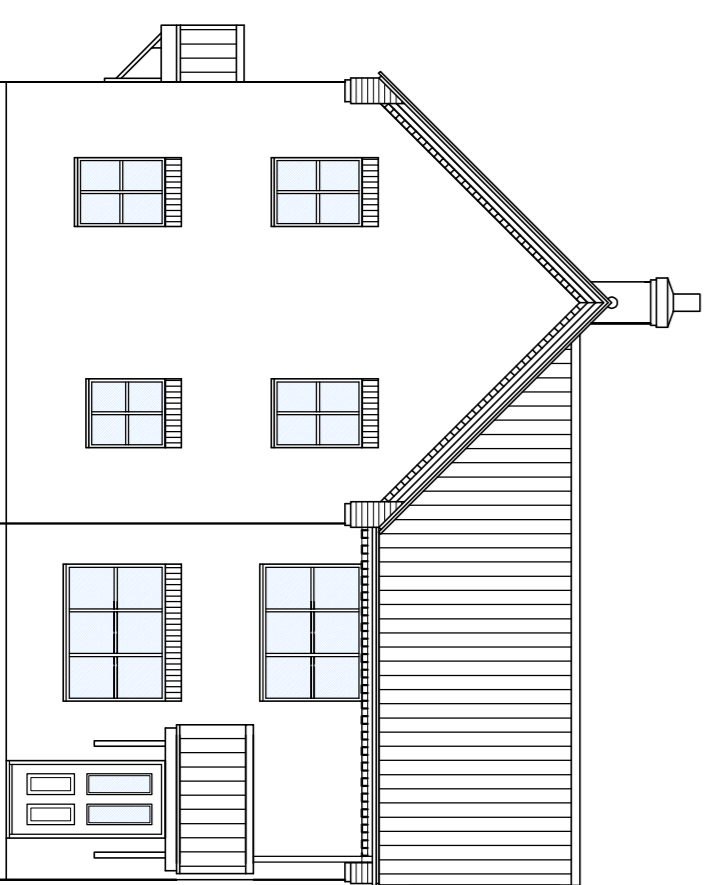
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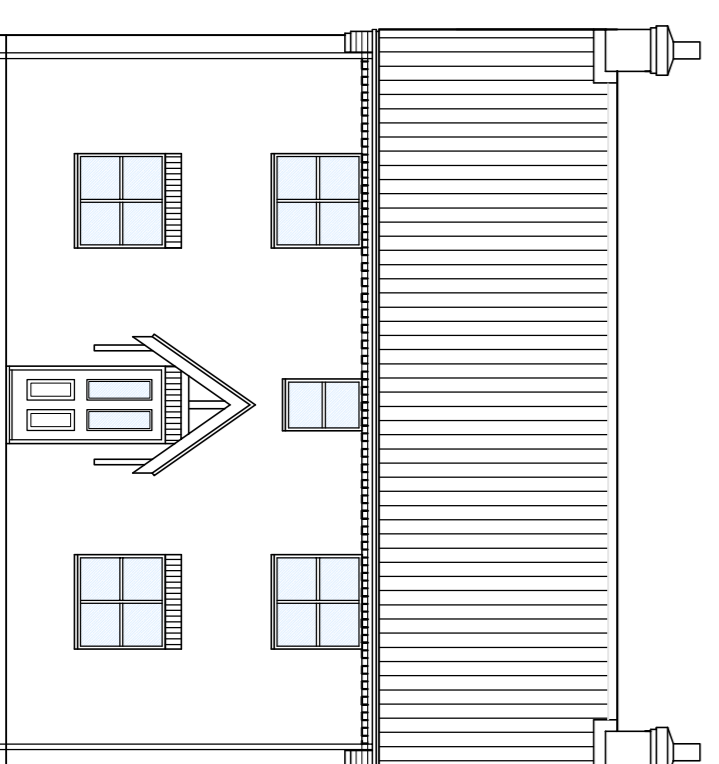
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REAR ELEVATION  
SCALE 1:100



SIDE ELEVATION  
SCALE 1:100



FRONT ELEVATION  
SCALE 1:100

**Peter Humphrey Associates Ltd.**  
ARCHITECTURAL DESIGN AND BUILDING

PROJECT  
PROPOSED DEVELOPMENT

SITE  
HENRY WARBY AVENUE  
ELM  
WISBECH

DRAWING  
PLANNING

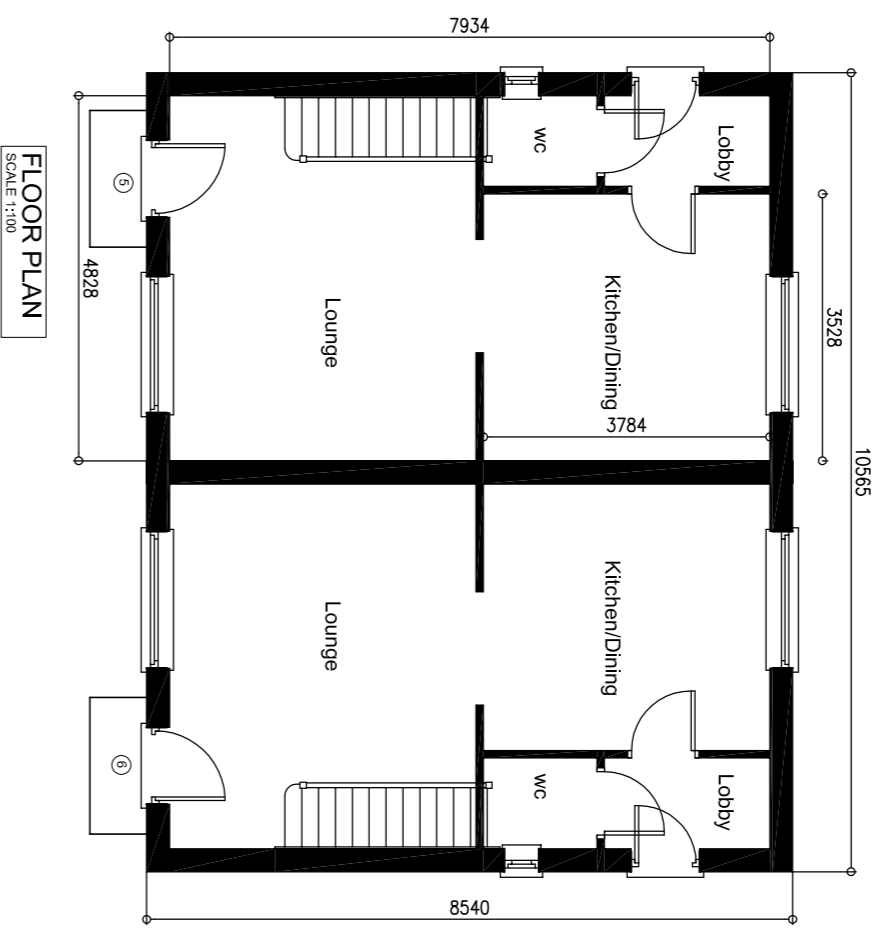
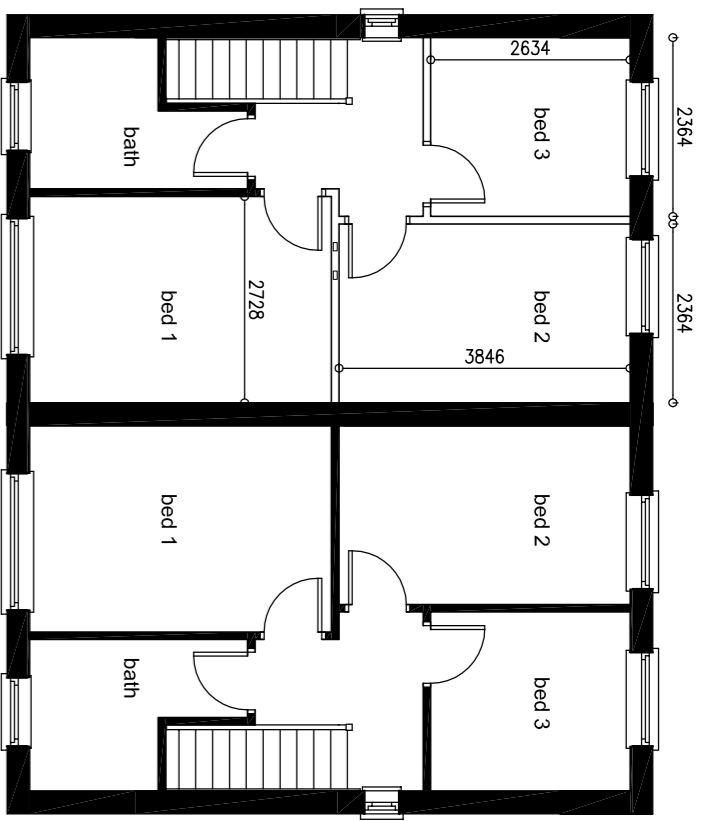
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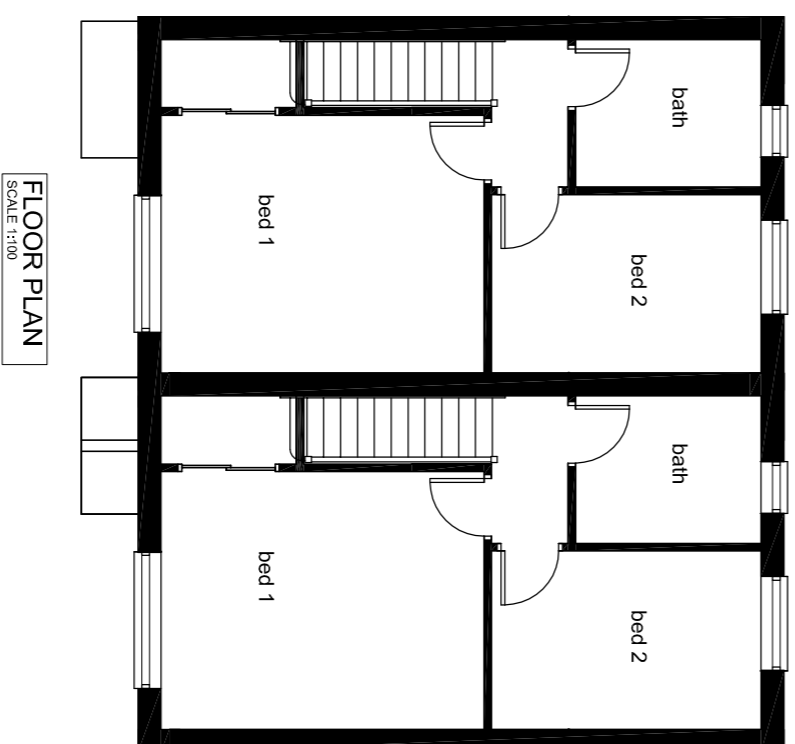
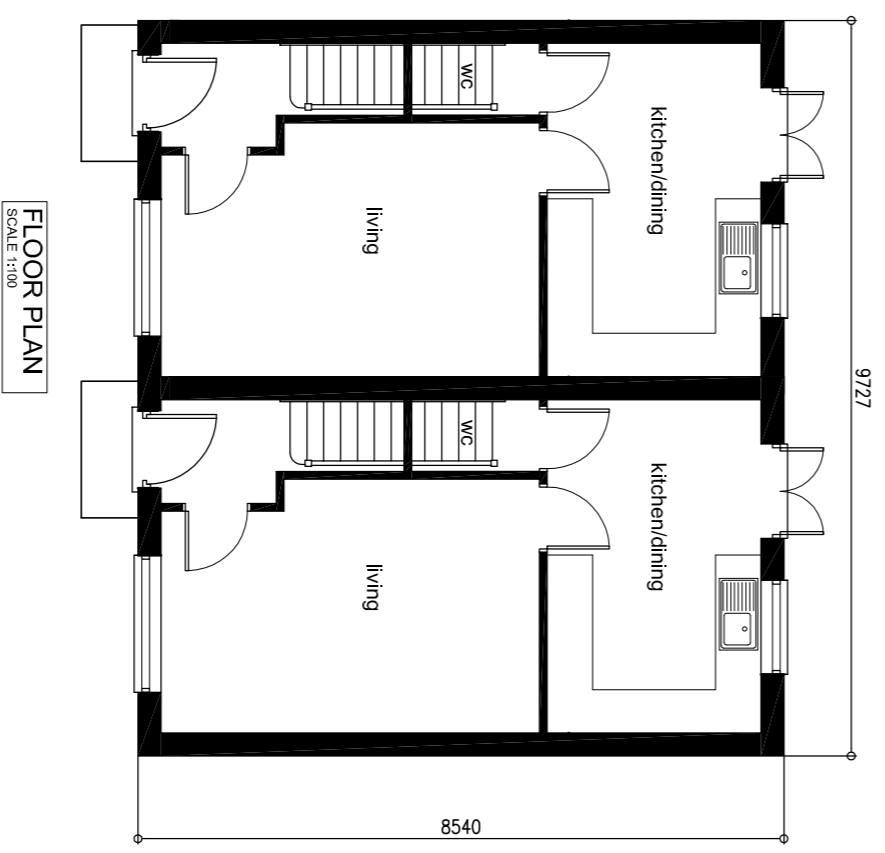
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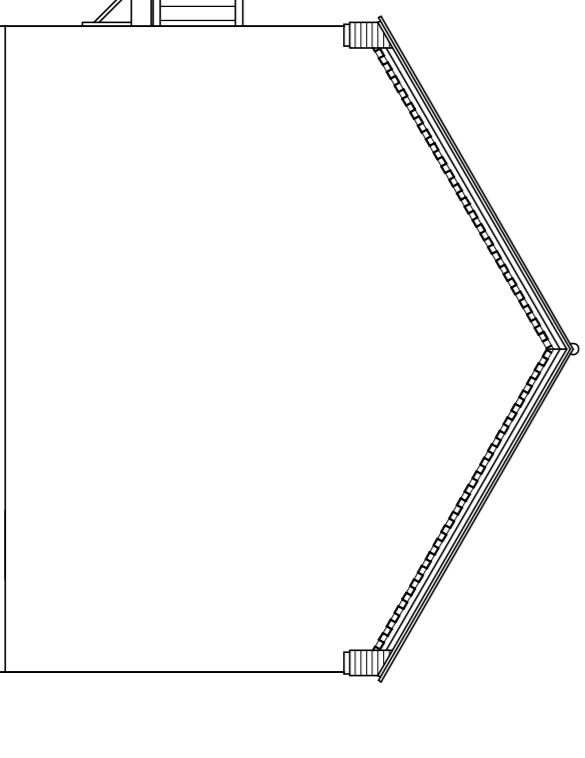
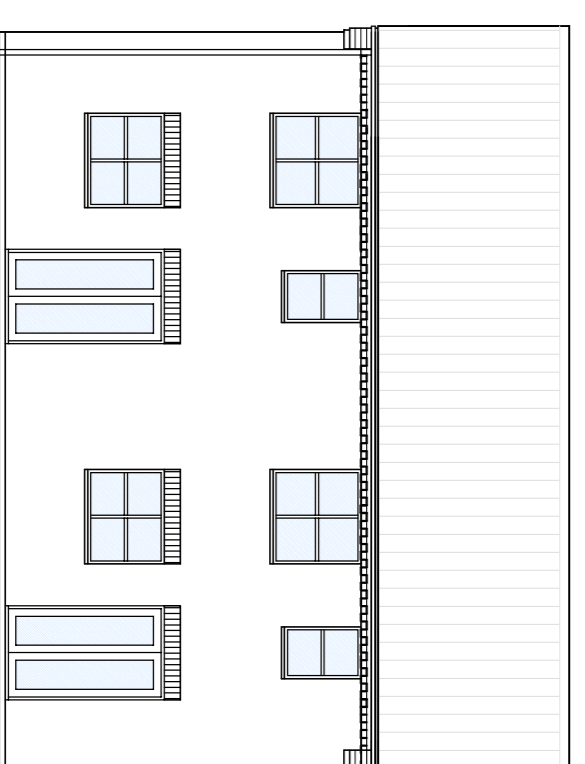
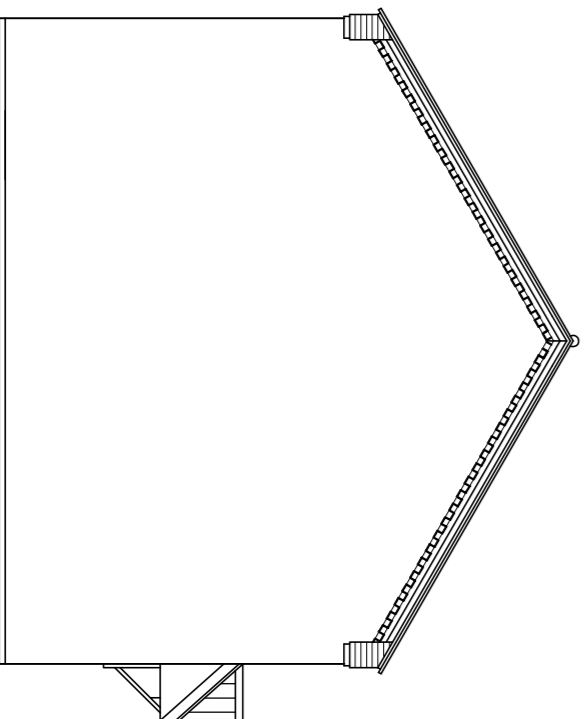
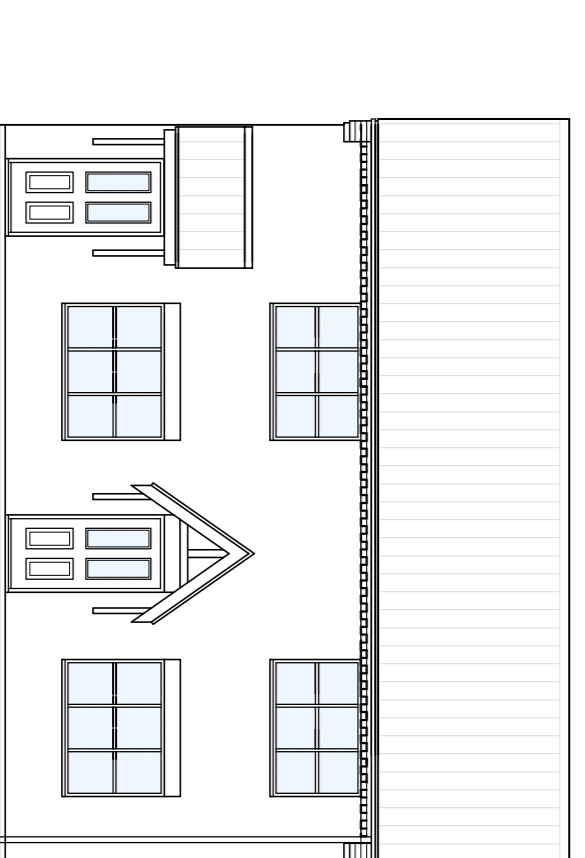
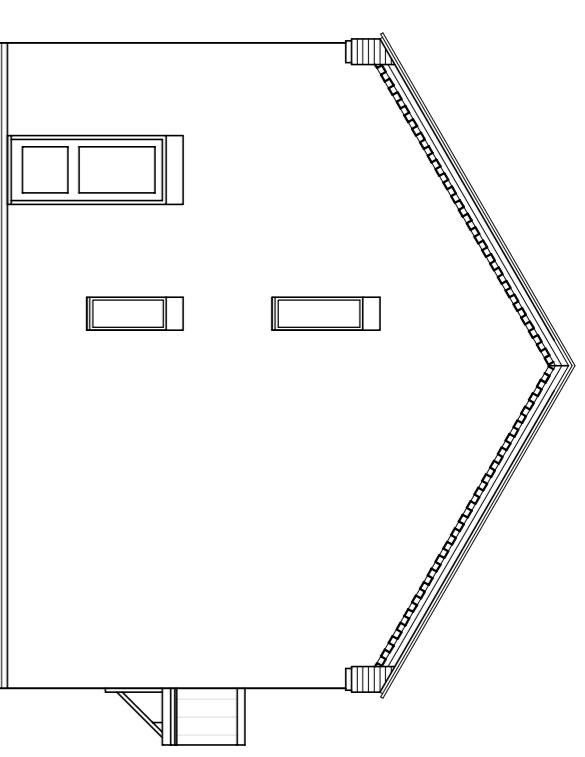
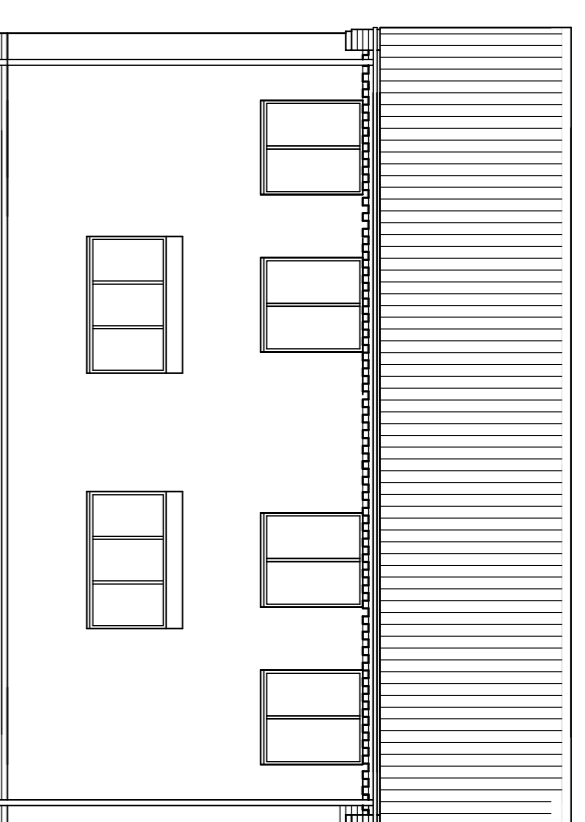
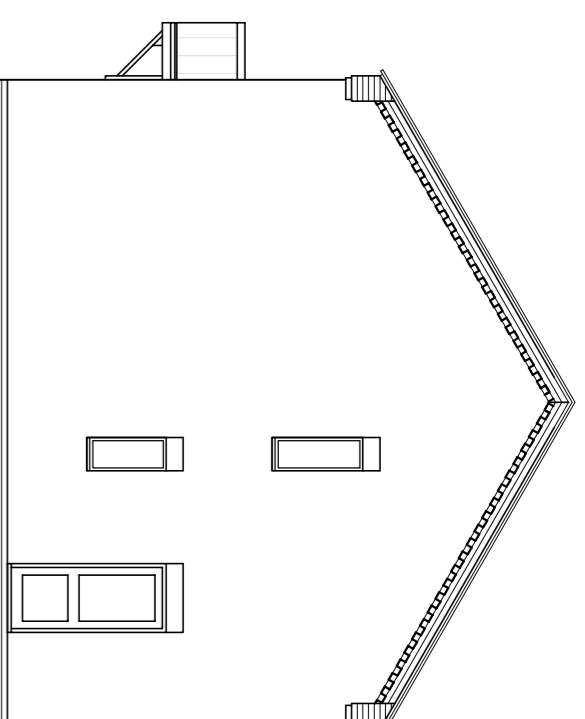
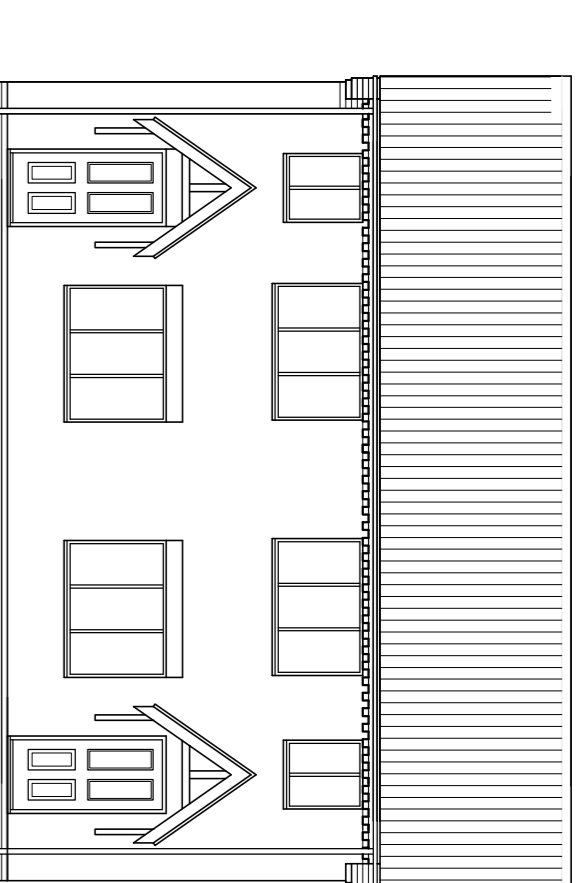
**Building**  
Peter Humphrey Associates  
30 Old Market Wisbech Cambs PE13 1NB  
0145 466 456  
info@peterhumphrey.co.uk



PLOTS 3-6,27-28,29-30



PLOTS 9-10,11-12,13-14,15-16,17-18,19-20,23-24,25-26(19-20 handed to plan)



**Peter Humphrey Associates Ltd.**  
ARCHITECTURAL DESIGN AND BUILDING

PROJECT  
PROPOSED DEVELOPMENT

SITE  
HENRY WARBY AVENUE  
ELM  
WISBECH

DRAWING  
PLANNING

CLIENT  
GEMDOME LTD

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Building  
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**F/YR19/0566/F**

**Applicant: Mr & Mrs J Cook**

**Agent : Mr Lee Bevens  
L Bevens Associates Ltd**

**Land West Of 110, Westfield Road, Manea, Cambridgeshire**

**Erect 1 dwelling (2-storey 4-bed) including an office and a detached double garage in association with existing business.**

**Reason for Committee: Number of letters of support contrary to the officer recommendation.**

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## **1. EXECUTIVE SUMMARY**

- 1.1. The proposal is for the construction of a two-storey dwelling with detached double garage on land outside but adjacent to the edge of the settlement of Manea, on land designated as Flood Zone 3, the zone of highest flood risk.
- 1.2. The applicant states that the dwelling is required on the site to provide additional security to the existing haulage business operating from the adjacent site to the north, and would also result in sustainability benefits. The applicant's current address is located approximately 200 metres from the site.
- 1.3. The application is not accompanied by any information demonstrating the need for a 24-hour on-site presence.
- 1.4. The application is not accompanied by a sequential test exploring the availability of alternative sites in locations of lower flood risk.
- 1.5. The location of the proposed development would be at odds with the prevailing character of residential development in the area, which is predominantly frontage development along the main streets.
- 1.6. Recommendation is to refuse planning permission.

## **2. SITE DESCRIPTION**

- 2.1. The application site is an area of maintained grassland surrounded by a 2 metre high chainlink fence supported on concrete posts with barbed wire topping for security purposes. 7-bar steel gates close off the vehicular access to the site and the adjacent premises.
- 2.2. To the immediate north of the application site lie three storage buildings associated with the applicant's haulage business, with substantial amounts of concrete hardstanding and turning area for the vehicles and products associated with that use. To the west and south of the application site lies open agricultural land outside the applicant's ownership.

- 2.3. East of the application site are located a group of four large residential dwellings constructed under consents ranging from 2011 to 2017. These properties benefit from rear aspects facing north west, although only 110 Westfield Road is likely to be directly affected by the proposed dwelling.
- 2.4. Access to the highway network is via an existing access to the haulage business off Westfield Road opposite Fallow Corner Drove, with a driveway being located behind where the gate currently closes off the site, although the gate is proposed to be relocated further into the site as part of the scheme. A public right of way runs adjacent to the south boundary of the site, and a second along the eastern boundary. Neither are directly affected by the specific proposals.
- 2.5. The application site is located within flood zone 3.

### 3. PROPOSAL

- 3.1. The proposal is for the construction of a 4-bedroomed detached 2-storey dwelling with a separate double garage on the site, including an office to be utilised in conjunction with the haulage business. The dwelling detailed on the plans is stated as being 251m<sup>2</sup> floor area, with an additional 44m<sup>2</sup> floor area for the garage. The office use associated with the haulage business comprises 22.3m<sup>2</sup> of the floorspace of the dwelling, which equates to 8.9% of the floor area of the dwelling and 7.6% of the total floorspace proposed on the site.
- 3.2. The dwelling is to be raised up above the ground level of the site to mitigate against the risk of flooding, by 1.05 metres at the front entrance and 1.6 metres at the rear elevation due to the natural slope of the land.
- 3.3. Full plans and associated documents for this application can be found at: <https://www.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=PTSYUEHE06P00>

### 4. SITE PLANNING HISTORY

- 4.1. There is no specific site history, however the following applications relate to the adjacent land within the applicant's ownership forming the agricultural haulage business to which the application relates.

F/0650/83/F	Erection of a steel framed agricultural general purpose building	Permission 23/9/83
F/92/0523/AG1	Erection of a storage building	Further details not required 9/11/92
F/YR00/0624/AG1	Erection of general purpose agricultural building	Further details not required 27/7/00
F/YR18/0123/AG1	Erection of an agricultural storage building	Further details not required 2/3/18

While the applications relate to agricultural development there is no evidence provided as part of the current application to demonstrate that the site is in agricultural use

## 5. CONSULTATIONS

- 5.1. **Parish Council:** No objections but would request the house is tied to the operation of the business.
- 5.2. **FDC Environmental Health:** No objections, but would question if the intention is to tie the occupation of the building to the business due to the proximity to its premises and the potential for associated noise impacts.
- 5.3. **Cambridgeshire County Council Highways Authority:** No objection subject to a condition regarding parking arrangements.
- 5.4. **Natural England:** Proposal requires the assessment of recreational pressure impacts on sensitive Sites of Special Scientific Interest
- 5.5. **Environment Agency:** No objection. Note that the lack of objection does not mean that the scheme is considered to have passed the sequential test.
- 5.6. **Local Residents/Interested Parties:** 9 responses have been received in support of the proposal from 8 separate sources noting the following justification. The letters received bear distinct similarities in style and content and appear to have been submitted to trigger the need to report the application to the planning committee in case of a recommendation for refusal.
  - Known the applicant for a number of years and know that they have run a successful business from the site for many years.
  - The proposal will allow the applicant to be closer to the business, providing additional security.
  - The proposal will result in fewer trips to and from the site from their place of residence, making it more sustainable.
  - There are already several large self-building dwellings near the site and the scheme would be in keeping with them and respect their privacy.

## 6. STATUTORY DUTY

- 6.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted Fenland Local Plan (2014).

## 7. POLICY FRAMEWORK

### **National Planning Policy Framework (NPPF)**

Para 2: NPPF is a material consideration

Para 8: 3 strands of sustainability

Para 11: Presumption in favour of sustainable development

Para 78: Housing should be located where it will enhance or maintain the vitality of rural communities.

Para 79: Avoid the development of isolated homes in the countryside unless specified exceptions apply

Para 127: Well-designed development

Para 130: Permission should be refused for development of poor design that fails to take opportunities for improving the character and quality of an area.

Para 155: Development should be directed away from areas at highest risk of flooding.

Para 157: Need to apply the sequential and exceptions tests.

Para 158: Development should not be permitted if there are reasonably available sites in areas at lower risk of flooding.

Para 159-161: Need for the exception test.

## **National Planning Practice Guidance (NPPG)**

Determining a planning application

### **Fenland Local Plan 2014**

LP1 – A Presumption in Favour of Sustainable Development

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside

LP4 – Housing

LP12 – Rural Areas Development Policy

LP14 – Responding to Climate Change and Managing the Risk of Flooding in Fenland

LP16 – Delivering and Protecting High Quality Environments across the District

## **8. KEY ISSUES**

- **Principle of Development**
- **Justification for the Location of the Dwelling**
- **Flood Risk**
- **Visual Impact & Character**
- **Residential Amenity**
- **Highway Safety**
- **Other Matters**

## **9. BACKGROUND**

- 9.1. There is no background relevant to the current proposal. The application has not been the subject of pre-application advice.

## **10. ASSESSMENT**

### **Principle of Development**

- 10.1. The application site is located outside the developed part of the settlement of Manea, but immediately adjacent to the current edge of the village. Manea is identified within the settlement hierarchy set out in policy LP3 of the Fenland Local Plan (2014) as a Growth Village, where development within the existing urban area or as small village extensions will be appropriate albeit at a more limited scale than that appropriate to the Market Towns. Policy LP12 of the Fenland Local Plan (2014) indicates that sites adjacent to the existing developed footprint of a village can be considered for development subject to site specific impacts.

### **Justification for the Location of the Dwelling**

- 10.2. The Design and Access Statement submitted alongside the application states in section 4 that *“a key consideration in the development of the proposal is that the applicant currently lives in Manea but has to make regular trips from home to the site and back again as part of his daily routine.”* The statement then goes on to assert that the proposal would therefore provide a more sustainable solution, avoiding regular car trips and providing security for the site.



- 10.3. From the application form submitted alongside the application, and as noted above, the applicant currently resides in Manea. The address given is located approximately 200 metres from the application site however, and as a result it is not considered that the scheme would result in significant sustainability benefits given that the existing distances involved in travelling from their place of residence to the site are well within what would be considered to be a reasonable walking distance, taking approximately 2½ minutes to walk at average walking speeds.
- 10.4. The application also states that there will be increased security for the business from living adjacent to its premises. Security is a matter to be considered in relation to the acceptability or otherwise of a planning application, however it would not be uncommon or unreasonable for a business premises of the type present on the adjacent land to operate under a scheme of security cameras and alarms typical of the majority of commercial premises, and the site is overlooked from the adjacent dwellings to the east that provide natural surveillance of the premises. There are no welfare issues to consider from livestock present at the site. No evidence has been provided alongside the application of a history of crime or theft from the premises.
- 10.5. It is not considered therefore that the increased security from the applicant residing adjacent to the site is a material factor sufficient to overcome the policy requirement to direct development away from such sites.

#### **Flood Risk**

- 10.6. The site is located within an area designated as Flood Zone 3. Policy LP14 of the Fenland Local Plan and paragraph 157 of the National Planning Policy Framework require development to be the subject of a sequential test, which aims to direct new development to areas at the lowest risk of flooding.
- 10.7. The application is accompanied by a flood risk assessment, which states that the site is protected by flood defences that were not considered when flood zones were designated and therefore the site has a low probability of flooding when these are taken into account. It then goes on to state that the proposed dwelling is to be occupied by the manager of West Wood Farm to facilitate its day to day running and therefore the development cannot be undertaken at an alternative site.

This does not constitute a sequential test. The matter of need for the dwelling to be located on the site is addressed above, however given the number of permissions currently in place within the village of Manea on land not within flood zone 3 that would meet the functional requirements of the application in terms of the number of dwellings to be provided it is not considered that a sequential test would be passed.

#### **Visual Impact & Character**

- 10.8. The proposed dwelling is of substantial scale, the raising of the floor levels due to flood risk meaning a ridge height of 9.7 metres is proposed, with an overall width of 18.1 metres (not including chimney/bay window). In height terms this is proportionate to the recently approved dwellings to the east fronting Westfield Road, and although those properties are also approximately 18 metres in width, their built form incorporates double garaging to the side of the main dwellings meaning the residential part of the properties is generally of the order of 12 metres wide. The application proposes a detached garage 7.3 metres wide by

6.8 metres deep in addition to the 18 metre width of the house located forward of the proposed front elevation and facing the vehicular access to the premises.

- 10.9. The site would mainly be visible when approaching Manea from the south west along Toll Drove where the built environment consists of the recently constructed dwellings fronting Westfield Road and Fallow Corner Drove, with the application site forming a green open space in front of the commercial buildings comprising the storage units for the agricultural and general haulage use of the adjacent land.
- 10.10. The proposal would introduce an additional element of residential development away from the existing strong focus of residential dwellings comprising frontage development along Westfield Road and Fallow Corner Drove, introducing a more backland style relationship which would be detrimental to the distinct character of the area and the entrance to the village.

### **Residential Amenity**

- 10.11. The proposed dwelling is located with its front elevation facing towards the adjacent dwellings to the east of the site from a distance of approximately 20 metres. Two of the first floor bedrooms within the dwelling and its gallery landing look out towards this boundary, beyond which is the private residential garden of 110 Westfield Road. Policy LP16 of the Fenland Local Plan (2014) requires development not to adversely impact on the amenity of neighbouring users due to issues such as a loss of privacy. Although there would be the potential for some views of the neighbouring private amenity space should the dwelling be permitted, the distance between the windows in question and the adjacent garden, combined with the partial restriction of such views due to the position of the proposed double garage is such that the impact will not be sufficient to justify refusal of the scheme.
- 10.12. Turning to the matter of the residential amenities of the dwelling itself, it is noted that the scheme meets the one third plot size requirement for private amenity space set out in policy LP16. The comments of the Environmental Health team are also noted regarding the potential for the operation of the adjacent business to constitute a detrimental impact on the residential amenity of the property itself and the associated need to tie the occupation of the building to the operation of the adjacent business.

### **Highway Safety**

- 10.13. The proposal is to use the existing vehicular access from Westfield Road that currently serves the haulage business to allow the occupants of the dwelling to access the wider highway network. Given the use of this current access by HGV's and the comparatively low levels of additional traffic that would result from the additional use by a single dwelling, the proposal is considered not to have a detrimental impact on highway safety, although the request for the proposed parking and turning facilities to be available on site prior to the occupation of the dwelling is noted.

### **Other Matters**

- 10.14. The comments from Natural England are noted with regard to the impact of the proposal on the Ouse Washes SSSI. The proposal is for a single dwelling and the guidance provided by Natural England with regard to the screening of such proposals indicates that *"it should be possible for most proposals below 50 dwellings to be screened out for likely significant effect."* Notwithstanding that statement however, the application does not include any supporting justification

to screen out the potential recreational pressure impacts of the proposal on the SSSI.

## 11. CONCLUSIONS

- 11.1. Despite their assertion that the proposal would result in greater security for the commercial operations undertaken from the adjacent land to the north of the application site, the applicant has not demonstrated any functional requirement for them to be resident on the land that would preclude them being resident in the wider vicinity of the site as is currently the case. As a result, the proposal is required to be subject to a sequential test given its location within flood zone 3.
- 11.2. The application is not accompanied by a sequential test with regards to flood risk. It is therefore contrary to the requirements of policy LP15 of the Fenland Local Plan (2014) and paragraph 158 of the National Planning Policy Framework (2019), which justify its refusal. This approach is supported by decisions made by the Planning Inspectorate, most recently under appeal APP/D0515/W18/3218952 where the Inspector concluded that development not within flood zone 1 needed to be the subject of a Sequential Test.
- 11.3. The proposal would result in a new residential dwelling beyond the current developed part of the village, in a location that would detract from the distinctive character of its surroundings. In particular, this is due to the detached nature of the site from the highway network, where the predominant character of development is for properties to be in close proximity to and fronting the highway. The proposal would as a result be contrary to the provisions of policies LP12 and LP16 of the Fenland Local Plan (2014).
- 11.4. The proposal will have some impact on the residential amenity of the neighbouring property to the east, known as 110 Westfield Road, however this would not be of sufficient magnitude to warrant the refusal of the application on these grounds.
- 11.5. The scheme will not have any adverse highway impacts, and although no supporting justification is given to confirm that the proposal will not have an adverse impact on the recreational pressures from residential development on the nearby Ouse Washes Site of Special Scientific Interest, this is not sufficient to justify refusal of the scheme in view of the scale of the proposal and the lack of likely effects.

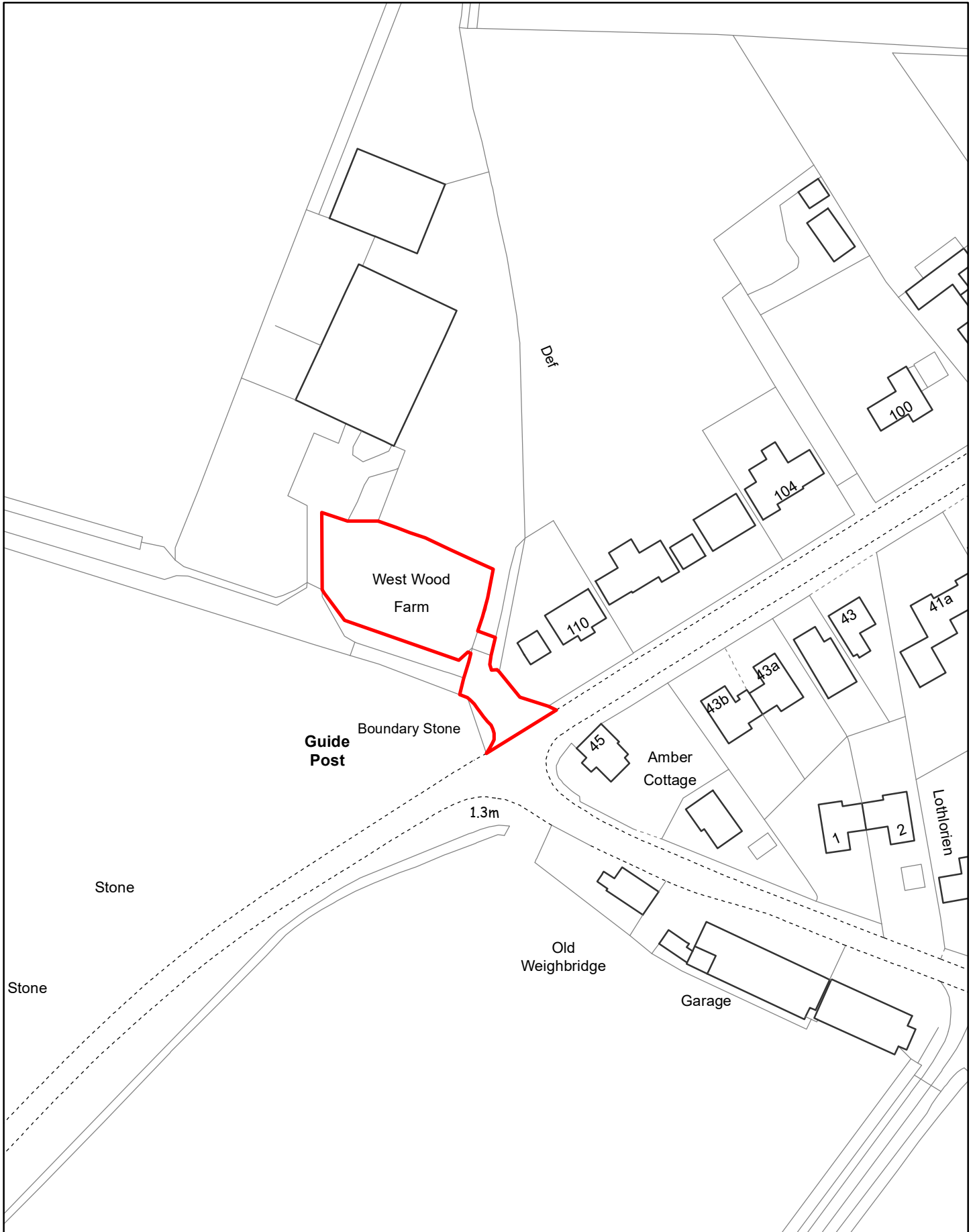
## 12. RECOMMENDATION

Refuse, for the following reasons.

1. Policy LP14 part B of the Fenland Local Plan (2014) states that *“all development proposals should adopt a sequential approach to flood risk from all forms of flooding”* and that *“development in areas known to be at risk from any form of flooding will only be permitted following...the successful completion of a sequential test”*. No justification has been provided demonstrating that a dwelling is required on the site to facilitate the operation of the adjacent haulage business. The application is not accompanied by a sequential test and on that basis, the proposal is contrary to the requirements of policy LP14 of the Fenland Local Plan (2014), and paragraphs 155-165 of the National Planning Policy Framework (2019).

2. Policy LP14 part B of the Fenland Local Plan sets out the requirements for development proposals to undertake a sequential test, whilst section 4 of the Cambridgeshire Flood and Water Supplementary Planning Document (2016) sets out the process for undertaking such as test. This process requires developers to identify and list reasonably available sites, obtain flood risk information for those sites and state reasons why they are unsuitable for the development or are not available. Given the number of sites that are considered to be reasonably available within the adjacent settlement of Manea that could accommodate the quantum of development proposed, and their location within areas identified as being within flood zone 1, the application site would not be able to pass the sequential test and the scheme is therefore contrary to policy LP14 part B, and paragraph 158 of the National Planning Policy Framework (2019).

3. Policy LP16 of the Fenland Local Plan (2014) requires new development to make a positive contribution to the local distinctiveness and character of an area, enhancing its setting and not adversely impacting on the street scene and settlement pattern of an area. Policy LP12 requires development adjacent to villages to not have an adverse impact on the character and appearance of the surrounding countryside and farmland, and be in a location in keeping with the core shape and form of the settlement without adversely affecting its character and appearance. The site of the proposed dwelling is at odds with the prevailing character of residential development in the area, which is characterised by frontage development along Westfield Road and Fallow Corner Drove. The scheme would extend the residential development of the settlement out into the countryside in front of the existing agricultural style storage buildings to the north of the site, which provide a visual link between the settlement and the more open countryside beyond. The proposal would therefore be contrary to the requirements of policies LP12 and LP16 of the Fenland Local Plan (2014) and the aims and objectives of section 12 of the National Planning Policy Framework (2019).



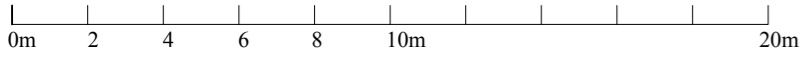
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Scale = 1:1,250





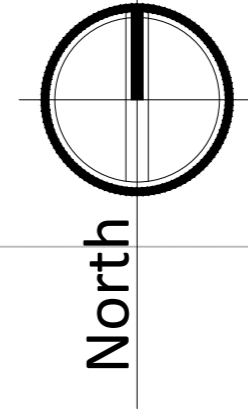
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ALL MEASUREMENTS SHOULD BE CHECKED ON SITE AND ANY DISCREPANCIES SHOULD BE REPORTED TO THE ORIGINATOR.

ALL WORKS TO COMPLY WITH CURRENT CDM REGULATIONS AS APPROPRIATE. IT IS THE CLIENT'S RESPONSIBILITY TO FULLY COMPLY WITH THE CDM 2015 REGULATIONS INCLUDING APPOINTING A PRINCIPAL DESIGNER AND PRINCIPAL CONTRACTOR FOR PROJECTS WITH MORE THAN ONE CONTRACTOR ON SITE.

NO WORKS TO COMMENCE ON SITE UNTIL ALL APPROVALS ARE CONFIRMED IN WRITING. L BEVENS ASSOCIATES ARCHITECTS LTD ACCEPTS NO LIABILITY IF THIS IS BREACHED.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCURATELY LOCATE EXISTING SERVICES PRIOR TO WORKS COMMENCING.



Nr	Abbreviated Text	Class	Plant Name	Height/Spread/Grade	Girth	Container	Root	Density	Density Type
1	Tree	Tree	Malva, Scabrida, Horsetail	300-350	10-12	15L	C	4	
2	Tree	Tree	Robinia pseudoacacia, Bessoniiana		10-12	15L	C	4	

**OUTLINE SPECIFICATION NOTES.**

**Implementation**  
Soft landscaping to be timetabled and implemented during the first planting season (Mid-November to Mid-March) after the substantial completion of the hardworks.

**Topsoil preparation**  
Shrub beds and hedgerows shall be topsoiled to a depth of 300mm. Grass areas shall be topsoiled to a depth of 150mm. Tree pits within soft landscape areas shall be excavated to a minimum size of 600 x 600 deep and backfilled with approved topsoil and 100mm depth of peat free compost. All tree pits to be thoroughly decompacted across base and sides prior to back-filling. All planting beds and hedgerows shall be covered with 50mm depth of peat free compost across all beds prior to final cultivation.

**Proposed trees**  
Trees shall be supplied to the sizes and stock shown on the plant schedule and planted in the locations shown. Each specimen tree shall have a single leader with a well developed, balanced crown and clear, straight stem. Trees 10-12 cm girth and above shall have a double stake located to each side of the rootball within the pit.

**Proposed native shrub, ornamental shrub and hedgerow areas**  
The topsoil in areas planted with shrubs and hedgerow plants shall be 300mm deep. All beds shall be cultivated to a depth of 250mm. Hedgerow plants shall be planted in the centre of the prepared trench a minimum of 750mm wide and 300mm deep in a single row at 3/m located at the centre of the trench.

**Turf Areas**  
Rear gardens to be cultivated only and left to the occupier to either seed or turf unless otherwise instructed by the client. A circle of 1m diameter shall be cut around the base of all trees located within grass areas to allow for bark mulch.

**Maintenance**  
To comply with planning conditions the site shall be maintained for a period of 5 years by the contractor, resident or client as applicable.

**BIO-DIVERSITY ENHANCEMENTS.**

- Bird boxes**  
Bird boxes to be provided on gable ends of garage as appropriate. These should be installed at least 3m above the ground level and should avoid direct sunlight (not directly south facing), prevailing wind, and be out of reach of cats and other predators.
- A smaller, open fronted box, made to 810 dimensions (for song thrush, robin and spotted flycatcher)
- Three hole-box type bird boxes with 32mm holes for house sparrows and starlings - which should be located in a group for colonial nesting species.

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DRAWING STATUS	PRELIMINARY	CONSTRUCTION
PLANNING	FILE COPY	

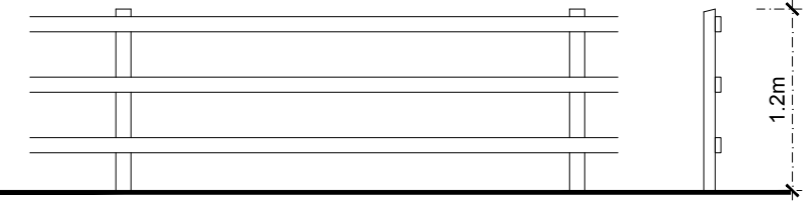
CLIENT  
**Mr and Mrs J Cook**

PROJECT  
**West Wood Farm, Westfield Road, Manea, Cambridgeshire.**

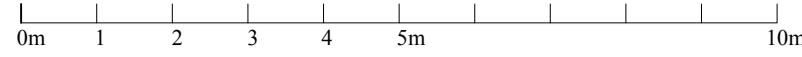
DRAWING TITLE  
**Proposed Site Plan Location Plan**

**PLANNING ISSUE**

SCALE	DATE	DRAWN	CHECKED
1:200 & 1:1250 @ A2	May 2019	LB	
DRAWING NUMBER	REVISION		
CH19/LBA/510/FP-1-100			



125mm X 75mm Softwood Posts At 1.5m Ctrs weathered one way. Horizontal rails 100 x 38mm section  
**1200mm High Post and Rail Fence 1:50**



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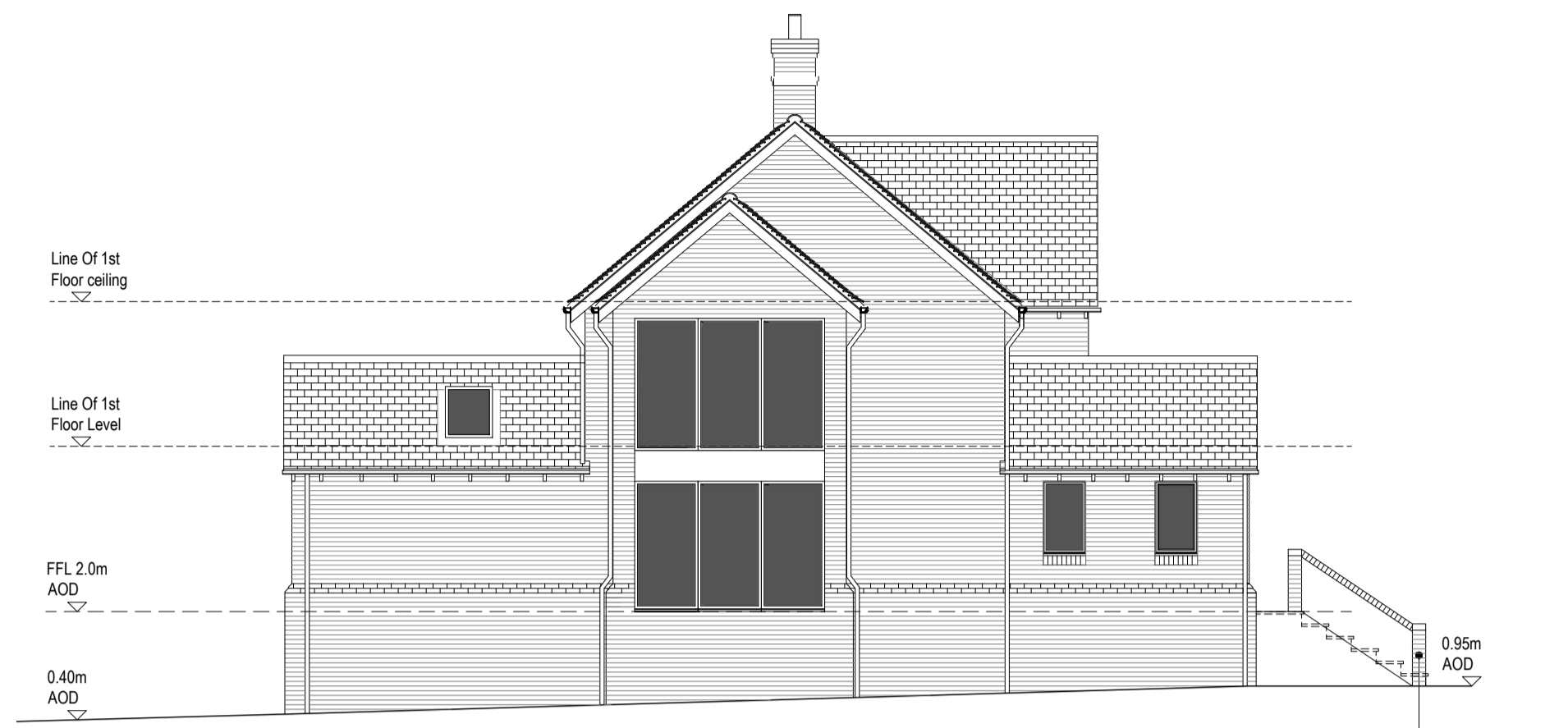
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Proposed Front Elevation



Proposed Side Elevation



Proposed Front Elevation

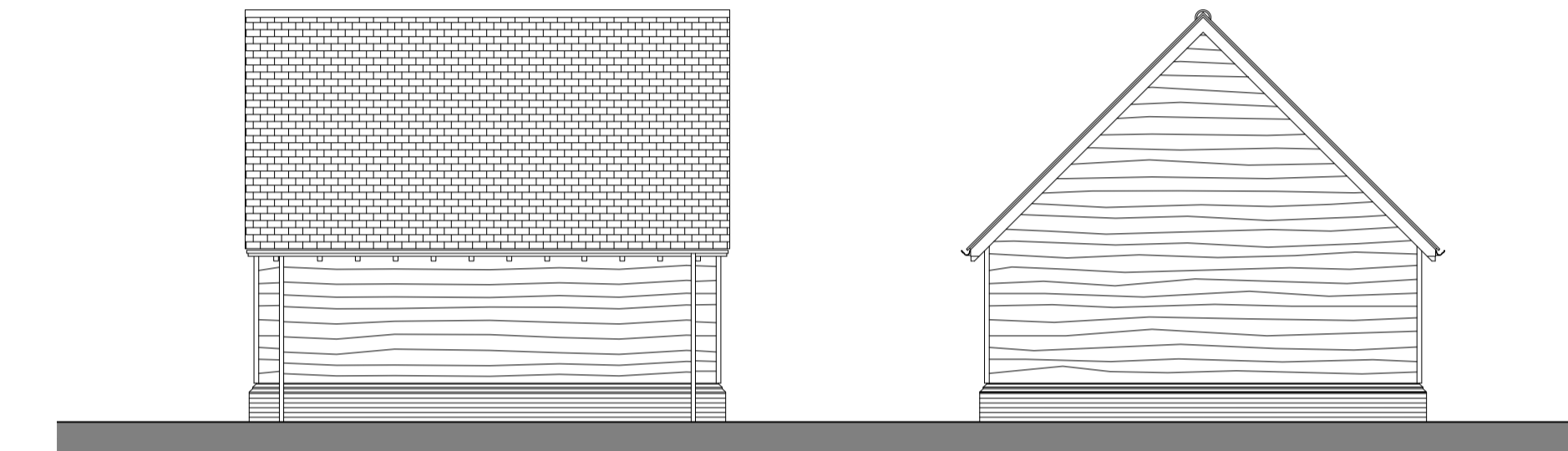
Proposed Side Elevation



Proposed Rear Elevation

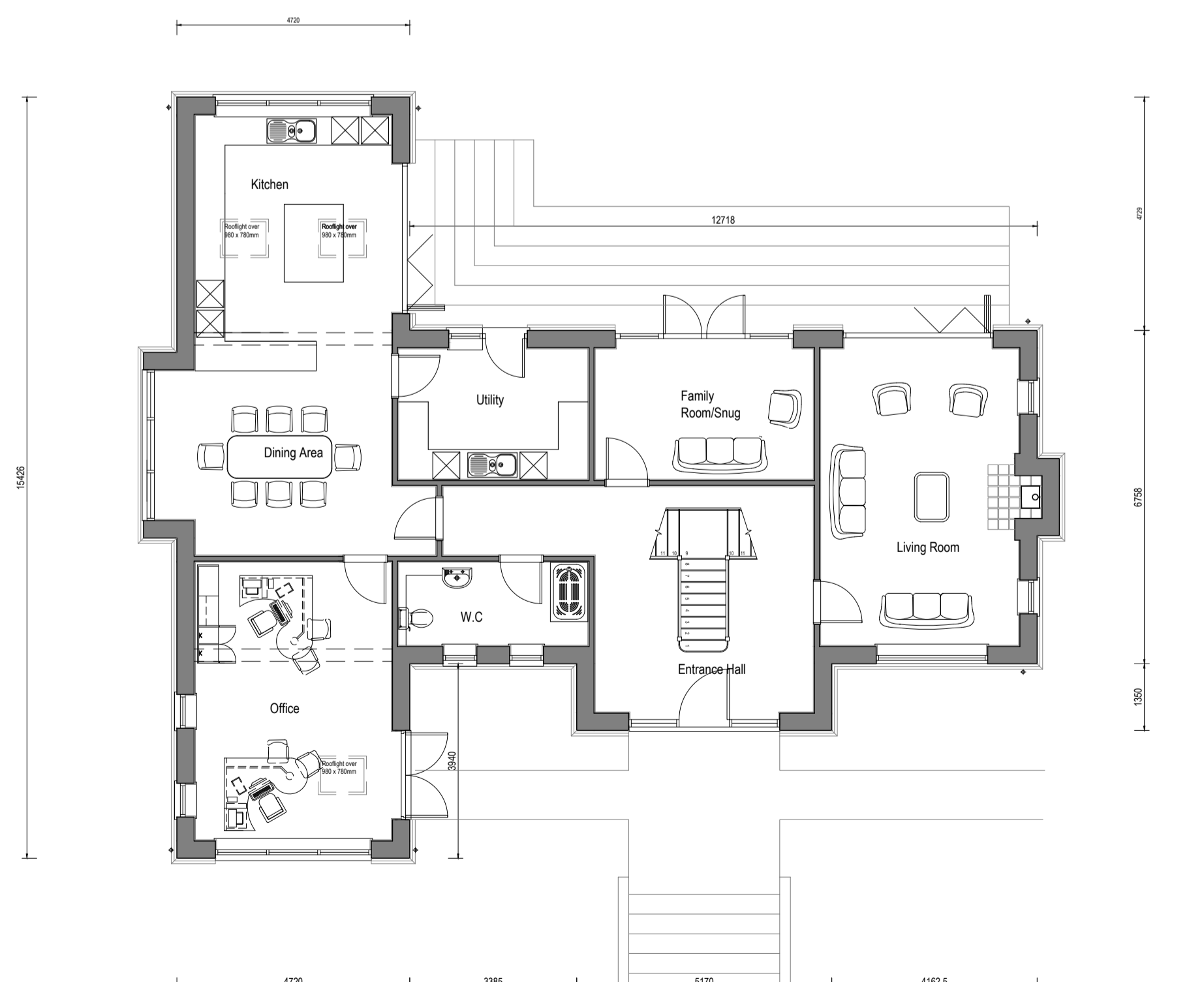


Proposed Side Elevation

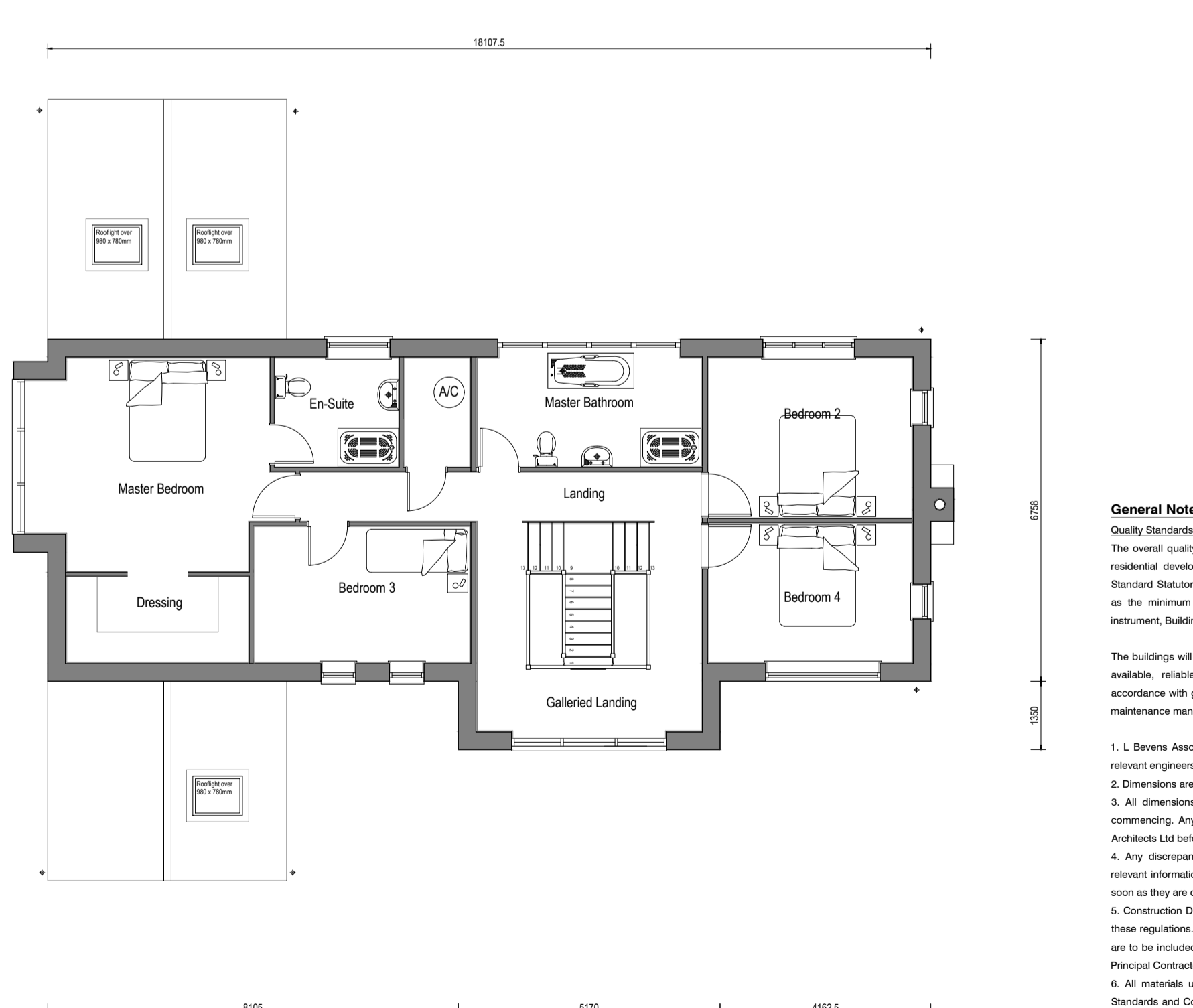


Proposed Rear Elevation

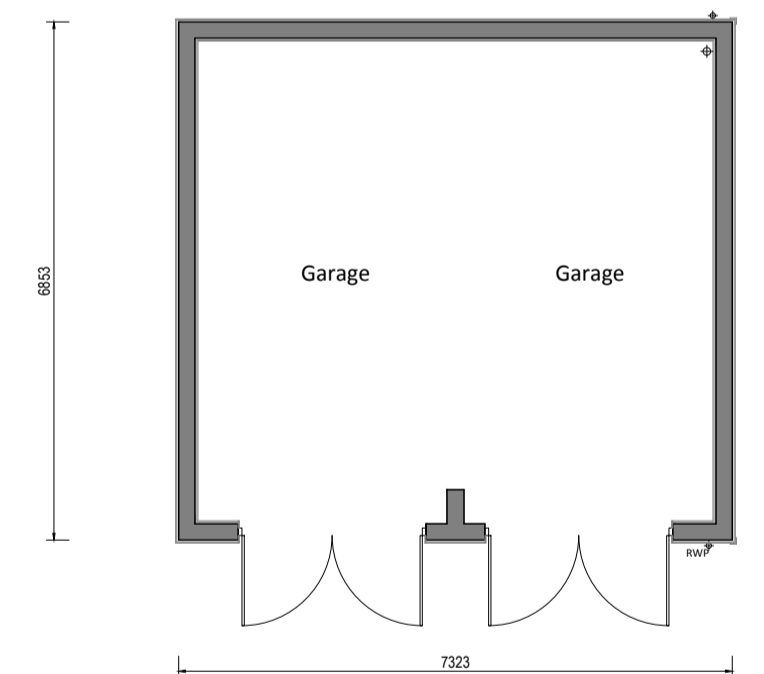
Proposed Side Elevation



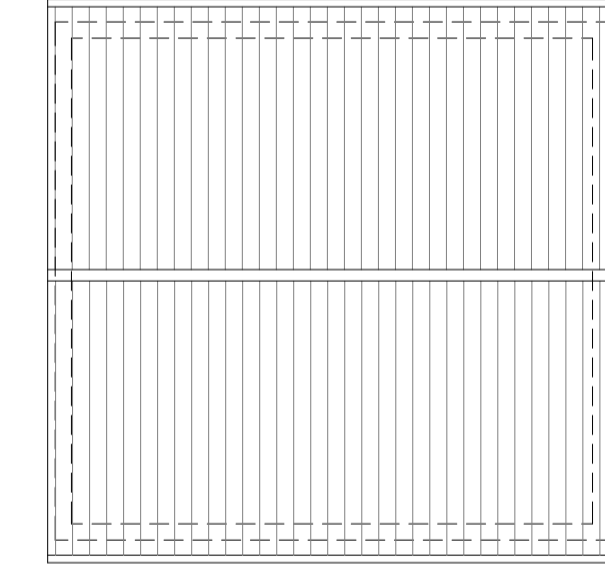
GROUND FLOOR PLAN  
143 sq.m



FIRST FLOOR PLAN  
108 sq.m



GROUND FLOOR PLAN  
44 sq.m



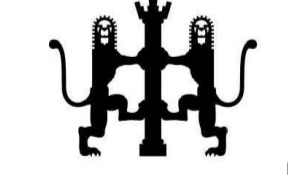
ROOF PLAN

**General Notes**

- Quality Standards**  
The overall quality standard for the project shall be that which is expected from a quality residential development. The project is to comply with all current British or European Standard Statutory Regulations, and good practice. However these are to be considered as the minimum requirements as set out in all relevant legislation and any statutory instrument, Building Regulation, by law, or European Standard and Code of Practice.
- The buildings will be designed with materials, components and techniques that are readily available, reliable and maintainable and that the building should be maintained in accordance with good practice and the guidelines and recommendations contained in the maintenance manuals.
1. L Bevens Associates Architects Ltd drawings are to be read in conjunction with other relevant engineers and specialists drawings for the project.
  2. Dimensions are not to be scaled from drawings, either manually or electronically.
  3. All dimensions and setting out information is to be checked on site prior to work commencing. Any dimensional discrepancies are to be reported to L Bevens Associates Architects Ltd before the affected work proceeds.
  4. Any discrepancies found on the drawings or between the drawings and any other relevant information must be brought to the attention of L Bevens Associates Architects Ltd as they are discovered.
  5. Construction Design & Management (CDM) Regulations 2015. This project is subject to these regulations. The drawings and notes provided by L Bevens Associates Architects Ltd are to be included in the Health and Safety Construction Phase Plan and forwarded to the Principal Contractor.
  6. All materials used in this project must be in accordance with British and European Standards and Codes of Practice and/or any other regulations current at the date of initial issue of the drawing.
  7. No substances that may cause harm or damage shall be used in the project in particular substances not in accordance with current British and European Standard Specifications and Codes of Practice.

**CDM 2015 Notes**

1. ALL BUILDING WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT HSE REQUIREMENTS.
2. EXISTING ELECTRICAL AND PLUMBING SERVICES TO BE CLEARLY IDENTIFIED AND ADEQUATE MEASURES TAKEN TO ENSURE THEY ARE SAFE BEFORE WORK COMMENCES ON SITE.
3. ENSURE SAFE ACCESS INTO AND OUT OF THE BUILDING AT ALL TIMES DURING COMMENCEMENT OF WORKS ON SITE.
4. DEMOLITION/REMOVAL WORK ON SITE TO BE CARRIED OUT BY COMPETENT PERSONS AND DONE IN A SAFE AND COHERENT MANNER.
5. ALL FLOOR WALL AND ROOF ELEMENTS ARE TO BE SUITABLY PROPPED/DURAGED DURING THE WORKS. TEMPORARY WORKS ARE TO BE DESIGNED BY A SUITABLE COMPETENT PERSON.
6. PROVIDE SUITABLE SCAFFOLDING DECKS AND WORKING PLATFORMS. ENSURE MATERIALS STORED ABOVE GROUND LEVEL ARE PROVIDED WITH SUITABLE SUPPORT. ENSURE ANY NEW OR EXISTING FLOOR DECKS ARE NOT OVERLOADED.
7. ENSURE SAFE LIFTING PROCEDURES ARE IN PLACE FOR DELIVERY AND MOVING OF MATERIALS DURING INSTALLATION OF STRUCTURAL MEMBERS. ALL CRANE AND MACHINE OPERATIVES TO BE SUITABLE COMPETENT.
8. ENSURE ADEQUATE FIRE ESCAPE IS MAINTAINED FROM BUILDING AT ALL TIMES DURING WORKS ON SITE.
9. GIVE CAREFUL CONSIDERATION TO ANY NEW MECHANICAL OR ELECTRICAL EQUIPMENT, LIGHT FITTINGS, SECURITY DEVICES TO ENSURE ADEQUATE ACCESS IS MAINTAINED WITHIN BUILDING AND CIRCULATION ROUTES ARE MAINTAINED.
10. HALF BOARD SIZES FOR PLASTERBOARD SHEETS ARE ENCOURAGED TO MAKE HANDLING EASIER ON SITE.
11. OFF-SITE FABRICATION AND PREFABRICATED ELEMENTS ARE ENCOURAGED TO MINIMISE ON-SITE HAZARDS.



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DRAWING STATUS	PRELIMINARY	CONSTRUCTION
	PLANNING	FILE COPY
	<input type="checkbox"/>	<input type="checkbox"/>

CLIENT  
**Mr and Mrs J Cook**

PROJECT  
**West Wood Farm, Westfield Road, Manea, Cambridgeshire**

DRAWING TITLE  
**Proposed House and Garage Floor Plans  
Proposed House and Garage Elevations**

**PLANNING ISSUE**

SCALE	DATE	DRAWN	CHECKED
1:100 @ A1	April 2019	LB	
DRAWING NUMBER	REVISION		
<b>CH19/LBA/510/FP-1-101</b>			

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