

AGENDA

PLANNING COMMITTEE

WEDNESDAY, 16 DECEMBER 2020

1.00 PM

**A VIRTUAL MEETING VIA ZOOM VIDEO
CONFERENCING SYSTEM**

Committee Officer: Jo Goodrum
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Due to the Covid-19 outbreak and the restrictions by the Government on gatherings of people, this meeting will be conducted remotely using the Zoom video conferencing system. There will be no access to this meeting at the Council offices, but there will be public participation in line with the procedure for speaking at Planning Committee.

- 1 To receive apologies for absence.
- 2 Previous Minutes (Pages 3 - 28)

To confirm the minutes from the previous meetings of October 28, 2020 and 11 November, 2020.
- 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 F/YR19/1068/F
Land North of Maple Grove Infant School, Norwood Road, March. Erect 48 x 2-storey dwellings and 2x single-storey dwellings, comprising of 24 x 2-bed, 21 x 3-bed and 5

x 4-bed with garages to plots 18, 20, 21, 37, 43 and 49 only with attenuation basin and sub-station involving the demolition of existing buildings (Pages 29 - 64)

To determine the application.

6 F/YR20/0473/F

Land North-West of 12 Knights End Road, March, Erect 9no dwellings (3no single-storey (1 x 2-bed & 2 x 3-bed) and 6no 2-storey (3 x 5-bed, 1 x 4-bed & 2 x 2-bed)) involving demolition of existing buildings (Pages 65 - 78)

To determine the application.

7 F/YR20/0585/F

Former Coach House, London Road, Chatteris, Erect a 2-storey 4-bed dwelling involving demolition of store building. F/YR20/0586/LB

Former Coach House, London Road, Chatteris, Demolition of a curtilage listed store building. (Pages 79 - 108)

To determine the application.

8 F/YR20/0854/F

25 Victoria Street, Chatteris, Erect 3 x 2-storey dwellings comprising of 1 x 3-bed and 2 x 2-bed involving demolition of existing building within a Conservation Area (Pages 109 - 136)

To agree appropriate planning conditions.

9 F/YR20/0943/F

86 Charlemont Drive, Manea, Change of use of single-storey workplace building from business use to 2-storey annexe building (2 x 1-bed annexes) ancillary to existing dwelling involving raising the height and insertion of dormer windows, replacement of existing workplace door with door/window, erection of conservatory to rear and installation of external staircase (part retrospective) (Pages 137 - 150)

To determine the application.

10 Items which the Chairman has under item 3 deemed urgent

Members: Councillor D Connor (Chairman), Councillor I Benney, Councillor M Cornwell, Councillor Mrs M Davis, Councillor Mrs J French, Councillor A Lynn (Vice-Chairman), Councillor C Marks, Councillor Mrs K Mayor, Councillor N Meekins, Councillor P Murphy, Councillor R Skoulding and Councillor W Sutton,

PLANNING COMMITTEE



WEDNESDAY, 28 OCTOBER 2020 - 1.00 PM

PRESENT: Councillor D Connor (Chairman), Councillor I Benney, Councillor M Cornwell, Councillor Mrs M Davis, Councillor Mrs J French, Councillor A Lynn (Vice-Chairman), Councillor C Marks, Councillor Mrs K Mayor, Councillor N Meekins, Councillor P Murphy, Councillor R Skoulding and Councillor W Sutton,

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

P42/20 PREVIOUS MINUTES

The minutes of the meeting of the 16 September were confirmed.

P43/20 F/YR19/1068/F LAND NORTH OF MAPLE GROVE INFANT SCHOOL, NORWOOD ROAD, MARCH, ERECT 50X 2-STOREY DWELLING COMPRISING OF 24X 2-BED, 21X 3- BED AND 5X 4-BED WITH GARAGES TO PLOTS 18, 20, 21, 37, 43 AND 49 ONLY WITH ATTENUATION BASIN AND SUB-STATION INVOLVING THE DEMOLITION OF EXISTING BUILDINGS.

David Rowen presented the report to members.

Members received a presentation, in accordance with the Public Participation Procedure, from Mr Adam Conchie, the Agent.

Mr Conchie explained that the land was released by Cambridgeshire County Council to provide much needed quality housing and the revenue generated goes back to support education, health and social care within the community. He added that prior to the submission of the planning application, an engagement exercise was held with the community and there have been two pre application meetings held with officers to assist with the design of the scheme and he has continued to work with officers throughout the progress of the application, being proactive in providing information and any further detail which has been requested.

Mr Conchie expressed the view that the scheme will provide 50, much needed homes that will contribute to the District and County Councils housing requirements with them being in a sustainable location and within walking distance of the town centre and train station. He stated that there will be a mixture of 2,3 and 4 bedroomed dwellings, which have been designed to provide a good standard of accommodation for the future occupants and all meet the national minimum space standards, have substantial sized gardens and provide for minimum car parking standards and the development will be landscaped.

Mr Conchie stated that he is aware that objections to the proposal have been raised with regard to flooding, highways, loss of trees and anti-social behaviour, however, the application has been assessed by the relevant stakeholders, including the Lead Local Flood Authority (LLFA), Cambridgeshire County Council Highways, Cambridgeshire Police and the Tree Officer at the

Council, who have all confirmed that they are satisfied with the proposed development as it meets all the technical and policy requirements. He acknowledged that it is disappointing that the provision of affordable housing is lacking as part of the development, however in accordance with the adoptable policy of LP13, a viability appraisal has been provided to the County Council and District Council who were both in agreement that the scheme is unable to provide any affordable housing as part of the proposal and in his opinion in accordance with planning policy, the lack of the affordable housing does not justify the refusal of the scheme.

Mr Conchie stated that the scheme is well designed, provides much needed homes in a landscaped setting, meets all the technical requirements and will be a welcome addition to the town of March.

Members asked Mr Conchie the following questions:

- Councillor Mrs French asked Mr Conchie whether a traffic count assessment had taken place.? Mr Conchie stated that a transport assessment had been carried out, which was submitted as part of the application and County Council have assessed this. Councillor Mrs French asked Mr Conchie whether he was aware of the findings of the March Area Transport Study, regarding the Norwood Road area and the amount of road traffic collisions which have taken place over the last 3 years.? Mr Conchie explained that as part of the transport assessment, the data of the last 5 years regarding accidents would be reviewed.
- Councillor Mrs French asked whether the road was going to be adopted by the County Council? Mr Conchie explained that part of the road is going to be adopted to allow refuse vehicles to access the site and service the properties, however some of the roads within the estate will not be adopted.
- Councillor Mrs French asked Mr Conchie to clarify that, if the application is approved, will he be prepared to sign a Section 38 and a Section 278 Highway Works Agreement? Mr Conchie explained that if the road is adopted then they will have to be carried out in accordance with the County Council requirements and the applicant is prepared to undertake those works and sign the necessary documentation.
- Councillor Mrs Davis asked Mr Conchie to confirm the width of the entrance road.? Mr Conchie stated that amended plans were submitted to officers which increased the width of the access road in accordance with comments from the County Council. Councillor Mrs Davis asked for confirmation that there are footpaths in the proposal and that there is adequate space for vehicles to pass? Mr Conchie confirmed that there is space for two vehicles to pass and there is the inclusion of footpaths which was at the request of the County Council.
- Councillor Cornwell stated that the eastern border of the site is a fenced border against an area of public open space and he asked for clarity as to whether there is the intention to remove the fence, whilst taking into consideration the reason the fence was erected in the first place. Mr Conchie explained that as part of the application, meetings were held with officers and there is the intention to provide timber bollards along the boundary edge, which will enable the residents to access Wake Road and will provide a secondary means of access for emergency vehicles. Councillor Cornwell questioned whether the fence is owned by the landowner and Mr Conchie stated that the boundary fence forms part of the site and is within their ownership.
- Councillor Cornwell stated that the fence was erected to act as a deterrent for antisocial behaviour, which has been effective and therefore if removed, it could lead to a resurgence of antisocial behaviour. Mr Conchie stated that he can understand the concerns, however, the area of open derelict land could lead to antisocial behaviour, as there are no overlooking issues and by building the dwellings there will be natural surveillance across the highway network and the public open space to the north and east of the site. He added that Cambridgeshire Police have reviewed the proposal and have raised no concerns. Councillor Cornwell stated that the Police have reviewed the site on the historic basis that there has been no antisocial behaviour and they have responded on this basis because there has

been no antisocial behaviour since the fence was erected.

- Councillor Sutton stated that at 10.13 of the officers report the County Council Transport Team have indicated a holding objection as there has been no cycle way or pedestrian way included to access the school and he questioned why this request has not been looked into? Mr Conchie stated that this has not been reviewed as it would only be of benefit to the scheme to access the rear of the school and not a benefit to the wider community. He added that discussions did take place with the school, however, there was not a request from the school for an additional entrance to be included at the rear of the site.
- Councillor Sutton addressed the query that Councillor Mrs Davis had raised regarding the width of the road and confirmed that it was 5.5 metres and there is a pavement at either side of it which is 1.8 metres.

Members asked officers the following questions:

- Councillor Mrs French asked why there have been no consultation or contributions with the National Health and the Primary Care Trust? David Rowen stated that the viability assessment has demonstrated that the development cannot deliver any financial contributions, albeit affordable housing or financial contributions towards the NHS or public open space.
- Councillor Mrs French stated that there appears to be slight confusion between 5.3 of the officer's report where it mentions that the transport team have raised a holding objection and the comments stated at 10.13. David Rowen stated that the Transport Assessment Team still have an outstanding issue in respect of access through the development site to the school, however, the content of the wording at 10.13 is correct in the fact that it is not considered that the lack of the footway link, would be sufficient grounds to refuse the application.
- Councillor Sutton expressed the opinion that, with regard to the holding objection from the Transport Team, there does not appear to have been any action taken from officer's about resolving the issue. He added that he is aware from Mr Conchie's presentation that preliminary discussions took place with the school, however, there is no evidence of this mentioned on the Public Access system or within the officer's report. David Rowen stated that the fact that the issue has not been evidenced on Public Access does not mean that no discussion had been entered into around this issue. The matter was explored, and the rationale was that the school was not insistent on an additional access point at the rear, and therefore it has not been progressed any further.
- Councillor Cornwell stated that at 10.23 of the officer's report, the fence on the current open space is raised which was erected to stop the antisocial behaviour but there is nothing in the report regarding this issue. He made the point that historically the fence was put in place as a result of considerable antisocial behaviour across the rear of the site and if it is removed it will open up the area and Wake Road to pedestrian access which could then lead to a repeated issue of the antisocial behaviour and he asked officer's to confirm whether this has been taken into consideration? David Rowen asked for clarification on which fence that Councillor Cornwell was referring to and it was confirmed that it was the fence to the western side of the public open space adjacent to Wake Road. This fence divides the application site from the public open space which is a significant area of waste land that has been vacant for some time which encourages anti-social behaviour and by developing the land, it may overcome the issue. He added that there is the intention for pedestrian access from the site across the open space to Wake Road, which could be seen as a benefit to the community, allowing movement around the area and the Police have raised no concerns about the development proposed. Nick Harding added that the design of the layout, is such where the residential properties will look towards the open space and therefore levels of surveillance are increased, and the situation has changed which would indicate that a fence would no longer be required.

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

- Councillor Sutton stated that he is content with the overall scheme, however, he has concerns over the holding objection from the Transport Team and from his own personal experience he is aware that there are significant traffic issues at the end of the school day and expressed the opinion that to suggest a walkway and cycle way would not be beneficial to this proposal and to the wider area is wrong. He added that the application needs to be revisited and discussions should take place with the school for them to have further input as he feels the application should include a walkway and a cycle way into the back of the school and as the application stands, he cannot support it. Nick Harding stated that if a gate were to be provided to enable access directly to the school from the development it may attract drivers from outside of the proposal to use the development as a parking area and drop off area for their children. He added that if the committee wish to explore this issue further and if they are happy with the rest of the proposal, he suggested that the committee could give officers delegated authority to approve the application if the primary school confirms that they do not want a secondary means of access via the development to be included.
- Councillor Mrs French stated that she agrees with Councillor Suttons comments. She added that regarding the discussion concerning the fence, she can confirm that it was erected fifteen years ago for a reason as the residents of Wake Road were subjected with extensive anti-social behaviour and that Councillor Cornwell is correct in his statement that there are no statistics available regarding anti-social behaviour as the issues are historical. Councillor Mrs French expressed the view that she would not wish for the fence to be removed which will enable easy public access onto Wake Road.
- Councillor Mrs French referred to the Transport Statement dated 8 January and the Transport Technical Notes Statement which was dated 20 February, both statements derived from the Highway Authority and in each documents conclusion, it stated that the County Council requested that the application should not be determined until such time as additional information was submitted and reviewed. She expressed the view that the agent had not addressed her question regarding the results of the traffic survey making the point that March Town Council carried out a traffic survey and over a two week period, the results showed 24,161 vehicles travelled in one direction, from Hundred Road towards Wisbech Road, with a top speed of 82mph in a 30mph area. The second survey carried out was from the 26 February through to 12 March, going in the opposite direction and showed 22,860 vehicles with a top speed of 83mph and she cannot understand why the application is recommended for approval without a proper transport infrastructure. Councillor Mrs French added that she is the Chairman of the March Area Transport Strategy and has been working on the strategy, focusing on 3 schemes for the past two years, but she has been dealing with issues and concerns over the issue of speeding for over 30 years. She made reference to accident data that she was aware of , including damage to property and vehicles and expressed the opinion that she cannot support the application in its present form, it should be deferred and returned to committee once the concerns and issues have been addressed. She expressed her disappointment that the application does not include any Section 106 contributions and is disappointed that the applicant wishes to build 50 dwellings but is not prepared to include contribution towards the National Health Service or Primary Care Trust.
- Councillor Cornwell stated that he is one of the Ward Councillors for the area and he agrees with the comments made by Councillor Mrs French and Councillor Sutton. He added that twice daily there is significant traffic disruption in Maple Grove and there is the need for a rear access into the school. He feels that enforced parking control measures may alleviate some of the traffic issues, but he cannot support the application in its current format.
- Nick Harding reiterated his suggestion to members in relation to the inclusion of a second school access and if the school is agreeable to an additional access then the decision could be delegated to officers who in turn would issue a consent. If the applicant was not in agreement with the inclusion of a secondary access, then the application would have to be brought back to the committee. He explained in relation to the concerns raised over the

fence, the applicant could be contacted to ascertain whether they would be prepared to leave the fence in place. Nick Harding referred to the County Council's comments with regard to the secondary pedestrian access for the primary school with their response of the 20 February 20, detailing concerns over an isolated walking route without direct access to the school. He added that regarding accident data, the County Council had stated that the data was acceptable for use and covered the period from September 2014 to September 2019 and there were no concerns raised with regard to trip generation, distribution or queue length surveys. Nick Harding concluded by stating the County Council's holding objection only relates to the issue of the secondary access by pedestrians as they have stated that they are happy with all other aspects of the application with regard to transportation.

- Councillor Mrs French expressed the opinion that she cannot support his suggestion regarding further discussion with the school over secondary access which she feels is a highway issue. She reiterated that the application should be deferred and brought back to the committee when all relevant concerns have been addressed.
- Councillor Sutton expressed the view that Nick Harding has suggested that the application be delegated to the Head Teacher of the school but that decision should not be down to the current Head Teacher as her view may not be agreeable with her successors in the future. He added that he will recommend that the application be deferred.
- Councillor Mrs Davis stated that if the application is deferred then the retention of the fence also needs to be considered.

It was proposed by Councillor Sutton, seconded by Councillor Mrs French and AGREED that the application be deferred to seek clarification from the school regarding the Highway Authority's concerns surrounding secondary access to the school, request for the retention of the fence to Wake Road and to obtain up-to-date data regarding transportation and accidents from the Highways Authority.

(Councillor Mrs French and Councillor Connor both declared an interest by virtue of the fact that they are both elected members of Cambridgeshire County Council but have had no involvement with this land)

P44/20

F/YR20/0710/F

F/YR20/0711/LB>BR/>2 MUSEUM SQUARE, WISBECH,

FULL APPLICATION: CHANGE OF USE FROM OFFICE (B1) TO A 7-BED HOUSE IN MULTIPLE OCCUPATION (HMO) (SUI GENERIS) FOR UP TO 9 PERSONS.

LISTED BUILDING APPLICATION: INTERNAL AND EXTERNAL ALTERATIONS TO A LISTED BUILDING TO FORM A 7-BED HOUSE IN MULTIPLE OCCUPATION

(HMO) FOR UP TO 9 PERSONS.,

David Rowen presented the report to members.

Members received a written representation, in accordance with the Public Participation Procedure from Kirsty Fullarton, read out by David Rowen, Development Manager.

“In my opinion, Wisbech's one distinguishing feature is its Georgian architecture. I believe that failure to recognize and respect its architectural heritage by approving these alterations will further chip away at its identity and contribute to its general decline into a soulless town with high levels of social deprivation. The character of Museum Square, which is currently a paved pedestrian area, will be irreparably altered by the inevitable increase in cars parked in the vicinity of the museum. The only people who benefit from HMOs are the absent landlords who own them. For tenants, the conditions are often crowded, and, during the current Covid pandemic, social distancing will be impossible”.

Members received a written representation in accordance with the Public Participation Procedure from William Wagstaff, read out by David Rowen, Development Manager.

“I write to register my concern that the over thirty comments written by residents and societies have not been addressed in the officer’s recommendation to grant this application. Would the officer confirm for example that the issue of local parking has been taken into consideration when making this decision? Also, I am alarmed that the decision for approval appears to have been made by the officer because there is no better proposal on the table (see last paragraph of Conservation Referral Comments document “It is disappointing that the house is not to be returned to a single dwelling, as it would have brought it closer to its historic appearance and plan form and would have enhanced its significance. However, the alterations now proposed are no more harmful than the current arrangement over all”). It should not be a fait accompli that an absentee developer can buy up Wisbech’s historic property and turn it into a modern-day slum for profit. The planning committee should send out a message that starting now that houses in the conservation area should be retained as good family housing”.

Members received a written representation, in accordance with the Public Participation Procedure from Marcus Aspden, read out by David Rowen, Development Manager.

“Change of Use

With regards to the change of use application, I feel the HMO will over intensely utilise the current property and the neighbouring areas. What control measures will be put in place to ensure parking facilities are not affected? The application does not provide details for dealing with refuse collections - how will these be controlled? I feel consent should not be granted without details and control measures in place.

Internal Alterations

The agent, in recent correspondence has stated the alterations and change of use and the works planned will improve the current condition and appearance of the property. As the council are aware, the Owner of a Listed Building has a duty to maintain and keep their property in repair, it should not be left to fall derelict. If necessary, the local authority or council should serve an enforcement notice on the owner to undertake repair and maintenance works. Allowing a property to fall into disrepair and then using this as a reason for a change of use application and alterations should not be considered in support of the application. On the 7th September FDC recommended Objecting to the application (notes posted on the website on 8th Sept). What has been submitted by the applicant to change the Council’s opinion to now recommend approval?”

Members received a presentation in accordance with the Public Participation Procedure from Ray Johnson of the Wisbech Civic Society in objection to the proposal.

Mr Johnson stated that the Wisbech Society strongly objects to the planning application to convert a fine example of a late 18th century family town house into a nine bed HMO. He expressed the view that Museum Square is the cultural heart of Wisbech and is a gem in terms of its architecture significance to the town with its unique historic setting with its Grade 1 Listed Church and church gardens, Grade 2* Listed Castle and Museum as well as many other Grade 2 Listed Buildings and monuments. Mr Johnson expressed the opinion that Museum Square is a sensitive area of the town, regularly used for public events, such as Rose Fair and other museum, civic and church events, and these events could be severely disrupted by the accumulated storage of household waste to the outside of the property or insensitive car parking, as there are no allocated car parking spaces to

the frontage. He feels Museum Square and adjacent Church gardens are a haven for residents and visitors to rest and admire the surrounding buildings and their setting which will be seriously affected by the potential for excessive noise and disturbance that a nine bed HMO can bring.

Mr Johnson stated that the town needs additional housing, but this should be of a quality and desirability that offers its occupiers a place to call 'home' not merely somewhere to sleep and asked is allowing a HMO to be established in the cultural centre of Wisbech the appropriate response to much needed housing, or simply an attempt by opportunistic developers, who he emphasised, are not locally based or invested in the towns society, to make profit at the expense of people?

He added that Wisbech is the Birthplace of Octavia Hill, who as well being a founder of the National Trust, was a social reformer and pioneer in improving housing conditions for the working classes and the application does not appear to have taken into consideration the progressive practices she introduced and possibly could be considered a disappointment to this amazing woman. Mr Johnson stated that although the Planning and Conservation Departments have applied the Planning Laws and guidelines precisely, he believes that they have been too rigid in their application and have not sufficiently considered the strong local feeling against this application with 44 written objections; and in failing to do so, have not used the leeway provided by the National Planning Policy Framework (NPPF), which delivered the Fenland 'Local Development Plan (LDP) in 2014'. He referred to the wording Policy LP18 of Fenlands Local Plan under the Historic Environment and Heritage Assets and Historic England's guidance regarding enhancement and conserving heritage assets and the contribution that the historic environment can bring to the area

Mr Johnson concluded that on the basis of the Fenland Local Plan and the advice given to Local Authorities by Historic England, the Wisbech Society strongly contends that it is clear that the proposed HMO within the cultural centre of Wisbech will seriously affect the setting of the building and the historic asset which is the Town's Museum Square with the proposal for an HMO in Museum Square negatively affecting its local character and distinctiveness while offering no wider social or public benefit.

Members received a presentation in accordance with the Public Participation Procedure from Mr Jeremy Baldwin, the Applicant.

Mr Baldwin stated that the building is not in disrepair and it is a large four-storey house of approximately 2000 sq. ft. internal area, which has been used as office accommodation for the past 20 years. He added that the Fenland Probation Service previously used the building as offices and an employee that worked there for 16 years has stated that the offices provided a work space for 7-8 staff and would typically host between 10-15 meetings with outside clients each working day, with all of the associated traffic load and foot-fall in and out of the building, and there was never any concerns over parking raised.

Mr Baldwin stated that the property is in a central location and is well suited to serve a growing and economically important element of the Town's community looking for a high quality "shared living" experience with the proposal bringing back into residential use a property which has been for 20+ years used as a commercial office building. He feels this is in keeping with the stated objectives and preferences of the Conservation Officer, who has been fully consulted as part of this application and who has visited and surveyed the property.

Mr Baldwin explained that there will be a sizable injection of investment to rehabilitate the property which although costly, will benefit the local economy, both in terms of materials supply and employment for local trades and the refurbishment and improvement of the property

externally will enhance the local street scene, improve the look of the square and the Conservation Area more widely. He explained that there are already 20 Licenced HMOs within 220m of 2 Museum Square and 3 of these are also Listed Buildings with one of these being a 30 seconds walk from 2 Museum Square next to the Fenland Library and the designation of 2 Museum Square as a Listed Building, should not be relevant in the assessment of the usage application, provided the Conservation issues are fully identified and respected as in this case.

Mr Baldwin stated that the proposal to use the house as an HMO has the support of the responsible Housing Officer who has met with the applicant and surveyed the building to ensure that the necessary amenity standards will be met and she is satisfied that this is the case. He added that parking is referred to in several of the objections registered, but it should be noted that there is a public car park 70m away from the property, less than a 2 minutes' walk which was not considered an issue when the property was used as offices; with the likely parking demand as an HMO being almost certainly less than when the property was used as offices with 7-8 staff and 15 visitors a day and the Council's own policy is for reduced parking in Town Centres with nil being considered acceptable in certain circumstances.

Mr Baldwin expressed the opinion that the suggestion that HMO's are a source of "anti-social" behaviour is a dangerous generalisation and should not be relevant in considering this application. He added that whilst there may be HMO's in Wisbech which are not professionally managed in his view these are very much in the minority and are not the yardstick against which other HMO's are assessed with the Council having a proactive management policy concerning the private rental sector and HMO's, and therefore this should not be an issue.

Mr Baldwin added that many the objections to the Planning Application are "Cut and Paste" letters with follow precisely the same format and content and the protests appear to be a "whipped-up", carefully orchestrated storm with little foundation in reality and even perhaps, "Nimbyish". He explained that not everyone can afford to rent other types of accommodation, and the proposed high-quality shared living alternative is genuinely very necessary in the Town with "shared living" accommodation being on the rise across the country, and 2 Museum Square is ideally suited for this use. He concluded that the proposal is centrally located, well designed, properly licenced, and affordable; it will be a benefit to the economy of the Town and fills an essential need in the rental market.

Members asked Mr Baldwin the following questions:

- Councillor Meekins asked Mr Baldwin to clarify the overhauling works to the front of the property that he had referred to and asked what further works will be carried out? Mr Baldwin stated that the Conservation Officer wanted to see detail of the overhauling of sash windows and that has been provided to her, along with the full details to tidy up the front of the building. He added that the rear sash windows will need slight repairs, but the front windows will only need to be repainted. He referred to the drawings in the officer's presentation which highlighted conservation approved grills and vent outlets which will maintain the character of the building.
- Councillor Meekins asked for clarity regarding the location of the fire escapes as the plans only show one fire escape. Mr Baldwin explained that the central staircase is the main means of escape, which conforms with building regulations and a fire risk assessment has been carried out which will form part of the licensing process for the HMO which is a secondary regulatory process to deal with.
- Councillor Marks asked that if planning permission is refused to turn the property into an HMO, will he look to change the property into a single dwelling? Mr

Baldwin stated that the application is for a marginal increase in the occupancy levels of the building and if refused it will just operate as a 6 bed roomed HMO. Councillor Marks asked whether there will be caretaker living on site? Mr Baldwin confirmed it will be managed professionally and high-quality shared living is increasing across the country and there is a constant demand for this type of accommodation.

Members asked officers the following questions:

- Councillor Skoulding asked for confirmation as to whether the local car parks referred to in the officer's report have any time limits associated with them? David Rowen stated he is unsure regarding any restrictions, but as residents there maybe the opportunity to apply for a dispensation when parking there.
- Councillor Mrs French clarified that there are no restrictions currently associated with the car parks, however, in the future this maybe something that is introduced as part of the Civil Parking Enforcement initiative to include permits and time restrictions.

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

- Councillor Meekins expressed the opinion that the refuse collection in the area is collected in bags, which will look unsightly and attract vermin. He stated that, within the building itself, there is one historic fireplace and he questioned whether this will be removed, retained or boxed in and preserved. Councillor Meekins referred to the plans and highlighted that on the second floor there are three bedrooms and a sitting area, but there is no inclusion of a toilet or washing facilities. He made the point that although there are two large car parks near the development, people will choose to park in the vicinity of their home, and in his opinion, this could cause an issue. Councillor Meekins stated that Museum Square is the cultural centre of Wisbech, with the Museum, Castle and Church in the vicinity of the HMO and he added that the property is going to well managed but, in his opinion, there is the scope for residents that will live there to be non-compliant with the house rules. He stated that he will be voting against the officer's recommendation.
- Councillor Cornwell expressed the view that members are always cautious when determining HMO properties in the Wisbech area, which is why some strict controls had been introduced previously and Mr Baldwin has confirmed that if the application is approved then it will need to be managed appropriately. He added that in his opinion the HMO is not situated in the right location, since it will be surrounded by Grade 1 and 2 Listed Buildings along with the Castle and Church and he questioned why the refuse cannot be stored and serviced from Love Lane.
- Councillor Lynn stated that he was worked in some of the HMO properties in the area and due to the size and nature of them, they have all had en suite rooms, whereas this proposal does not, in his opinion, have sufficient bathrooms and kitchen facilities for 9 people. He added that the officer's report states that the drainage from the property will egress into Love Lane and there are concerns as to whether that drain will be fit for purpose. Councillor Lynn expressed the opinion that the proposal for 9 people is too overcrowded with too few amenities and he cannot support the application.
- Councillor Sutton stated that he does not have an issue with the building being used as an HMO or the location of it but in his opinion if the proposal had been brought forward with bedroom 7 being used as a wet room and toilet for the residents of the upper floor, he would have supported the application. He suggested

that if the application could be deferred and bedroom 7 could be altered into a wet room officers could be given delegated authority to grant the application. Councillor Sutton stated that public comments cannot be taken into consideration unless they are for material planning reasons.

- Councillor Benney stated that he agrees with Councillor Sutton regarding his comments concerning letters of objection. He added that consideration needs to be given to the quality of life for the residents who live in this type of accommodation, with many of the people who come to Wisbech to work, being from other countries and he is concerned about the cramped conditions that 9 people would be living in and they should be entitled to live in good high-quality accommodation, which, in his opinion the proposal does not equate to. Councillor Benney referred to the comment made regarding the footfall when the premises was a Probation Office, and expressed the view that although at that time there was a high level of footfall, during office hours, with nine residents plus guests visiting the property at different times of day and night, there will be a significant increase in footfall. He feels that the real concern is not so much about the building, it is how people are treated, referring to the Fenland Local Plan Policy LP2, Facilitating Health and Wellbeing for Fenland residents and he questioned how nine people can flourish, living together, who may not know each other with residing in this type of environment not promoting a healthy lifestyle. Councillor Benney added that with reference to crime, Wisbech does have a slightly higher rate of crime than some other Fenland areas and this should be taken into consideration when determining the application. He referred to LP16 of the Local Plan and questioned how the proposal protects a heritage asset with it will also having an impact on the neighbouring properties with noise. He stated that there is no statement to support how the waste will be stored and added that if the waste is stored in bags this will lead to an accumulation of refuse which has not been taken into consideration. Councillor Benney stated that he has looked into other HMO properties in Wisbech and referred to F/YR16/1185/F which was also for a nine bedroomed HMO at 17 Leverington Road, which was refused, and it went to appeal, and it was dismissed. He concluded by stating that the application should be refused and converted into an HMO for 6.
- David Rowen stated that regarding the living standards within the property, that would fall under the licensing regulations for properties of this type which set out the amenity standards required with comments having been received from the Licensing Team who have stated that the amenity provision is acceptable.
- Councillor Sutton referred to the Leverington Road site which was refused on the grounds of lack of amenity space on all floors and the application was brought back before the committee with amended plans and the application was granted. He expressed the opinion that if room 7 was changed into a wet room and toilet so that each floor of the property has its own facilities it would resolve the issue.
- Councillor Cornwell referred to the comments made by the Licensing Team and stated that when reviewing information, they are working on a minimum standard to reach the conclusion that the proposal is acceptable. Members have intimated that they would prefer to see an additional toilet and wet room and this will then enhance the quality of life and meet the requirements of the Local Plan.
- Nick Harding stated that he has reviewed the appeal decision notice for Leverington Road proposal, which was for two bathrooms shared between 16 people, whereas this proposal has 2 bathrooms for 9 people and is therefore better designed.

F/YR20/0710/F – Change of Use.

It was proposed by Councillor Sutton, seconded by Councillor Skoulding and AGREED that the application be deferred to encourage the applicant to submit amended plans to change bedroom 7 into a wet room for the health and wellbeing of the residents under LP2 of the Local Plan.

F/YR20/0711/LB – Internal and external Alterations to a listed Building

It was proposed by Councillor Connor, seconded by Councillor Sutton and AGREED that the application be deferred, in association with the previous application F/YR20/0710/F.

P45/20

F/YR20/0790/F

CURF FEN COTTAGE, CURF FEN DROVE, CHATTERIS;ERECT A 3 AND 4-STOREY (INCLUDING BASEMENT) REAR EXTENSION, AND SINGLE-STOREY SIDE EXTENSION TO EXISTING DWELLING INVOLVING THE DEMOLITION OF EXISTING CONSERVATORY AND SINGLE-STOREY EXTENSION, AND THE ERECTION OF A 6.5M HIGH (APPROX) STORAGE BUILDING INVOLVING THE CHANGE OF USE OF LAND FOR DOMESTIC PURPOSES

David Rowen presented the report to members:

Members received a presentation, in accordance with the Public Participation Procedure, from Councillor Alan Gowler of Chatteris Town Council.

Councillor Gowler stated that he is one of the Town Councillors for Slade Lode Ward, in which the proposal site is situated with the location site being very rural and on the edge of the parish boundary between Chatteris and Doddington. He added that he sits on the Chatteris Town Council Planning Committee and when it was discussed at the committee all the members unanimously agreed that it was a good proposal and concluded that it would improve the current dwelling with the applicant being a well-known and respected member of the community. Councillor Gowler referred to LP16 of the Fenland Local Plan which he feels this proposal complies with. He added that the Town Council welcomed the application and would like to see it approved.

Members received a presentation in accordance with the Public Participation Procedure, from Ian Benney who advised the committee that he would be addressing them as an individual and not as a Councillor.

Mr Benney stated that he knows the applicant personally and has done so for many years, but he still has an opinion on the proposal and considers the application to be worthy as he feels that the extension to the property will make a positive contribution to the area. He expressed the opinion that from Doddington Road, the current dwelling looks to be out of place by its lack of scale and mass and added that he does not feel it will be detrimental to the street scene when it is a detached property with no near neighbours and will be set back from an unclassified road between Chatteris and Doddington which once built will blend in and enhance Curf Fen. Mr Benney referred to a newly built block of flats in Chatteris which was deemed to be out of character with other buildings in the area, had nothing in common with anything else in the vicinity and when it was being constructed, he thought it would be overpowering, however, now it has been completed, it sits nicely in the street scene. He stated that the only reason to refuse to application would be under LP16d of the Local Plan but in his view this reason is subjective and he would like to see the application supported and given approval.

Members received a presentation in accordance with the Public Participation Procedure, from Mr Robert Feast, the Applicant.

Mr Feast thanked the committee for giving him the opportunity to address them today and asked them to support his planning application. He explained that for most of my working life he has worked in the construction industry and worked his way up to site manager for large construction companies including Skanska and Langs but in recent years as a self-employed builder, and as well as being in the construction industry for the last 10 years, for 8 months of the year he has owned a pest control business. Mr Feast explained that he has Danish hunters who pay to come to England to shoot wood pigeons on farms protecting crops with the dead birds then sold to a game dealer where they end up in the food chain and he needs a barn to store not only his construction equipment, but all the equipment including the walk-in chiller for his hunting business. He stated that he has a JCB digger, a mini digger and numerous other pieces of plant and equipment some of which he currently has stored at a secure rented yard with the 4 acres plot his house stands on needing agricultural machinery to maintain the garden, orchard and grounds and he requires somewhere to store his tractor, grass cutter, trailer, industrial size sprayer and rotovators and he cannot store this equipment in a garden shed. Mr Feast explained that he has a large close knit family with 4 children and 8 grandchildren, who across the generations work with each other for help and support and along with his wife has looked after his parents, and when his father in law passed away in 2006 his mother in law who was suffering from dementia moved in with them rather than put her in a home and it was from my mother in laws inheritance that he has been able to buy their dream home at Curf Fen Cottage.

He explained that the proposed design will be like an old manor house style, he is a firm believer in re-cycling and he would not want to pull down the house as he has invested time and money renovating it to bring it up to a liveable standard, with the intention of including a sensory room within the property for his grandson. Mr Feast stated that he has two static caravans on the site which are currently being used by his two sons and the proposal includes two bedrooms for them to be able to move into.

Members received a presentation in accordance with the Public Participation Procedure, from Mr Matthew Hall, the Agent.

Mr Hall explained that all statutory consultees support the application and there are no objections. He made the point that it is a large site where the applicant wishes to have a large property and there is no overlooking or over shadowing and the nearest house is 100 metres away and nearest road is three quarters of a mile away. Mr Hall referred to the officer's report to 9.10 which shows an ancillary building with Mr Feast providing an explanation to officers as to why this would be required within the residential curtilage. He referred members to the presentation screen where slides were displayed to highlight images of the current site and the proposed site and views.

Members asked Mr Feast and Mr Hall the following questions:

- Councillor Marks asked Mr Feast to clarify who is currently residing in the static caravans? Mr Feast confirmed that his two sons currently reside in the caravans as the existing dwelling is only a one bedroomed property.

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

- Councillor Mrs Davis expressed the view that she cannot support the officer's recommendation as she feels that the application proposal is balanced and meets many aspects of the Local Plan Policy LP16. She added that she would prefer to see a larger standalone house rather than a house and caravans and stated that she applauds Mr Feast for wanting to keep his family together. Councillor Mrs Davis expressed the opinion that there are instances where there appears to be a lack of consistency in the determination of

applications and referred to a recent application where there was a large dwelling built under reference F/YR20/0338, which was a 6 bedroomed dwelling with a triple garage and swimming pool block, which at first was refused and the applicant continued to build the dwelling to second floor level and then submitted a retrospective application which was granted, but has had a large impact on neighbours in the vicinity, whereas the proposal before members will not impinge on anybody due to its rural location.

- Councillor Sutton stated that he agrees with some of the points raised by Councillor Mrs Davis, but he does have concerns over Flood Zone 3, as whilst officers with delegated authority have passed applications within Flood Zone 3 previously, but there have always been mitigation measures in place. He stated that he has noted that the proposal has a basement added to it and questioned as to how there can be any mitigation with a basement included and if the basement had not been included, he may have supported the application. Councillor Sutton expressed the opinion, that he has no issue with the applicant wanting a bigger home for his family or with the inclusion of the shed, but the design is not a quality proposal and could be a better designed property in terms of look and usability for the applicant.
- Councillor Skoulding expressed the opinion that he will be supporting the application as he feels that the proposal is a nice design and whilst he respects the views of Councillor Sutton in his opinion, he can understand why the applicant wants to have his tools and equipment for his business in one place and for his family to live under one roof.
- Councillor Marks stated that he will be supporting the application as he thinks the site is of a good size and design and the proposal will tidy up one of the sites along the road and he would hope that the neighbour along the same stretch of road will also do the same thing.
- Councillor Murphy expressed the opinion that the officers' recommendation is correct as they have taken into consideration the Fenland Local Plan, which should still be adhered to, until the new plan is put in place. He added that the officers have correctly identified the site as being in an elsewhere location, which is out of character with the area and the design, scale prominence and layout are all detrimental with the design being three and a half times of the original dwelling and is against policy LP16(d) and chapters 7, 12 and 15 of the National Planning Policy Framework. Councillor Murphy stated that a planning application on the site was refused in 2017, which was smaller in scale than the proposal before members today and questioned why a larger sized dwelling has been applied for. He made the point that there are several representations of support for the application which have been submitted from individuals who are not local to the proposed site who will not be impacted by the proposal. Councillor Murphy stated that detail in the officer's report highlights the enormity of the dwelling which could be likened to a small hotel and he feels the application still has many outstanding aspects which need to be considered and the applicant needs to reconsider his application and discuss with officers the detail in the application to reach a satisfactory resolution.
- Councillor Mrs French expressed the view that although she does not know the area, but by looking at the plans, the site would be enhanced if the application was approved. She added that the design looks good and if approval is given the neighbours in the locality will be pleased to see the area tidied up. Councillor Mrs French referred to a comment made by Councillor Sutton regarding the proposed basement and stated that there is a technique in place called Modern Method Construction which includes building homes including basements in Flood Zone 3. She added that in her opinion, if somebody can afford a large property, which is not causing any issues or harm, then the proposal should be approved, and she will be supporting the application.
- Councillor Lynn referred to a comment made by Councillor Murphy, who stated that the proposal is in an elsewhere location and added that there is already a dwelling in place and, therefore, that cannot be cited as a reason for refusal. He expressed the view that the design of the house is down to the applicant to decide to ensure that it meets the needs and requirements of his family and business and should not be a reason for the proposal to be refused. Councillor Lynn agreed with the comments made by Councillor Sutton regarding his concerns regarding the basement being in Flood Zone 3, if it was going to be

a liveable area, however, the area is only going to be used for storage and modern dwellings are now constructed to be able to take this into consideration. He stated that he will be supporting the applicant on this occasion and voting against the officer's recommendation.

- Councillor Meekins expressed the opinion, that he does not normally like large houses built in the open countryside, but on this occasion a large dwelling will be a vast improvement to the dwelling already on the site. He added that along with the letters of support for the proposal it has also been fully supported by Chatteris Town Council. Councillor Meekins expressed the view that the design is nice and will improve the area and he will be supporting the application.
- Councillor Mrs Davis stated that regarding the proposal being in an elsewhere location, if there is already a dwelling on site, there can be an application for an extension and a rebuild. She added that she would rather see the family living in a dwelling in Flood Zone 3 rather than a static caravan.
- Councillor Marks added that although the proposal on the plans looks stark currently, in a few years it will blend into the countryside and will fit in nicely.
- Councillor Skoulding questioned as to whether the nearest neighbours are in support of the application.
- Councillor Connor stated that, it is commendable that the applicant wishes to bring his family together under one roof and added that the applicant has designed the property to meet his own needs. He stated that there are no other dwellings in the near vicinity, and it will not impact on any neighbours and he added that he will be supporting the application.
- Nick Harding stated that having listened to the applicant, who has mentioned the addition of the shed for the purposes of business use, it may be that the site does not currently have mixed use consent, which officers will need to look into and if required the applicant may need to apply for this separately.
- Councillor Sutton stated that he is not against the application in its entirety and added that although mitigation measures can be put in place to stop flooding the only way to stop it totally is to put a pump in. He added that the site could be so much better and in his view is out of proportion.

Proposed by Councillor Sutton, seconded by Councillor Murphy to refuse the application as per the officer's recommendation. This proposal was not supported on a vote by the majority of members.

Proposed by Councillor Mrs Davis, seconded by Councillor Lynn and decided that the application be APPROVED against the officer's recommendation subject to reasonable conditions being applied to include adequate screening and for the basement to be constructed in such a way as to mitigate the risk of flooding.

Members did not support the officer's recommendation of refusal of planning permission as they feel that the application does meet some of the criteria of LP16 of the Fenland Local Plan.

(Councillor Benney declared an interest in this item as the applicant is known to him and he took no part in the discussion on this application and voting thereon).

(Councillor Murphy declared an interest by virtue of the fact that he is a member of Chatteris Town Council but takes no part in planning matters)

P46/20 PLANNING APPEALS.

David Rowen presented the appeals report to members.

Members asked questions, made comments and received responses in relation to appeal on F/YR19/0499/F as follows:

- Councillor Cornwell asked for clarity of the construction method used, David Rowen explained that the walls of the dwelling were constructed from tyres substantially with a skimmed rendered external finish, with the Inspector concluding that it was an innovative approach used and if it had been proven that it was a safe means of construction then he may have allowed it.
- Councillor Mrs French asked where the site was and David Rowen confirmed that it was in Bar Drove, near Friday Bridge.

The appeals report was noted

:

4.11 pm

Chairman

PLANNING COMMITTEE



WEDNESDAY, 11 NOVEMBER 2020 - 1.00 PM

PRESENT: Councillor D Connor (Chairman), Councillor I Benney, Councillor M Cornwell, Councillor Mrs M Davis, Councillor Mrs J French, Councillor A Lynn (Vice-Chairman), Councillor C Marks, Councillor N Meekins, Councillor P Murphy, Councillor R Skoulding and Councillor W Sutton, Councillor A Miscandlon (Substitute)

APOLOGIES: Councillor Mrs K Mayor

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

P47/20 PREVIOUS MINUTES

The minutes of the meetings of the 23 September and the 7 October 2020 were approved.

P48/20 F/YR20/0363/F LAND NORTH WEST OF CEDAR LODGE, THE OLD DAIRY YARDS, WESTFIELD ROAD, MANEA. ERECT 1X4-BED SINGLE STOREY DWELLING, INCLUDING IMPROVEMENTS TO ACCESS.

David Rowen presented the report to members.

Members received a presentation in accordance with the public participation procedure, from Alan Melton of Manea Parish Council.

Mr Melton highlighted to members 5.4 of the officer's report which refers to the submission from the Cambridgeshire County Council Rights of Way Officer, and he expressed the opinion that it is a very ambiguous statement that has been made, as it states that the Definitive Map Team have no objection, but in the recommendation, it forms a reason for refusal. In his view, the Highways Officer and Definitive Rights of Way Officer have not visited the site and have only come to their conclusions by reviewing Google Maps.

Mr Melton referred members to LP15 of the Fenland Local Plan which states that development should be well designed, safe and have convenient access for all and made the point that the Planning Officer has already mentioned that the original suggestion was for two dwellings, but the applicant sought advice from officer's and reduced the proposal to one property. He stated that the main concern of the Parish Council is concerning the segregated pedestrian pathway, but he has visited the site and has driven down the roadway and, in his opinion, there is adequate room for a vehicle and pedestrians and that while it is a public right of way, which is not owned by the County Council, it is very unlikely that there will ever be a constant flow of traffic or pedestrians.

Mr Melton stated that a couple of years ago the Council approved an application, which was 100 yards away from the proposal before them today and this dwelling was between the two bends without adequate width or access and it was granted against the Parish Council's recommendation. He referred to the officer's report which refers to a single dwelling in a growth village with every planning permission granted helping towards the Council's housing targets and,

in the opinion of the Parish Council, the refusal is not justified and the Highway Authority do not direct planning refusals, they only advise.

Members asked Mr Melton the following questions:

- Councillor Mrs French asked Mr Melton for clarification regarding ownership of the public right of way? Mr Melton stated that nobody appears to know who owns it, but the County Council have advised that they do not own it and Manea Parish Council do not own it, but with the help of the applicant and the Parish Council's own team and by paying the County Council a sum of money each year, they do maintain it for the public to use. Councillor Mrs French stated that there is a new Public Rights of Way Officer at the County Council, and the intention is for all Public Rights of Way to be upgraded across Fenland. She added that if the application was approved what effect would it have on the Public Right of Way? Mr Melton stated there is an access off the road which leads to a field with horses and to three buildings and to the rear of the new estate, which some of the properties have access off. He added that there has never been an issue in Manea with the roadway and there has never been an accident. and if the need arose for pedestrians to step out of the way, due to an oversized vehicle they can step onto the verge, which is not an uncommon factor in rural areas.
- Councillor Cornwell asked Mr Melton if he was able to confirm the Parish Council's views on all the other developments that have taken place in this area as it appears it is the last remaining plot in the vicinity. Mr Melton stated that as far as he is aware the Parish Council have had no objection to any development in this area.
- Councillor Miscandlon asked Mr Melton why the developer has not looked to work with the Council to overcome the highway issues that have plagued the site for many years? Mr Melton stated that through the appeal process for previous applications the Highway Authority have not been prepared to engage. He added that in his position as the Parish Clerk he has been attempting to work with the Highway Authority on road safety issues for the past two years, but he does not think the Highway Authority have made any attempt to visit the site, either on foot or in a vehicle and have only referred to Google Maps.

Members received a presentation, in accordance with the public participation procedure, from Councillor Charlie Marks.

Councillor Marks stated he is the Ward Councillor for Manea and this site has had numerous applications refused in the past and he expressed the view that this proposal should be granted as it mirrors the need of the village of Manea, with little or no adverse impact. He added that the applicant is known to him in a business capacity and is also known to him regarding an issue with a public right of way which borders his land and over the years, due to poor maintenance by Cambridgeshire County Council, villagers had been using his land instead of the designated footpath, however, this issue has now been dealt with by the repair of the footbridge and reinstatement of the path. He stated that he knows the land that the application refers to, as his daughter kept her horse on it for 18 months.

Councillor Marks referred to the reasons for refusal in the past and the reasons contained within the officers report which appear to be in the main, a highways issue regarding no segregation for pedestrians walking down the lane where vehicle movements also take place, but he has walked down the lane on numerous times and cannot remember any occasion where he has met any other pedestrians. He expressed the opinion that most pedestrians use the footpath less than 75 metres further on towards the S bends which takes them straight onto the open field behind Westfield Road and the lane is used by people visiting a hair salon at the end of it and to access the small number of dwellings that are situated down there.

Councillor Marks referred to the concerns regarding accessing Westfield Road from the lane, but he has used the lane in many different types of vehicle without any issue regarding vision. He made the point that the road to the right is a straight road and in a 30mph area and drivers heading

into the village are already reducing their speed for the right hand bend and drivers travelling from the High Street are driving under 30mph having just come out of the S bend. He added that a previous application was granted planning permission 2 years ago which was located on the S bend which the Parish Council did not support but was approved.

Councillor Marks concluded by stating that the application has negated the concerns made by the Highway Authority by placing passing places on the lane and for all off site vehicles to have parking provision during the building works. He expressed the opinion that it is a good application and referred to a previous point made by Councillor Sutton in that the Committee should always look favourably to an application if it is supported by a Ward Councillor as they have the local knowledge of their area.

Members received a presentation, in accordance with the public participation procedure, from Matthew Hall, the Agent.

Mr Hall stated that members will note that there is one reason for refusal of this application, which is regarding access concerns, but the existing access already serves several dwellings and a further dwelling which is partly constructed. He explained that where the access joins Westfield Road, it is a 30mph road and the visibility splays of 2.4 metres by 43 metres can be achieved at the junction, with the proposal being to widen the top of the access with Westfield Road and provide a permanent tarmacked surface 10 metres by 5 metres.

Mr Hall stated that in 2014, the Highway Authority commented on a single plot which is 25 metres north of the proposal and said ideally that the track should be a minimum width of 5 metres by 10 metres distance from Westfield Road and have the visibility splays of 2.4 metres by 43 metres and both of these recommendations on that application form part of the proposal in the current application with the Highway Authority having confirmed that there is no 5-year accident data available for the junction. He stated that if planning permission is granted then temporary facilities can be placed on the application site, clear of the access as there is adequate room for storage of materials and that there is adequate room on the frontage of the site to include a passing bay which can be agreed with officers and if required can be brought forward.

Mr Hall highlighted to the committee on the presentation screen, a map of the Old Dairy Yard and pointed out a plot which is 25 metres from the proposal site, which received planning permission in 2014 for a single dwelling and at that time it was recommended for refusal by the Officer and by the Highways Authority, but was approved by the Planning Committee. He added that the Appeal Inspector has stated that the proposal will not harm the character of the area and there are not concerns with regard to overlooking, over shadowing with the site being large enough to accommodate a single storey dwelling in Flood Zone 1.

Mr Hall added that following discussions with the Highway Authority, it is his understanding that they would not be able to propose a favourable recommendation due to the fact that the owner of the Old Dairy Yard is unknown and on various deeds of the Old Dairy Yard there is always an indemnity taken out to ensure that all persons accessing off the Old Dairy Yard will keep the access. He stated that the Public Rights of Way Officer have not raised any objection and are not against any improvements.

Members asked Mr Hall the following questions:

- Councillor Benney stated that in previous applications the County Council had asked for road improvements along the Old Dairy Yard but the costs of that would be prohibitive to the development. He asked Mr Hall to clarify the comment he made with regard to the widening of the first ten metres of the Old Dairy Yard so that there is room for two cars to pass and then the inclusion of the passing space to be introduced if permission was granted. Mr Hall stated that at the top of the access of Westfield Road it will be improved to be 5 metres by 10 metres this is achievable as the land at the top of the road is owned by the applicant and

with regard to the passing bay, the site frontage is about 35 metres in width and the applicant is happy for this to be included and can easily be accommodated and officers have agreed its location.

- Councillor Miscandlon asked whether the first ten metres which are going to be improved are as a result of the Highways recommendation in 2014? Mr Hall stated that is correct. Councillor Miscandlon queried why if the Highways Authority deemed it as acceptable in 2014, they are not in support of it now? Mr Hall stated that it is his understanding that they felt with that application in 2014 and with the proposal today that the remainder of the access is inadequate and with the application in 2014, they did not propose a passing bay. He added that with the 2014 application, the applicant at the time, did not own the property at the top of the road, whereas this applicant does and can therefore implement the change and the visibility splay.

Members asked officer's the following questions:

- Councillor Mrs Davis asked officer's why there was no Highways Officer at the meeting? David Rowen stated that an officer was invited but was unable to attend but had confirmed that he had no further comment to add to that already provided in the application. Their opinion is that the access is a substandard arrangement to serve an additional dwelling. Councillor Mrs Davis added that it is unfortunate that he has been unable to attend.
- Councillor Cornwell asked for clarification that all the landowners adjacent to the footpath appear to have access rights to it and asked whether his understanding is correct? David Rowen stated that in terms of the access rights, it is more of a legal issue, however, it appears that the properties have access and use the Old Dairy Yard and presumably have a right of access across the track. Councillor Cornwell added that it includes the applicants site together with all the others, which is a confusing situation as there is another footpath at the back of the property that runs from Westfield Road at the back of the plots, to the fields at the back, and joins up with the Old Dairy Yard at the bottom. He added that to his knowledge both of the footpaths have existed for 70 years and he expressed the view as to why there has never been a problem in the past when people have wanted to build there and now suddenly since 2014, it has become an issue. David Rowen added that there has been a consistent stance from the County Council since 2014 regarding the concerns of over intensification of the use of the Old Dairy Yard with additional development coming forward and he stated that the situation has arisen historically, with it being a question of whether the exacerbation and the intensification of the use of the Old Dairy Yard is acceptable or not, the Highway Authority are against it as is the previous Planning Inspector who both consider it as unacceptable. Councillor Cornwell stated, so even though approval was given in 2014, an additional dwelling is now considered as wrong? David Rowen quoted from the 2015 appeal decision which stated "With regard to the house further north on Old Dairy Yard the fact that the Council deemed it appropriate in highway terms does not mean further development should be accepted. The appeal proposal would exacerbate the cumulative harm to pedestrian and highway safety from the increased vehicular use of a public footpath as a substandard access ". David Rowen added that the Inspector had regard to what was already in Old Dairy Yard together with a planning permission which was granted in 2014 and concluded that the addition of a further dwelling would be unacceptable and that stance has not changed since the date of that appeal decision.
- Councillor Miscandlon stated the right of access in that lane has historically been a bone of contention and the people that live and work down there have always had the right of access through all of the time that he was the Chairman of the Planning Committee.
- Nick Harding stated that Members need to separate the issue of the planning application and the right of access. He added from a planning decision point of view we are not interested into rights of access as that is a private matter. He added that if planning permission was granted it does not convey to the applicant or subsequent occupiers of the site, the right to use the access and it is something that they need to secure by other means than that of a planning application.

- Councillor Cornwell asked that if the right of access is not a planning issue, how does it become a material element for County Highways when they do not own the area? Nick Harding explained that an adopted road in a rural setting, can mean that the Highway Authority does not necessarily own the land underneath, the highway right of way in a public right of way perspective is the ability to go across the top of that land and what is underneath could be owned by a third party. The comments in this application are with regard to the width of the access given its length, the fact that it is shared with pedestrian traffic on whether the access is considered to be safe or not and the Highway Authority have stated over a number of years that it is not satisfactory as have the Planning Appeal Inspectors.
- Councillor Cornwell made the point that the access is not an adopted road, it is a public footpath and it is not owned by anybody and therefore the County Council are raising highway safety matters on land that does not belong to them. Nick Harding stated that because there is a public right of way and vehicular traffic in the lane, there is a risk of pedestrian and vehicle conflict and that is why there is interest and it is relevant for the County Council to comment.

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

- Councillor Benney stated that he cannot find any issue with the site, it is a country road in a rural setting and if Mr Hall is prepared to work with the applicant to add a passing place, it will be made safer than it is today. He added that by granting the application it will make a safer road for everyone to use. Councillor Benney stated that the comments made by Mr Melton are correct in that there is room for both pedestrians and vehicles to pass, it is a straight road, has no blind corners and, in his opinion, it would be remiss not to grant the application as it is a good proposal. He added that both the local Parish Council and the Ward Councillor are in support of the application and he will be going against the officers' recommendation and supporting the application.
- Councillor Mrs Davis expressed the view that she agrees with several points raised by Councillor Benney and added that she is disappointed a Highways Officer is not in attendance to answer members questions. She expressed the opinion that she believes the application should be granted with the inclusion of the passing bay and the condition to include the provision of the necessary storage on site.
- Councillor Cornwell stated that the application should be supported as it is a sustainable site and it is already surrounded by other properties. He added that he likes the fact that the agent has put forward solutions to make the access safer on to Westfield Road, which include the passing bay to increase the level of safety for the mixed use in the area and he will be voting against the officer's recommendation.

Proposed by Councillor Benney, seconded by Councillor Skoulding and decided that the application be APPROVED against the officer's recommendation subject to delegated authority be given to officers to apply reasonable conditions to include assisting the developer with the design specification for the passing bay and also to include the storage of all materials on site.

Members did not support the officer's recommendation of refusal of planning permission as they feel that the proposal would not create a harmful impact in relation to highway safety as it is in a rural area and safety measures, such as a passing place will be added to the benefit of the people of Manea and for the people who use it.

(Councillor Marks declared an interest in this item as the applicant is known to him and he took no part in the discussion on this application and voting thereon)

P49/20

F/YR20/0824/F

16 PARK STREET, CHATTERIS, DEMOLITION OF REAR ANNEXE AND WORKSHOP AND ALTERATIONS AND REFURBISHMENT OF EXISTING

DWELLING TO FORM A 4-BED DWELLING. F/YR20/0854/F
25 VICTORIA STREET, CHATTERIS ERECT 3 X 2-STOREY DWELLINGS
COMPRISING OF 1 X 3-BED AND 2 X 2-BED INVOLVING DEMOLITION OF
EXISTING BUILDING WITHIN A CONSERVATION AREA,

David Rowen presented the report to members.

Members received a presentation, in accordance with the Public Participation Procedure, from Councillor James Carney of Chatteris Town Council.

Councillor Carney stated that Chatteris Town Council believe that both applications should be seen in a favourable light and with regard to the Park Street application, which is in a prominent position along Park Street, the Town Council are pleased to see that the original frontage would be restored and in keeping with the rest of the street. He expressed the view it is a fine old house and it is encouraging to see the main part of the house being retained adding that at the rear of the house through the archway are the workshops which were an addition at a later stage and do not form part of the main fabric of the house.

Councillor Carney stated that on a previous occasion he has been inside the property and it is clear that the buildings to the rear do not add to the attractiveness of the dwelling and therefore, the Town Council do not feel that the comments raised by the Conservation Officer are valid, stating that the buildings detract from the street scene and the Conservation Area as you do not actually see the old workshops from the street itself. The Town Council are very pleased to see the proposal for the main building is to be kept and restored and have noted the comments made with regard to the lean to at the back of the building, which has different types of glass in it and a representative from the design company visited the Town Council to present on the proposals and it was asked whether the old glass could be used in some form or restored, but if that was not possible could it be gifted to the museum.

Councillor Carney added that regarding parking there were no concerns raised by the Town Council, as there would be parking through the archway and to the rear of the house and there is on street parking in the Town Centre.

Councillor Carney stated that regarding the Victoria Street aspect of the application, the developer has stated that regarding parking there are four spaces in place plus two additional spaces for visitors and made the point that there are other developments in Chatteris which have been approved which have no on-site parking at all. He expressed the view that the proposal has been designed to replicate other properties along Victoria Street and this has been welcomed by the Town Council as it will not be out of keeping with the rest of the street and area.

Councillor Carney added that the point regarding the site requiring an archaeological investigation may be raised later, but overall, the Town Council are of the opinion that the proposals will be an improvement on what is currently in place.

Members asked Councillor Carney the following questions:

- Councillor Lynn asked Councillor Carney to clarify whether he had stated that the applicant had stated that they would be willing to keep some of the parts of the site that are historical and give them to a museum to reuse them? Councillor Carney stated that, in relation to the Park Street site, the developer has stated that the main part of the house will be kept as it is, with improvements to the windows and front door. He added that amongst the application there is some scope to try and use some of the salvaged materials. Councillor Lynn stated that he would hope the developer will contact the Heritage Team to review this further including discussions concerning the workshop. Councillor Carney added that the Town Council did not have any objection with the workshop being taken down and if there is scope for material to be reused then the developer will do. He referred to the last page of

the Conservation Officer report, where they have stated that the principle of development in reuse is supported.

- Councillor Cornwell asked for clarification that Chatteris Town Council are not interested in saving the workshop and Councillor Carney confirmed this was the case.

Members received a written representation, in accordance with the Public Participation Procedure, from Mr Lawrence Weetman, an objector to the proposal, read out by David Rowen, the Development Manager.

“As chairman of Chatteris Past, Present & Future - the civic society for Chatteris - I would like to draw councillors' attention to the remarks submitted by the Archaeological Officer. Councillors should note that several apparently medieval human remains were found during a nearby archaeological dig that took place in 2011. That discovery was just 20m east of the proposed site, to the rear of 19 Victoria Street. Additionally, the proposed development will be on the site of the former medieval Chatteris Abbey. Due to the archaeological sensitivity of the area, and the likelihood of a burial site being present at this location, we believe that an archaeological dig must be required if councillors are minded to give approval for this application”.

Members received a presentation, in accordance with the Public Participation Procedure, from Mr Tony Welland, the Agent.

Mr Welland thanked the committee for allowing him to speak in support of the application and also to Chatteris Town Council for speaking in support. He stated that the application relating to 16 Park Street, which is not a Listed Building but within the Conservation Area, is for permission to demolish the old workshop to the rear of the main house and not for replacement windows or shop front, but the proposals would facilitate the refurbishment of the property that has seen little if any repair to it the last 50 years. He accepts that this needs to be done sympathetically to enhance the Conservation Area and setting of adjacent Listed Buildings and stated that he does not require permission for this aspect of the proposal and, therefore, the officer comments regarding layout and parking are not relevant to the application before members.

Mr Welland stated that he wholeheartedly agrees that there is an opportunity to improve this part of Chatteris Conservation Area and this is what he is trying to achieve, supported by the Town Council. He advised that he sought advice originally through a pre app to convert the existing building into flats which included the rear range of workshop buildings, however, when he looked in detail at the former workshops, which had never been used for living accommodation, he realised that, to bring the building up to building regulations standards it would be cost prohibitive and almost impossible to achieve.

Mr Welland expressed the opinion that the solution offered by officers is not at all practical and ignores the harsh reality of economics, with the timber first floor being in poor condition, the ground floor is brick over earth, there are no stairs and the ladder used for this has missing rungs, the external flank wall has brick bonding issues due to later repairs and the gable wall is unstable and bowing out due to the introduction of 3 window openings, the windows need major repairs or replacement, there is no roofing felt or ceilings or insulation and, therefore, the out building the Conservation Team are looking to retain and refurbish would need to be demolished and completely rebuilt, but their proposal would at best create two compromised dwellings akin to flats with no private amenity or garden space for a family townhouse or the dwelling behind. He stated that he does not think the town needs this sort of accommodation, which is also the view of two local estate agents, and he does not believe it would be in the long-term interest of the Conservation Area, with the only practical and viable use for the retention of 16 Park Street being as a single dwelling

Mr Welland stated that regarding the application off Victoria Street, he has designed a scheme that reflects the comments made at the pre application stage with a detached frontage plot off Victoria Street and a L shape pair of dwellings mid plot with Plot 2 having a gable fronting the parking area to reflect the linear development suggested by officers which provides an interesting focal point. He has

retained the existing entrance which was used for the previous business use and has allowed for 2 parking spaces per plot which is acceptable to the Highway Authority.

Mr Welland stated that he is proposing a mix of two and three-bedroom homes to meet local need with designs that reflect the character of Chatteris and there are no significant overlooking issues for a central town location with all three new homes having good size gardens and private amenity space and will be built to a high standard of finish. He concluded that the two applications allow for the regeneration of a run-down town house which will improve the Conservation Area and setting of adjacent Listed Buildings and for the removal of an existing commercial use in favour of three, low energy sustainable homes in the centre of Chatteris and added that in discussion with the Town Council, should the applications be approved, the side window to the main house and the small pieces of glass used in the conservatory will be gifted to the Chatteris Museum to celebrate the Angel Family who previously lived at the address and any materials that can be reused will be.

Members asked Mr Welland the following questions:

- Councillor Benney asked why the proposal includes the retention of the old office in the middle of the plot, whereas if it was removed it would provide an additional parking place or a bigger garden for one of the dwellings? Mr Welland stated it was going to be retained and used for the garden shed of number 16.

Members asked officers the following questions:

- Councillor Benney asked for clarification regarding the controlled parking that officers had referred to in Park Street as he was aware that there was a 30 minutes restricted parking area and asked whether this was what officers were referring to? David Rowen confirmed that this was he was referring to.
- Councillor Cornwell asked whether the doors that front onto Park Street are wide enough to allow a vehicle through? David Rowen confirmed that they do appear narrow, but he was unsure of the width. Councillor Cornwell referred to the allocated parking for Park Street as being through the archway. David Rowen stated that the plans for 16 Park Street do not indicate any parking spaces and it is assumed that the because the two sites are in one ownership, 16 Park Street can utilise the access from Victoria Street and park in there, rather than try to take vehicles from Park Street itself.
- Councillor Mrs French stated that there is no controlled parking at this time and added she does think it is a material planning consideration for this application.
- Councillor Mrs Davis added that obscure glass was mentioned and asked where this was going to be? David Rowen added it would need to be included at first and second floor levels due to the inclusion of ensuite bathrooms proposed and some consideration will need to be given from a practical point of view to the bay window to safeguard the privacy of the occupants in the living room area.
- Councillor Benney added that the width of the driveway is narrow, but he is aware a small car can access it.

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

- Councillor Cornwell stated that he is normally reluctant to say that history should be ignored, however, regarding the old workshop, the advice of the Town Council appears to be that they are not worried about protecting it. He added that Victoria Street, in his opinion, appears to be somewhat over developed and he will be interested to hear the views of other members.
- Councillor Murphy stated that the building has always been an old building and nothing of heritage status with it having deteriorated over several years and requiring renovation. He added that people have complained over several years that nothing has been done and expressed the view that the report contains a large response from the Conservation Officer, which, in his view, needs to stop and developers should be left to develop the areas instead of bringing expensive ideas and ways of bringing the buildings back into use. Councillor Murphy stated that Chatteris has many redundant buildings which are becoming an eyesore

because nobody can afford to renovate and repair the buildings because of the costs put on them by the Conservationists and he sees no reasons for the refusal of the application. He stated that he likes the style and appearance of the proposal and he cannot see why it has been recommended for refusal especially as the town of Chatteris want to see this go ahead and it should be approved.

- Councillor Meekins expressed the opinion that it is a shame that the two applications are being determined together and he expressed the opinion that the Park Street application is a good application which he will support although it requires work. He stated that he also feels that Victoria Street is over developed, and it would be better suited to two dwellings rather than three.
- Councillor Sutton expressed the opinion that he respects the comments of Councillor Murphy, however, there cannot be a policy in place where there is no consideration for old buildings. He stated the officer's recommendation is correct and he agrees with the comments made by Councillor Meekins and Cornwell that Victoria Street is over developed, and he will be supporting the officer's recommendation for both proposals.
- Councillor Benney stated that the old workshop at the back of 16 Park Street is falling down, the brickwork is poor and if it is taken down to rebuild it, the footings would not be suitable and the whole building appears to be falling apart. He stated that the building has reached the end of its life and to remove it would be the best course of action. Councillor Benney expressed the opinion that by making it a 4 bedroomed house with a long narrow plot with a garden, it will become a quality dwelling, rather than a block of flats which would be over development. He stated that an archaeological dig has been requested and he expressed the opinion that it should not be added as a condition as it would be a costly exercise. He stated that a body was found in one of the adjacent plot previously, which was dealt with appropriately and reburied and it dates to the Middle Ages and there is not the requirement to carry out archaeological digs, which will add additional costs to the proposal for the developer. Councillor Benney stated he agrees with Councillor Murphy that Chatteris has too many old buildings that are trying to be conserved and instead of doing that there should be the want to concentrate on the buildings that really need looking after, with this proposal bringing 16 Park Street back to life and it will no longer be derelict or full of vermin.
- Councillor Miscandlon stated that he agrees with the comments made with regard to Park Street and stated that although it is in a Conservation Area, it will be brought back to a useable standard. He referred to the comments made by Councillor Benney and stated that when the foundations for the workshops at the rear were laid surely there was an archaeological dig carried out at that time. Councillor Miscandlon referred to the comment made by Councillor Meekins regarding the parking issues in Victoria Street and, in his opinion, that can be resolved. He stated that three dwellings could be classed as over development as the dwellings would be cramped, but there could be two very nice dwellings constructed on the site.

F/YR20/0824/F

Proposed by Councillor Sutton to refuse the application as per the officer's recommendation, however there was no seconder to the proposal.

Proposed by Councillor Murphy, seconded by Councillor Benney and decided that the application be APPROVED against the officer's recommendation, with delegated authority being given to officers to apply appropriate conditions in consultation with Councillor Murphy and Councillor Benney.

Members did not support the officer's recommendation of refusal of planning permission as they feel that the style and appearance of the proposal will enhance the area and will not adversely affect the amenity of neighbouring users and future occupiers and the demolition of the rear annexe and workshop and proposed changes to the front elevation would not be

detrimental to the character and appearance of the Chatteris Conservation Area and adjacent Listed Buildings.

F/YR20/0854/F

Proposed by Councillor Sutton, seconded by Councillor Cornwell that the application be refused as per the officer's recommendation. This proposal was not supported on a vote by the majority of members.

Proposed by Councillor Murphy, seconded by Councillor Lynn and decided that the application be APPROVED against the officer's recommendation with delegated authority being given to officers to apply suitable conditions.

Members did not support the officer's recommendation of refusal of planning permission as they feel that the style and appearance of the proposal will enhance the area and will not adversely affect the amenity of neighbouring users and future occupiers, the car parking facilities are not deemed inadequate and the design, scale and siting of the proposal would not be detrimental to the character and appearance of Chatteris Conservation Area.

(Councillors Murphy and Benney declared an interest by virtue of the fact that they are both members of Chatteris Town Council but takes no part in planning matters)

P50/20 PLANNING APPEALS.

David Rowen presented the appeals report to members.

Members asked question, made comments and received responses regarding the appeal on planning application F/YR20/0107/F as follows:

- Councillor Mrs French asked what the associated costs were regarding the appeal decision? Nick Harding stated that the costs were £1650 and added that he was disappointed with the costs award as the Inspector agreed the access was substandard, however, he appeared to penalise the Council with those costs even though he agreed that the access was substandard and was a reason for refusal.
- Councillor Sutton asked whether the cost award was negotiated? Nick Harding stated that he reviewed the invoice and there was nothing that he could contest.
- Councillor Mrs French expressed the view that she did not think that the Council had acted unreasonably in this case and she asked whether there was any right of appeal when costs are awarded? Nick Harding stated that the only right of appeal that the Council would have would be to make a legal challenge to the decision made and given the costs involved in this appeal it would not be financially worth doing. A complaint could be made to the Planning Inspectorate regarding a poor decision, but that would not make any difference to the award of costs.
- Councillor Cornwell asked for an explanation regarding what the material differences are in this case compared to the earlier discussion with regard to the planning application in the Old Dairy Yard in Manea? Nick Harding stated that the application that members considered earlier was the pedestrian vehicular conflict that would possibly take place along the length of the track to the application site, whereas in the appeal decision it was the adequacy of the visibility splay where the track met with the adopted highway. David Rowen added that there is also a significant difference in that the Old Dairy Yard was a Public Right of Way which Causeway Close was not.
- Councillor Marks asked how the costs awarded are calculated? Nick Harding stated that in order to contest the appeal, the applicant, employs somebody to make the appeal, provide the evidence and it is that consultants invoice that the Council pays. Councillor Marks asked whether there is a ceiling figure? Nick Harding stated that there isn't and added that he assesses the invoices and reviews the time that they have indicated that they have spent on

dealing with the appeal is fair and reasonable and if he is of the opinion that it is unreasonable then he will challenge the amount of the invoice, but in this case he could not identify any points of argument.

3.14 pm

Chairman

F/YR19/1068/F

Applicant: This Land Limited

**Agent: Kimberley Brown
Carter Jonas LLP**

**Land North of Maple Grove Infant School, Norwood Road, March,
Cambridgeshire**

Erect 48 x 2-storey dwellings and 2x single-storey dwellings, comprising of 24 x 2-bed, 21 x 3-bed and 5 x 4-bed with garages to plots 18, 20, 21, 37, 43 and 49 only with attenuation basin and sub-station involving the demolition of existing buildings

Officer recommendation: Grant

Reason for Committee: Deferred from October 28th Planning Committee meeting.

1. EXECUTIVE SUMMARY

- 1.1 This application was deferred at the 28 October Planning Committee meeting to allow for clarification around the issues of a pedestrian link from the development to Maple Grove School; the retention of a fence to the eastern boundary of the site to restrict access to Wake Road; and the impact on the wider road network.
- 1.2 Further highway information has been submitted including additional accident data. This has been reviewed by the Highway Authority, concluding that there are no unacceptable impacts or safety issues for the road network.
- 1.3 Revised plans have been submitted identifying potential future access points for the footpath link, however this has been indicated by the school as not being needed and highway issued have been raised. The revised plans also show the retention of the fence to the east, however this is not considered to be appropriate, or to facilitate a good quality living environment.
- 1.4 The recommendation is therefore to grant planning permission subject to conditions, including conditions to remove these elements from the approved plans.

2. INTRODUCTION

- 2.1 Members will recall that the application for the erection of 50 dwellings on land north of Maple Grove Infant School was reported to the Planning Committee at the meeting on 28 October. The officer report presented to this meeting is included in Appendix 1, for information. The application was deferred by the Committee to seek clarification from the school regarding the Highway Authority's concerns surrounding secondary access to the school, request for the retention of the fence to Wake Road and to obtain up-to-date data regarding transportation and accidents from the Highway Authority.

3. UPDATED INFORMATION

- 3.1 Subsequent to the Committee's deferral the applicant's agent has submitted information to attempt to address each of these matters.

Pedestrian Link to School

- 3.2 E-mail correspondence has been submitted between the agent and the Headteacher of the School stating the following:

As discussed yesterday (16th November), I have shared my thoughts regarding the additional rear access with my Academy and they have given me the authority to share my thoughts with you: Whilst we see that a new access might be beneficial, the proposed access point would mean that children would be walking straight through our foundation outside classrooms and therefore this would not be feasible. Additionally, we would need to fully consider the safety implications of a new access, footpath and security.

- 3.3 Given these comments indicate that the school does not have a desire for a pedestrian link presently, the applicants have amended the submitted plans to show that on the southern boundary of the development two points could be provided where such links could potentially be created in the future. These are in the south-west and south east corners of the site, accessed from private roadways.

Fence to Eastern Boundary

- 3.4 The revised plans submitted also show the existing weld-mesh fence to the eastern boundary of the site to be retained. This would separate the site from the existing area of public open space at the end of Wake Road.

Highway Information

- 3.5 A 14 page technical note has been submitted, prepared by the applicant's highway consultant. This "summarises the highways and transport assessment undertaken to date, supporting the planning application, before addressing the Planning Committee's reasons for deferral" and includes the most up to date accident data available to cover the period from the preparation of the original Transport Assessment to the July 2020. A summary table of this data is included and reproduced below:

Table 2: PIA severity and casualties 2015 to July 2020

SEVERITY	COLLISIONS	CASUALTIES	INVOLVING				
			PEDESTRIANS	CYCLISTS	P2W	CHILDREN	OAP
Fatal	0	0	0	0	0	0	0
Serious	1	1	0	0	1	0	0
Slight	8	8	3	3	0	0	2
Total	9	9	3	3	1	0	2

Source: Cambridgeshire County Council (November 2020)

- 3.6 The revised information, along with the original plans can be found at <https://www.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=Q1VW62HE01U00>

4. CONSULTATIONS RECEIVED

4.1 Cambridgeshire County Council Highways Authority

Shared surface areas would not be fit for purpose if the pedestrian links were to be opened up. Pedestrian movements to and from schools over shared accesses have created issues elsewhere in the district with regard to amenity and access to properties. If a footpath link to the school is to be formed, then a formal segregated footpath should be provided. A delivery mechanism for providing such a link at a later date would also then be required.

4.2 Cambridgeshire County Council Transport Assessment Team

The school's reasons for not supporting the proposed footpath link are acknowledged, alongside the provision made for such a link in the future.

The updated accident data does not identify any accident clusters and is acceptable.

There are no March Area Transport Study surveys available that are relevant to this development as they are either older than the presented data or not usable due to being recorded in non-neutral conditions. The applicant has provided sufficient data to demonstrate that the development will not have a severe impact on the local Highway Network.

The Highway Authority does not support the retention of the existing fence along the eastern boundary of the site as it removes a previously proposed sustainable transport link. An all-weather path is requested to be provided between the site's eastern boundary and Wake Road.

5. ASSESSMENT

Pedestrian Link to School

- 5.1 Notwithstanding the encouragement within Policy LP15 of the Fenland Local Plan for providing safe pedestrian routes to schools, the comments from the Primary School make it clear that the potential route for any such link would result in additional safety and staffing requirements for the school, and would not receive their support. The agent has also noted that the 2014 "Secure by Design" guidance on school design states that a single entrance is the preferred solution, serving both vehicles and pedestrians, with other entrances to a school site kept to a minimum.
- 5.2 Notwithstanding the support of the Transport Assessment Team for the retention of potential future access points within the development, the comments of the Highway Authority Development Management Team indicate that it would not be appropriate to form pedestrian links to the school from areas of shared surface private roads given the issues that could be created as a result.
- 5.3 Consequently it is considered that to provide any such link, or, as is currently shown on the plans, to make provision for future links is unnecessary and

could create future highway issues. It is therefore recommended that should Members be minded to grant planning permission that a condition be imposed removing these future connection points from the plans.

Fence to Eastern Boundary

- 5.4 It is noted that the existing boundary treatment to the site in this location was introduced following a series of anti-social behaviour incidents to the properties along Wake Road, and that following its installation these incidents ceased.
- 5.5 The proposal however would be to redevelop the piece of land to which the anti-social behaviour related, introducing a number of dwellings in place of the disused land, which would bring with them additional passive and active supervision of the area in question. This in itself would be likely to reduce the potential for anti-social behaviour.
- 5.6 Policy LP16 of the Local Plan seeks to deliver high quality environments, and access to “publicly accessible open space”. The retention of the fence would prevent future residents of the development from being able to access the open space and would be inconsistent with the aims of creating a high-quality environment. Whilst not a planning issue, Members may also wish to consider the future situation which could be created, where residents of the development are querying why they are unable to access public open space maintained by the Council.
- 5.7 In addition, the retention of the existing fence along this boundary of the site would prevent the interconnectivity between the dwellings proposed and the wider community. Whilst no formal footway link is proposed across the open space to Wake Road a permeable boundary to the east would afford opportunities for informal connection to Wake Road. This would be consistent with Policy LP15 of the Local Plan. It should be noted that the Transport Assessment Team concur with this assessment, albeit they request a more formal link be created. Given the viability issues of the development it is not considered that such a requirement could be delivered.
- 5.8 It is not considered that the level of use of this type of informal link would not be as great as would be encouraged by connectivity to the school (as considered above) and that the use of shared surface private roads, would therefore not present the same degree of issues.
- 5.9 On this basis therefore, Officers do not support the retention of the existing boundary treatment along the eastern boundary of the site, as this restricts the connectivity of the site and the overall quality of the residential environment and would be contrary to the requirements of policies LP15 and LP16 of the Fenland Local Plan. Again, it is recommended that should Members be minded to grant planning permission, that a condition be applied to remove this from the approved plan.

Highway Information

- 5.10 It is considered that the additional information submitted, and on the basis of the comments received from the Transport Assessment Team at the County Council, has adequately demonstrated there would be no adverse impact on

the highway network in the vicinity of the site. Consequently there would be no reason to withhold planning permission on this basis.

6. CONCLUSIONS

- 6.1 It is considered that subject to conditions relating to the removal from the plans of the pedestrian link to the school and the removal of the existing fence to the eastern boundary of the site, for the reasons outlined previously, that the development is acceptable in all other respects and complies with the relevant national and local polices, as set out previously.

7. RECOMMENDATION

GRANT

subject to the following conditions:

1	<p>The development permitted shall be begun before the expiration of 3 years from the date of this permission.</p> <p>Reason To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2	<p>Notwithstanding the submitted plans, the existing weldmesh fence identified as being retained on drawings CCC-813-P03 C and CCC-813-P01 F shall be removed from the scheme and a revised plan detailing a boundary treatment allowing the free movement of pedestrians and cyclists across this boundary shall be submitted to and approved in writing by the Local Planning Authority prior to development occupation of any of the dwellings.</p> <p>Reason To ensure the site is appropriately connected to the wider sustainable transport network and facilitates sustainable methods of travel to the town centre and other nearby facilities, in accordance with the requirements of policy LP15 of the Fenland Local Plan (2014).</p>
3	<p>Notwithstanding the submitted plans, the two potential future access points identified for providing access to the school to the south detailed on drawings CCC-813-P02 F, CCC-813-P03 C and CCC-813-P01 F shall be removed from the scheme and revised plans detailing permanent boundary treatments to the southern boundary submitted to and approved in writing by the Local Planning Authority prior to occupation of the dwellings.</p> <p>Reason The provision of a pedestrian access point to the school in this location would result in an adverse impact on pedestrian safety due to the lack of a pedestrian footpath link alongside the private shared surface driveway leading to the access point. Such an impact would be contrary to the requirements of policy LP15 of the Fenland Local Plan (2014).</p>
4	<p>No development shall commence until details of the proposed</p>

	<p>arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway 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 198.</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 2014.</p> <p>A pre-commencement condition is necessary in order to ensure that a suitable strategy is in place for the management and maintenance of the roads before they are constructed on the site.</p>
5	<p>No development shall commence on site until such time as adequate temporary facilities (details of which shall have previously been submitted to and agreed in writing with the Local Planning Authority) have 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> <p>A pre-commencement condition is necessary in order to ensure that adequate facilities are available to service the development site at the time of commencement and throughout.</p>
6	<p>Prior to the first occupation of any dwelling the roads, footways and cycleways shall be constructed to at least binder course surfacing level from the dwelling to the adjoining County road in accordance with the details approved in writing by the Local Planning Authority in consultation with the Highway Authority.</p> <p>Reason In order to ensure that adequate vehicular and pedestrian access is provided in the interests of highway safety in accordance with Policy LP15 of the Fenland Local Plan 2014.</p>
7	<p>Prior to the occupation of each of the dwellings hereby approved, the proposed parking serving that dwelling shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and thereafter retained for that specific use.</p> <p>Reason To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety in accordance with Policy LP15 of the Fenland Local Plan 2014.</p>

8	<p>Prior to first occupation of the development hereby approved, visibility splays serving the site access along Norwood Road shall be provided as shown on the approved plan and shall be maintained thereafter free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.</p> <p>Reason In the interests of highway safety in accordance with Policy LP15 of the Fenland Local Plan 2014</p>
9	<p>The vehicular accesses to each plot 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.</p> <p>Reason To prevent surface water discharging to the highway in the interests of highway safety in accordance with Policy LP15 of the Fenland Local Plan 2014.</p>
10	<p>No above ground works shall commence until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment and Drainage Strategy prepared by MLM Consulting Engineers Limited (ref MLM-ZZ-XX-RP-C-0003-NR) dated 25th June 2020 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in full accordance with the approved details prior to occupation of the first dwelling.</p> <p>Reason To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with the National Planning Policy Framework and Policy LP14 of the Fenland Local Plan 2014.</p> <p>A pre-commencement condition is necessary in order to ensure that surface water drainage is adequately dealt with and thereafter retained in perpetuity.</p>
11	<p>Prior to the first occupation of any of the dwellings hereby permitted, details of the long term maintenance arrangements for the surface water drainage system (including all SuDS features) shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall 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>

12	<p>No hard-standing areas, including parking, footways and cycleways, shall be constructed until the works agreed under condition 2 (Surface Water Drainage) have been carried out unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason To prevent environmental and amenity problems arising from flooding.</p>
13	<p>No development shall take place until a scheme for the hard and soft landscaping of the site has been submitted to and approved in writing by the Local Planning Authority. Subsequently, these works shall be carried out as approved. The landscaping details to be submitted shall include:-</p> <ul style="list-style-type: none"> a) proposed finished levels b) means of enclosure c) car parking layout d) vehicle and pedestrian access and circulation areas e) existing trees, hedges or other soft features to be retained f) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife (including the bat and bird boxes, hedgehog domes and reptile habitat identified in the ecological surveys undertaken in respect of the development) <p>details of siting and timing of all construction activities to avoid harm to all nature conservation features</p> <ul style="list-style-type: none"> h) location of service runs i) management and maintenance details <p>The approved hard landscaping shall be carried out with regard to the dwelling to which it relates, prior to the occupation of that dwelling and the soft landscaping shall be carried out within the first available planting season following completion of the development or first occupation (whichever is the sooner) or alternatively in accordance with a timetable for landscape implementation which has been approved as part of the submitted landscape scheme.</p> <p>Reason The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with Policy LP16 of the Fenland Local Plan 2014.</p> <p>A pre-commencement condition is necessary in order to ensure that adequate provision is made on the site for the proposed landscaping prior to the setting out of the scheme.</p>

14	<p>Prior to the commencement of any works or storage of materials on the site all trees that are to be retained shall be protected in accordance with British Standard 5837:2012. Moreover measures for protection in accordance with that standard, which shall be submitted to and agreed in writing by the LPA prior to commencement of works on site, shall be implemented and maintained to the Local Planning Authority's reasonable satisfaction until the completion of the development for Building Regulations purposes.</p> <p>Reason To ensure that retained trees are adequately protected in accordance with Policies LP16 and LP19 of the Fenland Local Plan, adopted May 2014.</p> <p>A pre-commencement condition is necessary in order to ensure that retained trees are adequately protected throughout the development of the site.</p>
15	<p>No demolition/development or preliminary groundworks of any kind shall take place until the applicant has secured the implementation of a programme and timetable of archaeological work and recording in accordance with a written scheme of investigation which has been submitted by the applicant 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>The written scheme of investigation shall include:</p> <ul style="list-style-type: none"> a) the statement of significance and research objectives; b) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works c) The programme for the analysis, publication & dissemination, and deposition of resulting material. Part (c) of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI. <p>Developers will wish to ensure that in drawing up their development programme, the timetable for the investigation is included within the details of the agreed scheme.</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.</p> <p>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> <p>This is a pre-commencement condition because archaeological investigations will be required to be carried out before development</p>

	commences to ensure important findings can be recorded.
16	<p>Prior to the commencement of the development hereby approved a scheme and timetable to deal with the presence of asbestos and other contamination of land and/or groundwater identified under the Phase 2 Ground Investigation and Generic Risk Assessment Report referenced CON111-NORW-001, dated 14 December 2018 and submitted alongside the application shall be submitted to, and approved in writing by, the Local Planning Authority. The approved scheme and timetable shall then be implemented on site. The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement specifically and in writing:</p> <ul style="list-style-type: none"> • An asbestos management plan, which shall include measures for establishing the extent of asbestos present on the site, and its removal and disposal from the site, along with an appropriate timetable for that removal. • A written method statement for the remediation of land and/or groundwater contamination affecting the site. This shall be based upon the findings of the site investigation and results of the risk assessment. No deviation shall be made from this scheme without the express written agreement of the Local Planning Authority. • The provision of two full copies of a full completion report confirming the objectives, methods, results and conclusions of all remediation works, together with any requirements for longer-term monitoring and pollutant linkages, maintenance and arrangements for contingency action shall be submitted and approved in writing by the Local Planning Authority. <p>If during development any previously unsuspected contamination is discovered then the LPA must be informed immediately. A contingency plan for this situation must be in place and submitted with the above scheme.</p> <p>Reason To control pollution of land or water 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> <p>A pre-commencement condition is necessary in order to ensure that the appropriate investigations are undertaken prior to any groundworks taking place.</p>
17	<p>No development other than groundworks and foundations shall take place until a schedule showing the full details of the materials to be used in each of the plots forming part of the development hereby approved for the walls and roof are submitted to and approved in writing by the Local Planning Authority. The details submitted for approval shall include the name of the manufacturer, the product type, colour and reference number. The development shall then be carried out in accordance with the approved details and retained in perpetuity thereafter.</p>

	<p>Reason</p> <p>To safeguard the visual amenities of the area in accordance with Policy LP16 of the Fenland Local Plan, adopted May 2014.</p>
18	<p>Prior to any above-ground works taking place in relation to the development hereby approved, a scheme for the provision of external lighting serving the individual dwellings and shared private roadways/footways shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the occupation of any dwellings and retained thereafter in perpetuity.</p> <p>Reason</p> <p>In order to ensure that the site meets the crime prevention guidelines in accordance with Policy LP17 of the Fenland Local Plan 2014.</p>
19	<p>Prior to any work commencing on the site a Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the Local Planning Authority regarding mitigation measures for noise, dust and lighting during the construction phase. These shall include, but not be limited to, other aspects such as access points for deliveries and site vehicles, and proposed phasing/timescales of development etc. The CEMP shall be adhered to at all times during all phases.</p> <p>Reason</p> <p>To safeguard the residential amenity of neighbouring occupiers, in accordance with policies LP2 and LP16 of the Fenland Local Plan, adopted May 2014. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.</p>
20	<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</p> <p>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>
21	Approved plans

F/YR19/1068/F

Applicant: This Land Ltd

**Agent: Kimberley Brown
Carter Jonas LLP**

Land north of Maple Grove Infant School, Norwood Road, March

Erect 50x 2-storey dwelling comprising of 24x 2-bed, 21x 3-bed and 5x 4-bed with garages to plots 18, 20, 21, 37, 43 and 49 only with attenuation basin and sub-station involving the demolition of existing buildings.

Reason for Committee: Number of representations contrary to the Officer recommendation.

1. EXECUTIVE SUMMARY

- 1.1. The proposal is a full application for the construction of 50 dwellings.**
- 1.2. The scheme comprises a mix of 2, 3 and 4 bedrooms, and is mainly 2-storey dwellings. There are two single-storey dwellings proposed.**
- 1.3. The application site is a backland location, accessed from Norwood Road. It lies to the north of the Infant School on Maple Grove and is adjoined by residential properties to the west and north east, with areas of existing open space adjacent to the north and east of the site.**
- 1.4. The principle of residential development is supported by the Fenland Local Plan, and the scheme has been amended to ensure it does not have an unacceptable impact on neighbouring residential amenity.**
- 1.5. Concerns have been raised regarding the impact of the proposals in terms of increasing anti-social behaviour. No objections have been received from Cambridgeshire Constabulary in this regard, who have assessed the scheme from a Community Safety viewpoint.**
- 1.6. The application site is within Flood Zone 1 and the Lead Local Flood Authority are satisfied that an acceptable drainage strategy can be achieved in relation to the scheme.**
- 1.7. The impacts of the development are considered to be acceptable, subject to control through appropriate planning conditions and as such the scheme is recommended for approval.**

2. SITE DESCRIPTION

- 2.1. The application site is a disused field to the north of the existing Maple Grove Infant School in March.**

- 2.2. There is a single existing building located on the land, previously used as a cleaning store and workshop under the ownership of the County Council. The building is located near to the primary access to the land, which is off Norwood Road to the west of the site. This access is flanked to the north and south by residential dwellings, which also therefore adjoin the western boundary of the land, and there are several trees located in this western part of the land before the site opens out into the main area to be developed.
- 2.3. The land immediately to the north of the application site is another area of open ground with play equipment located on it that separates the site from Southwell Close to the north. It is adjoined by the residential gardens of Norwalde Street at its north eastern corner, and another area of grassland to the east, which is enclosed by a wire mesh fence preventing unauthorised access of the site. Wake Road lies immediately to the east of that grassed area, with several of its dwellings facing out over the application site.

3. PROPOSAL

- 3.1. The proposal is for the construction of 50 dwellings on the land, comprising a mix of single and two-storey dwellings, their associated roads and infrastructure.
- 3.2. Full plans and associated documents for this application can be found at: <https://www.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=Q1VW62HE01U00>
- 3.3. The site layout consists of a single central spine road running from the access point in the west to the eastern boundary of the land, before turning south and running along the boundary with the open space fronting Wake Road.
- 3.4. There are three private driveways accessed from this central spine, the first serves a pair of single-storey dwellings located in the north corner of the site, whilst the remaining two both lead south giving access to two groups of dwellings located behind the dwellings accessed directly from the central spine road. The two southerly private drives also serve the only dwellings on the site that do not benefit from on-plot parking provision.
- 3.5. The scheme retains a large mature tree in the south western corner of the site, with a new substation to serve the proposal in that south western corner beyond the root protection area. A surface water attenuation basin is shown to the north of this retained tree to serve the development, whilst a footpath link connects the site to the play equipment on the land to the north, and the eastern boundary is replaced with a combination of timber bollards and estate railings.

4. SITE PLANNING HISTORY

REF. NO	DESCRIPTION	DECISION
19/0042/PREAPP	Proposed Development of 52 dwellings	CLO 31.05.2019
F/YR18/0872/TRTPO	Works to 1no Plane Tree covered by TPO 16-1986	GRANTED 22.11.2018

	Land South East Of 164 Norwood Road	
F/YR09/2009/CCC	Erection of Pupil Referral Unit and relocation of existing grounds maintenance depot including change of use from vacant land to public open space on remaining undeveloped land (application for outline permission with all matters reserved) Land At County Cleaning Materials Store	WDN 25.09.2009
F/YR08/2002/CCC	Retention of 1 x 1-bay Jackleg temporary building for use as a cleaning equipment store and workshop Land South East Of 164 Norwood Road	DEEMCO 23.04.2008
F/YR06/2000/CCC	Retention of 1 x 1-bay jackleg temporary building for use as store Land At Cleaning Materials And Equipment Store	DEEMCO 06.03.2006
F/YR02/2008/CCC	Erection of 1-bay Jackleg temporary building for use as store for specialist cleaning materials and equipment Land South East Of 164 Norwood Road	DEEMCO 27.05.2002
F/94/0706/RM	Erection of 50 x 2-bed detached bungalows with garages	APPROVED 04.06.1998
F/90/0495/DEEMED	Residential development (5.575 Ha) Part Of Former Hereward School West Of Robingoodfellows Lane	WDN 24.10.1990
F/90/0491/DEEMED	Residential development (1.879 ha)	DEEMCO 13.09.1993

5. CONSULTATIONS

5.1. March Town Council

Recommend approval. TC Concerned at the lack of Developer Contributions and Affordable Housing.

5.2. Cambridgeshire County Council Highways Authority

Initial Layout

Amended plans requested, in relation to access geometry for Norwood Road junction, removal of speed cushions, private drive access details, ramps, and turning head construction.

Revised plans

No objections subject to conditions.

5.3. Cambridgeshire County Council Transport Team

Holding objection. Walking links to the local schools have not been investigated and therefore no mitigation in relation to such links is proposed. This point is considered at section 10.13 of the report and for the reasons outlined there no further action has been taken. The response therefore remains an objection.

5.4. Cambridgeshire County Council Flood and Water Team (LLFA)

No objection. There are two options for surface water management of the site and therefore two conditions are requested to be attached should permission be granted. Permeability is limited to essential areas and routes only, with parking mainly in-curtilage and between dwellings.

5.5. Cambridgeshire County Council Historic Environment Team (Archaeology)

Records indicate the site lies in an area of archaeological potential, with nearby finds indicating usage from Bronze Age through to post medieval occupation. Recommend a condition requiring a programme of archaeological work to be undertaken prior to development of the site, to which the applicant has agreed.

5.6. Cambridgeshire County Council Growth and Development Team (Education)

No objections, contributions requested towards Early Years, Primary and Libraries provision.

	Contribution	Project	Indexation Date	Trigger
Early Years	£82,368	New early years provision at planned new schools	1Q2019	50% prior to first occupation AND 50% prior to 50% occupation of development
Primary	£164,736	One of two x new primary schools	1Q2019	
Secondary	£0	Not applicable		
Libraries	£9,828	March Library	1Q2019	100% prior to occupation of 50% of the development
Strategic Waste	£0			
Monitoring Fee	£150			
Total	£257,082			

5.7. FDC Environmental Health

Recommend construction management and asbestos removal plans are prepared to govern the development of the site. No other objections. The applicant has confirmed their agreement to the plans being required by condition.

5.8. FDC Environmental Services (Waste Management)

Initial Plans

No objection in principle, subject to standard details such as extent of adopted roads, indemnity required against road surface damage from waste collection vehicles, swept path demonstration that refuse collection vehicles can enter, turn and leave in forward motion, bin collection arrangements.

Revised details

Tracking plans demonstrate that refuse collection vehicles would be able to access the site. Indemnity would be required to service plots 43-78 and 26-36 via private roads.

5.9. **FDC Housing Strategy**

Affordable housing requirements are for 13 dwellings to be designated as affordable, 9x2-bed dwellings for affordable rent, and 4x 3-bed dwellings for shared ownership.

5.10. **Cambridgeshire Constabulary**

The application site lies in an area of low vulnerability to crime. Layout is appropriate in relation to crime prevention. Would like to see an external lighting plan.

5.11. **Natural England**

No comments to make.

5.12. **Anglian Water**

Surface Water strategy is acceptable, and the sewerage system has capacity for the proposed flows. Condition requested regarding provision of surface water drainage works prior to construction of hard standing areas.

5.13. **Tree Officer**

No objections. Some loss of trees on site. The proposed boundary planting using mixed native species can achieve mitigation for the loss. Screening should be considered alongside the access. Tree/hedge protection conditions required for the retained trees.

5.14. **The March Society**

Welcome the need for an archaeological survey. Concern regarding tree felling to allow construction to take place. Lack of affordable housing prevents the project being considered 'inclusive and mixed'.

5.15. **Senior Planning Obligations Officer (FDC)**

"The applicant has provided several appraisals with various levels of provision as part of their viability submission all of which have been thoroughly reviewed and bench-marked against a range of factors including a profit, interest rates, external works & infrastructure costs, design & professional fees and Gross Development Value.

Based on the evidence submitted it is accepted that there are viability issues preventing the delivery of Affordable Housing and S106 contributions.

In addition to my review of the submission Colum Fitzsimons of Cambridgeshire County Council has also reviewed all of the information that has been provided and reached the same conclusion. Simon Drummond-Hay of HDH Planning also confirmed that the evidence and methodology used for the industrial land value in the December draft of the Local Plan and CIL Viability Assessment was appropriate."

5.16. **Cambridgeshire Fire & Rescue Service**

Request provision is made for fire hydrants to serve the site.

5.17. **Local Residents/Interested Parties:**

21 objections have been received from 20 separate properties on Dartford Road, Norwood Road, Wake Road, Southwell Close and Alfruda Close raising the following concerns regarding the development:

- Access to the site
- Density of the proposed development
- Design of the scheme (2-storey dwellings given single storey surroundings)
- Flooding and drainage on the site
- Lack of infrastructure such as education places and space in GP surgery/dentists
- Inappropriate parking provision
- Traffic and highways impacts
- Devaluation of neighbouring property (not a material consideration)
- Light pollution
- Environmental impact
- Noise impacts
- Loss of trees
- Increase/return of anti-social behaviour with removal of the existing fence around the site
- Access to existing play facilities
- Impact on existing views
- Impact of construction phase
- Loss of privacy/light

One further response was received from Norwood Road stating no objection to the principle of the proposal but raising concern over similar issues (infrastructure provision, access and traffic impacts)

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 12: Conflict with an up-to-date plan should not usually be granted

Para 14: Conflicts with the neighbourhood plan where adverse impact outweighs benefits

Para 57: Viability Assessments should be publicly available

Para 91: Promote healthy and safe communities through layouts, routes through sites and public spaces etc.

Para 97: Existing open space should not be lost unless replacement or improvement in provision is proposed.

Para 117: Promote effective use of land

Para 118: Opportunities and benefits of the reuse of land

Para 119: Be proactive about bringing forward redevelopment sites
Para 121: Take a positive approach to alternative land uses
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 170: Contribution to and enhancement of the natural and local environment.
Para 175: Harm to habitats and biodiversity.

National Design Guide 2019

Context
Identity
Built Form
Movement
Nature
Homes and Buildings
Resources
Lifespan

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
LP5 – Meeting Housing Need
LP9 – March
LP13 – Supporting and Managing the Impact of a Growing District
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
LP17 – Community Safety
LP19 – The Natural Environment

March Neighbourhood Plan

H2 – Windfall Development
H3 – Local Housing Need

8. KEY ISSUES

- **Principle of Development**
- **Compliance with the March Neighbourhood Plan**
- **Access, Parking and Highway Safety**
- **Visual Impact**
- **Community Safety**
- **Flood Risk**
- **Biodiversity**
- **Residential Amenity**

- **Developer Contributions**

9. BACKGROUND

There is no application history on the site relevant to the current proposal. Pre-application advice was sought in 2019 for the construction of 52 dwellings on the land. The response to that enquiry indicated that the principle of residential development of the land was likely to be acceptable, but the details of the scheme would need to address impacts on the amenity of the properties flanking the access, privacy impacts relating to adjoining dwellings, and parking provision

10. ASSESSMENT

Principle of Development

- 10.1. Policy LP3 of the Fenland Local Plan (2014) sets out the settlement hierarchy within the District, setting out the scale of development appropriate to each level of the hierarchy. March is a Primary Market Town, one of four settlements within the highest level of the hierarchy where the majority of the development within the District is expected to take place over the plan period
- 10.2. The application site is located within flood zone 1, which is the lowest zone of flood risk where development is to be directed in the first instance. There are no other designations on the land that would indicate the principle of residential development is not acceptable and therefore the details of the proposal must be considered.

Compliance with the March Neighbourhood Plan

- 10.3. As noted above, policies H2 and H3 of the March Neighbourhood Plan are applicable to the scheme.
- 10.4. Policy H2 states that residential proposals will be supported where they meet a range of criteria, comprising amenity levels, no net loss of open space, low flood risk, safe vehicular access, infrastructure provision design standards and no loss of community facilities. These matters are in general addressed under the specific headings in the following report. For those topics not addressed specifically elsewhere, there is no net loss of open space provision as a result of the proposal, and no loss of community facilities.
- 10.5. Policy H3 relates specifically to the provision of affordable dwellings, a topic which is addressed under its own heading at 10.37-10.40.

Access, Parking and Highway Safety

- 10.6. Policy LP15 of the Fenland Local Plan (2014) requires development to provide a well-designed, safe and convenient access for all, giving priority to the needs of pedestrians, cyclists, people with impaired mobility and users of public transport.
- 10.7. Appendix A of the Fenland Local Plan sets out the parking standards associated with development proposals, noting that for properties of up to three bedrooms, two parking spaces are required, and for properties of four bedrooms or more, provision of three spaces is required.
- 10.8. The proposed layout demonstrates that the minimum requirements for parking provision can be met by the development proposed, with two parking spaces

per 2-3 bedroom property and 3-4 spaces for each of the five 4-bedroomed dwellings proposed.

- 10.9. The applicant has undertaken survey work to understand and identify the likely impact of the proposed scheme on the traffic using Norwood Road as a result of the development, and this has been assessed by both the Local Highways Authority in terms of the impacts on highway safety, and the County Council Transport Team in terms of the implications for transport strategy in the area.
- 10.10. The development of a site such as this is likely to have twofold traffic implications. First, these would be at the junction of the site access with Norwood Road where the traffic associated with the development seeks to join the highway network, and this is a matter of ensuring that an appropriately wide access with acceptable visibility splays can be provided to serve the development. The second issue relates to the implications on overall traffic levels within the wider highway network, ensuring that the scheme does not result in unacceptable congestion elsewhere through an increase in vehicles, particularly at peak times. In particular for this proposal, the mini-roundabout at the junction of Wisbech Road and Norwood Road was considered as a key point where traffic from the development could result in unacceptable impacts on the highway network.
- 10.11. The Local Highways Authority has confirmed that they have no objection to the proposal, subject to the inclusion of standard planning conditions should permission be granted for the scheme (see proposed conditions listed in section 12).
- 10.12. The Transport Team have assessed the strategic implications of the scheme on the wider highways network, accepting that the proposed development would not have an unacceptable impact on the Wisbech Road/Norwood Road mini-roundabout. The Transport Team has noted an objection to the proposal in relation to the lack of investigation of walking links between the application site and the Infant School to the south.
- 10.13. This is not considered to constitute sufficient justification to refuse the application, as any link from the application site to the infant school would require those using it to cross the school field rather than entering the site via the front entrance. It would also be of limited use to those not residing within the development itself or on Southwell Close to the north as it would not then represent a shorter, safer route.
- 10.14. It is considered that the highway, traffic and parking implications of the proposal are acceptable, or can be made so through the use of appropriate planning conditions regarding construction details.

Visual Impact

- 10.15. Policy LP16 of the Fenland Local Plan (2014) requires development proposals to deliver and protect high quality environments throughout the district. Proposals must demonstrate they make a positive contribution to the local distinctiveness and character of the area, enhancing their local setting and both responding to and improving the character of the local built environment whilst not adversely impacting on the street scene, settlement pattern or landscape character of the surrounding area.

- 10.16. The scheme will be visible through its impacts on several viewpoints from the wider area, although there will be limited scope to view the development through its main access along Norwood Road due to the limited width of that access and the existing flanking properties, which are a combination of single and two-storey development that would obscure the majority of views of the properties proposed.
- 10.17. The main visual impacts of the scheme would be from the public open space to the north of the site, and from Wake Road to the east, with further views possible from the school to the south and from private land surrounding the site such as rear gardens of dwellings.
- 10.18. The scheme is for the construction of residential dwellings within an area dominated by residential development however, and as such the character of the proposal is not at odds with that of its surroundings.
- 10.19. Public representations received in relation to the scheme have been received stating that the proposal for two-storey development is at odds with the character of the surroundings, and it is noted that Wake Road and Laburnum Grove are single-storey developments. The remaining streets adjoining the site however are either 2-storey dwellings or a mixture of both 2-storey and single-storey properties, including Norwalde Street, Southwell Close, and Norwood Road. 2-storey development is also prevalent in the wider area. Consequently, it is also considered that the scale of the proposed development as mainly 2-storey dwellings is in keeping with the character of the area.
- 10.20. The application indicates that materials of construction are to be a combination of brick, render and timber cladding, all of which are present to a greater or lesser degree in the area and therefore a condition requiring details to be agreed would be appropriate to control these to ensure that appropriate materials are used in relation to the various different parts of the site.
- 10.21. The site layout is designed so that the eastern boundary adjacent to the open space is overlooked by the dwelling frontages giving good supervision of the area as well as presenting a suitable street scene when viewed from the direction of Wake Road. To the north, the properties back onto that area of open space, however whilst this is not ideal from a visual impact point of view, the applicant has included a landscaping area to ensure that a softer, more natural boundary will be created forming part of the visual setting of the development.

Community Safety

- 10.22. Policy LP17 addresses the Community Safety impacts of a proposal, noting that factors such as mixtures of uses, sizes and tenures will be encouraged, alongside provision of appropriate street and footpath networks, lighting and landscaping to facilitate supervision of public and private areas and to not encourage anti-social behaviour.
- 10.23. The main focus of responses in relation to the proposal relate to likely increases in anti-social behaviour. These concerns are a result of previous such behaviour on the land prior to the erection of the wire mesh fencing

along its eastern boundary. Concerns have been expressed by the residents that with the proposal to remove this fencing, the scheme would result in anti-social behaviour returning to the area, particularly if the scheme presented itself as a shortcut route to/from the Town Centre.

- 10.24. The comments of the Cambridgeshire Constabulary are noted in this regard in respect of the scheme, in particular the need for an external lighting plan, and the overall lack of objection to the proposals. It is clear that in any consideration of the potential for anti-social behaviour on the site, the nature of the site as a residential development would be fundamentally different to the previous use of the land. The layout provides natural surveillance of the roads and footways from the proposed dwellings, and even provides some surveillance of the open spaces to the north and east, where the previously empty land would have limited such opportunities and could have encouraged anti-social behaviour.
- 10.25. In light of the specific response from the Cambridgeshire Constabulary in respect of the community safety merits of the proposal, and their lack of objection on those grounds, it is considered that the scheme does not justify refusal on the grounds of community safety impacts. In light of the request of the Cambridgeshire Constabulary, it is considered appropriate to require an external lighting plan of the scheme by means of a condition should consent be granted for the proposal.

Flood Risk

- 10.26. Policy LP14 of the Fenland Local Plan and paragraphs 155-165 of the National Planning Policy Framework set out the approach to developing land in relation to flood risk, with both documents steering development in the first instance towards land at a lower risk of flooding. This is achieved by means of requiring development proposals to undertake a sequential test to determine if there is land available for development at a lower risk of flooding than the application site, and only resorting to development in those higher flood risk areas if it can be demonstrated that there are no reasonably available sites at a lower risk of flooding.
- 10.27. The application site is located within Flood Zone 1, and is therefore a site to which development would be directed in the first instance, and there are therefore no in principle concerns with regard to flood risk.
- 10.28. The scheme proposed for the site has been subject to consultation with both the Lead Local Flood Authority and Anglian Water, with neither body raising any objection to the proposals following detailed discussions. The scheme is to incorporate an attenuation basin for surface water, and the Lead Local Flood Authority has requested a condition requiring detailed design and management arrangements of the surface water drainage scheme to be agreed by condition should consent be granted.
- 10.29. On that basis, there is considered to be no justification for refusal of the scheme on flood risk grounds.

Biodiversity

- 10.30. Policy LP19 of the Fenland Local Plan (2014) states that the Council will conserve, enhance and promote the biodiversity and geological interest of the natural environment throughout Fenland, protecting designated sites,

refusing permission for developments that cause demonstrable harm to a protected habitat or species, and ensure opportunities are taken to incorporate beneficial features into new developments.

- 10.31. The applicant has undertaken a range of surveys of the site in relation to protected species, including specific surveys in relation to reptiles and bats. Several recommendations are made in relation to the development of the scheme on the site, including the incorporation of bird and bat boxes within the development, alongside a minimum of two hedgehog domes and reptile refuges such as log piles.
- 10.32. The proposal includes the removal of several of the trees on the site, although the most significant specimen, a London Plane Tree in the south west corner is to be retained as part of the scheme. The proposed removals have been assessed by the Local Planning Authority's Tree Officer who has indicated that the proposals are acceptable, and their recommendations for protection of the retained trees during the construction phase of the development can be appropriately accommodated through a condition, should permission be granted. Similarly the applicant has provided detailed landscaping plans, however these will need to be amended in light of the changes made to plots 4 and 5 and therefore it would be appropriate to secure those details along with any management proposals for the landscaping of the site as part of a condition.

Residential Amenity

- 10.33. Policy LP2 of the Fenland Local Plan (2014) requires development proposals to promote high levels of residential amenity, and policy LP16 requires development proposals to demonstrate that they do not adversely impact on the amenity of neighbouring users whilst providing sufficient amenity space for the proposal, with the guideline for non-flat development being one third of the plot area.
- 10.34. The application site adjoins other residential developments at several points around its boundary, including properties off Laburnum Grove, Norwood Road, and Norwalde Street. In the majority of cases, the orientation of the dwellings and the limitation of first floor openings on side elevations to only those serving bathrooms that could be required to be obscure-glazed, has ensured that any impacts on neighbouring properties are within acceptable limits. This is achieved through separation distances where properties do not look directly into adjacent land, and ensuring that in most cases any overlooking is at an oblique angle from the windows concerned. The north western corner of the development as originally proposed however did exhibit some unacceptable overlooking of adjacent land, and the applicant has, at the request of the Local Planning Authority, amended the design of plots 4 and 5 to show single-storey dwellings in this location to ensure privacy impacts remain within acceptable limits.
- 10.35. The plots indicated within the development all show that they are capable of meeting the guideline level of a minimum of one-third plot space provided for private amenity set out within policy LP16 of the Fenland Local Plan. The applicant has also ensured that the layout of the scheme provides appropriate protection of privacy and amenity in relation to internal separation distances between the proposed dwellings, which includes a

reduction in the proposed number of dwellings on the site since the original pre-application enquiry.

- 10.36. The scheme is therefore considered to be acceptable in terms of its impacts in relation to residential amenity levels.

Developer Contributions

- 10.37. Policy LP13 notes that development should be supported by and have good access to infrastructure, noting that developer contributions will be sought where infrastructure requirements are not directly provided for by the development.

	Contribution	Project	Indexation Date	Trigger
Early Years	£82,368	New early years provision at planned new schools	1Q2019	50% prior to first occupation AND 50% prior to 50% occupation of development
Primary	£164,736	One of two x new primary schools	1Q2019	
Secondary	£0	Not applicable		
Libraries	£9,828	March Library	1Q2019	100% prior to occupation of 50% of the development
Strategic Waste	£0			
Monitoring Fee	£150			
Total	£257,082			

- 10.38. The proposal was accompanied by a Viability Assessment regarding the provision of developer contributions as part of the scheme on the site, and this assessment was reviewed by the Senior Planning Obligations Officer at FDC and their counterpart at Cambridgeshire County Council.
- 10.39. The review included amending the values provided for the land and the build costs of the development in line with the most recent draft of the forthcoming Local Plan. The result of this review was that it was demonstrated that viability issues were present that prevented the delivery of Developer Contributions (including affordable housing) in relation to the scheme.
- 10.40. The lack of any such agreement does not therefore justify the refusal of the scheme.

11. CONCLUSIONS

- 11.1. The proposal is for the residential development of the land, which is a backland site located within a largely residential area within the Town of March, and is also adjacent to an Infant School. It is located on land within Flood Zone 1 and is therefore a location where residential development

would be directed and encouraged on the basis of the policies in the development plan. The development proposed is mainly 2-storey, which is appropriate to its surroundings, although materials of construction will need to be controlled to ensure they are appropriate to their setting.

- 11.2. Some alterations are required in relation to the detailed design of the road layout and construction, however these can be accommodated through a planning condition, and an objection from the County Highways Transport Team relates to lack of provision of walking routes to the nearby school from the site and does not justify refusal of the scheme.
- 11.3. The detailed design of the properties has been amended to address concerns about the impact of the proposal on the residential amenity and privacy of the neighbouring properties. The dwellings proposed as part of the scheme satisfy the relevant policies in terms of their own amenity standards.
- 11.4. Concerns have been raised by the public that the proposal would result in a rise in anti-social behaviour due to the removal of a wire mesh fence along the eastern boundary of the site, however the scheme has been examined the Cambridgeshire Constabulary with regard to Community Safety and no concerns have been identified with the scheme which does provide natural supervision of the open, accessible areas of land adjoining the site.
- 11.5. Remaining issues can be adequately controlled by means of planning conditions relating to mitigation for impacts on protected species, landscaping, tree protection etc.

12. RECOMMENDATION

Grant planning permission subject to conditions

<u>General</u>	
1	<p><u>Start Date</u> The development permitted shall be begun before the expiration of 3 years from the date of this permission.</p> <p>Reason To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
<u>Highways</u>	
2	<p><u>Management and maintenance of roads</u> No development shall commence until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway 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 198.</p> <p>Reason To ensure satisfactory development of the site and to ensure estate</p>

	<p>roads are managed and maintained thereafter to a suitable and safe standard in accordance with Policy LP15 of the Fenland Local Plan 2014.</p> <p>A pre-commencement condition is necessary in order to ensure that a suitable strategy is in place for the management and maintenance of the roads before they are constructed on the site.</p>
3	<p><u>Highway details</u></p> <p>No development shall commence on site until such time as detailed plans of the Roads, footways, cycleways, foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. All such works shall be carried out strictly in accordance with the details on the approved plans.</p> <p>Reason In order to ensure that adequate vehicular and pedestrian access is provided in the interests of highway safety in accordance with Policy LP15 of the Fenland Local Plan 2014.</p> <p>A pre-commencement condition is necessary in order to ensure that all such works are properly planned and specified and to ensure that all necessary allowances are made for their construction when development commences.</p>
4	<p><u>Temporary facilities</u></p> <p>No development shall commence on site until such time as adequate temporary facilities (details of which shall have previously been submitted to and agreed in writing with the Local Planning Authority) have 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> <p>A pre-commencement condition is necessary in order to ensure that adequate facilities are available to service the development site at the time of commencement and throughout.</p>
5	<p><u>Roadways to binder course</u></p> <p>Prior to the first occupation of any dwelling the roads, footways and cycleways shall be constructed to at least binder course surfacing level from the dwelling to the adjoining County road in accordance with the details approved in writing by the Local Planning Authority in consultation with the Highway Authority.</p> <p>Reason</p>

	In order to ensure that adequate vehicular and pedestrian access is provided in the interests of highway safety in accordance with Policy LP15 of the Fenland Local Plan 2014.
6	<p><u>Access to dwellings</u></p> <p>The dwellings shall not be occupied until the means of vehicular access has been laid out and constructed in accordance with the approved plans.</p> <p>Reason In the interests of highway safety in accordance with Policy LP15 of the Fenland Local Plan 2014.</p>
7	<p><u>Parking provision</u></p> <p>Prior to the occupation of each of the dwellings hereby approved, the proposed parking serving that dwelling shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and thereafter retained for that specific use.</p> <p>Reason To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety in accordance with Policy LP15 of the Fenland Local Plan 2014.</p>
8	<p><u>Visibility splays</u></p> <p>Prior to first occupation of the development hereby approved, visibility splays serving the site access along Norwood Road shall be provided as shown on the approved plan and shall be maintained thereafter free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.</p> <p>Reason In the interests of highway safety in accordance with Policy LP15 of the Fenland Local Plan 2014</p>
9	<p><u>Access Drainage</u></p> <p>The vehicular accesses to each plot 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.</p> <p>Reason To prevent surface water discharging to the highway in the interests of highway safety in accordance with Policy LP15 of the Fenland Local Plan 2014.</p>
	<u>Flooding, flood risk & drainage</u>
10	<p><u>Surface Water Drainage Scheme</u></p> <p>No above ground works shall commence until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment and Drainage Strategy prepared by MLM Consulting Engineers Limited (ref MLM-ZZ-XX-RP-C-0003-NR) dated 25th June</p>

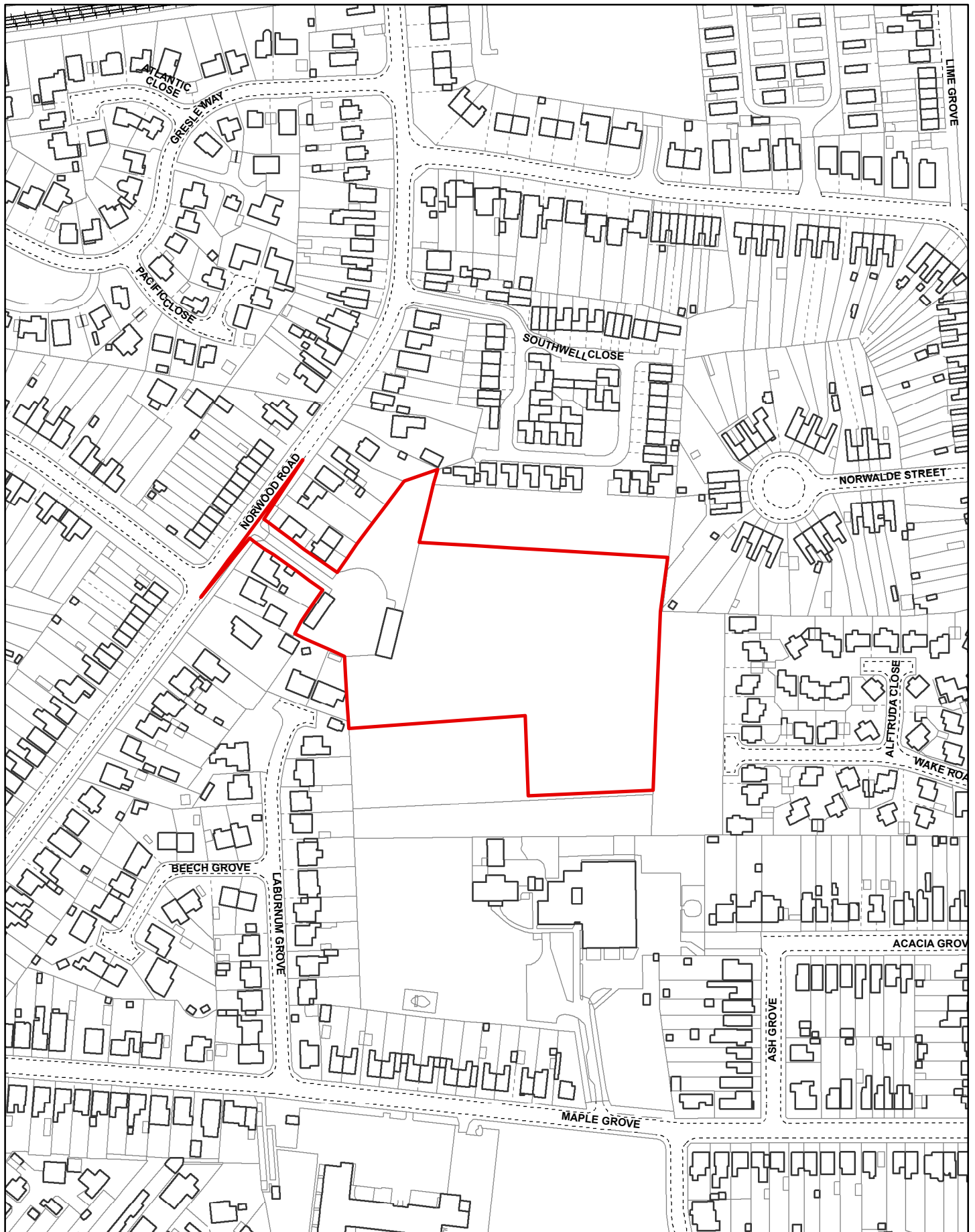
	<p>2020 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in full accordance with the approved details prior to occupation of the first dwelling.</p> <p>Reason To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with the National Planning Policy Framework and Policy LP14 of the Fenland Local Plan 2014.</p> <p>A pre-commencement condition is necessary in order to ensure that surface water drainage is adequately dealt with and thereafter retained in perpetuity.</p>
11	<p><u>Surface Water Drainage Maintenance</u></p> <p>Prior to the first occupation of any of the dwellings hereby permitted, details of the long term maintenance arrangements for the surface water drainage system (including all SuDS features) shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall 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>
12	<p><u>Construction of hard standing areas</u></p> <p>No hard-standing areas, including parking, footways and cycleways, shall be constructed until the works agreed under condition 2 (Surface Water Drainage) have been carried out unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason To prevent environmental and amenity problems arising from flooding.</p>
<u>Landscaping</u>	
13	<p><u>Landscape Details (Full)</u></p> <p>No development shall take place until a scheme for the hard and soft landscaping of the site has been submitted to and approved in writing by the Local Planning Authority. Subsequently, these works shall be carried out as approved. The landscaping details to be submitted shall include:-</p> <p>a) proposed finished levels</p> <p>b) means of enclosure</p>

	<p>c) car parking layout</p> <p>d) vehicle and pedestrian access and circulation areas</p> <p>e) existing trees, hedges or other soft features to be retained</p> <p>f) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife (including the bat and bird boxes, hedgehog domes and reptile habitat identified in the ecological surveys undertaken in respect of the development)</p> <p>details of siting and timing of all construction activities to avoid harm to all nature conservation features</p> <p>h) location of service runs</p> <p>i) management and maintenance details</p> <p>The approved hard landscaping shall be carried out with regard to the dwelling to which it relates, prior to the occupation of that dwelling and the soft landscaping shall be carried out within the first available planting season following completion of the development or first occupation (whichever is the sooner) or alternatively in accordance with a timetable for landscape implementation which has been approved as part of the submitted landscape scheme.</p> <p>Reason The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with Policy LP16 of the Fenland Local Plan 2014.</p> <p>A pre-commencement condition is necessary in order to ensure that adequate provision is made on the site for the proposed landscaping prior to the setting out of the scheme.</p>
<p>14</p>	<p><u>Tree Protection</u></p> <p>Prior to the commencement of any works or storage of materials on the site all trees that are to be retained shall be protected in accordance with British Standard 5837:2012. Moreover measures for protection in accordance with that standard, which shall be submitted to and agreed in writing by the LPA prior to commencement of works on site, shall be implemented and maintained to the Local Planning Authority's reasonable satisfaction until the completion of the development for Building Regulations purposes.</p> <p>Reason To ensure that retained trees are adequately protected in accordance with Policies LP16 and LP19 of the Fenland Local Plan, adopted May 2014.</p> <p>A pre-commencement condition is necessary in order to ensure that retained trees are adequately protected throughout the development of the</p>

	site.
	<u>Investigative</u>
<u>15</u>	<p><u>Programme of archaeological work</u></p> <p>No demolition/development or preliminary groundworks of any kind shall take place until the applicant has secured the implementation of a programme and timetable of archaeological work and recording in accordance with a written scheme of investigation which has been submitted by the applicant 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>The written scheme of investigation shall include:</p> <ul style="list-style-type: none"> a) the statement of significance and research objectives; b) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works c) The programme for the analysis, publication & dissemination, and deposition of resulting material. Part (c) of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI. <p>Developers will wish to ensure that in drawing up their development programme, the timetable for the investigation is included within the details of the agreed scheme.</p> <p>Reason</p> <p>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.</p> <p>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> <p>This is a pre-commencement condition because archaeological investigations will be required to be carried out before development commences to ensure important findings can be recorded.</p>
<u>16</u>	<p><u>Contaminated Land</u></p> <p>Prior to the commencement of the development hereby approved a scheme and timetable to deal with the presence of asbestos and other contamination of land and/or groundwater identified under the Phase 2 Ground Investigation and Generic Risk Assessment Report referenced CON111-NORW-001, dated 14 December 2018 and submitted alongside the application shall be submitted to, and approved in writing by, the Local Planning Authority. The approved scheme and timetable shall then be implemented on site. The scheme shall include all of the</p>

	<p>following measures unless the Local Planning Authority dispenses with any such requirement specifically and in writing:</p> <ul style="list-style-type: none"> • An asbestos management plan, which shall include measures for establishing the extent of asbestos present on the site, and its removal and disposal from the site, along with an appropriate timetable for that removal. • A written method statement for the remediation of land and/or groundwater contamination affecting the site. This shall be based upon the findings of the site investigation and results of the risk assessment. No deviation shall be made from this scheme without the express written agreement of the Local Planning Authority. • The provision of two full copies of a full completion report confirming the objectives, methods, results and conclusions of all remediation works, together with any requirements for longer-term monitoring and pollutant linkages, maintenance and arrangements for contingency action shall be submitted and approved in writing by the Local Planning Authority. <p>If during development any previously unsuspected contamination is discovered then the LPA must be informed immediately. A contingency plan for this situation must be in place and submitted with the above scheme.</p> <p>Reason To control pollution of land or water 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> <p>A pre-commencement condition is necessary in order to ensure that the appropriate investigations are undertaken prior to any groundworks taking place.</p>
	Control of appearance/future development/construction
17	<p><u>Details of Materials</u></p> <p>No development other than groundworks and foundations shall take place until a schedule showing the full details of the materials to be used in each of the plots forming part of the development hereby approved for the walls and roof are submitted to and approved in writing by the Local Planning Authority. The details submitted for approval shall include the name of the manufacturer, the product type, colour and reference number. The development shall then be carried out in accordance with the approved details and retained in perpetuity thereafter.</p> <p>Reason To safeguard the visual amenities of the area in accordance with Policy LP16 of the Fenland Local Plan, adopted May 2014.</p>

18	<p><u>External Lighting</u></p> <p>Prior to any above-ground works taking place in relation to the development hereby approved, a scheme for the provision of external lighting serving the individual dwellings and shared private roadways/footways shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the occupation of any dwellings and retained thereafter in perpetuity.</p> <p>Reason In order to ensure that the site meets the crime prevention guidelines in accordance with Policy LP17 of the Fenland Local Plan 2014.</p>
19	<p><u>Construction Environmental Management Plan</u></p> <p>Prior to any work commencing on the site a Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the Local Planning Authority regarding mitigation measures for noise, dust and lighting during the construction phase. These shall include, but not be limited to, other aspects such as access points for deliveries and site vehicles, and proposed phasing/timescales of development etc. The CEMP shall be adhered to at all times during all phases.</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. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.</p>
20	<p><u>Fire Hydrants</u></p> <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>
21	<p><u>Approved plans</u></p>



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F/YR19/1068/F
Scale = 1:2,500





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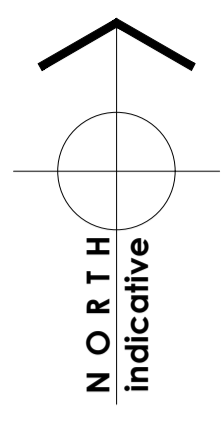
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 **Fenland**
CAMBRIDGESHIRE
Fenland District Council



Block Plan
scale 1:500

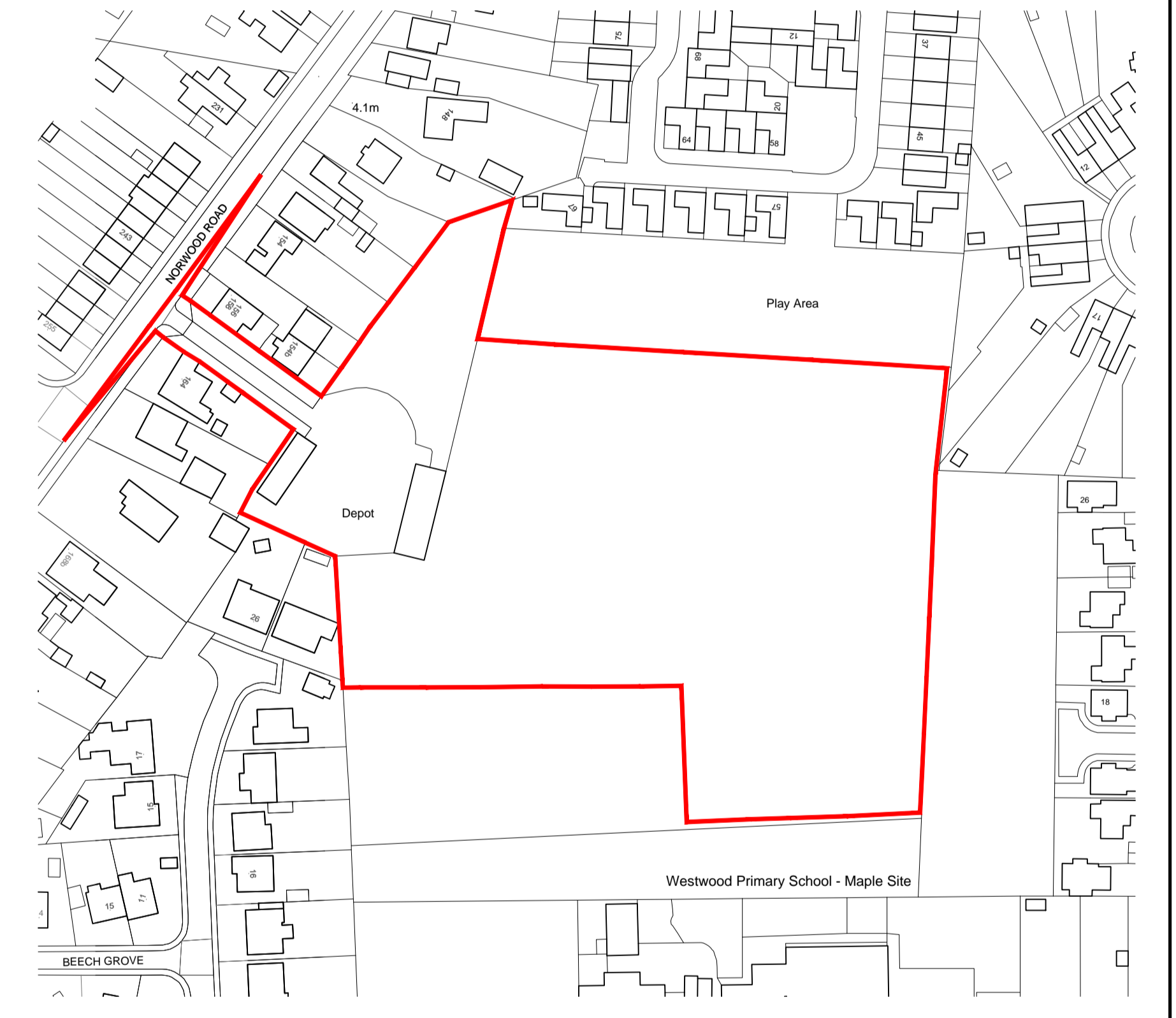


House type Key

- Type A - 2 bed house
- Type B - 3 bed house
- Type H - 4 bed house
- Type X - 2 bed bungalow
- Garage



Key Plan
scale 1:1250



Location Plan
scale 1:1250

DO NOT SCALE FROM THIS DRAWING
THE GENERAL CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE SUPERVISING OFFICER.
ALL DIMENSIONS ARE SHOWN IN mmr UNLESS OTHERWISE STATED.

Development Summary			
Plot no.	Type	sqft	Quantity (nr.)
1, 2, 8, 9, 12-17, 45-48	2 bed house	905	22
26-29, 33-36, 45-48	2 bed bungalow	1547	2
3, 6, 7, 10, 11, 19, 20, 22-25, 30-32, 38-42, 44, 50	3 bed house	1147	23
18, 21, 37, 43, 49	4 bed house	1547	5
			Total 50 dwellings
Site Area	1.78 Ha		
Density	29.2 dwellings per hectare		

Revisions		
Suffix	Date	Amendments
A	Sept 19	Full visibility splay shown
B	Mar 20	Plots 4 & 5 amended and Bin collection points added.
C	May 20	Plots 4 & 5 moved 300mm Southward
D	03.07.20	Plots 4 & 5 changed to bungalows
E	22.09.20	General amendments following planning officers comments
F	23.11.20	Primary School name amended and potential future school access areas provided. Eastern boundary retained.

Status: **PLANNING**

The Design Partnership (Ely) Ltd
Claremont House,
10 Station Road,
Chatteris
Cambridgeshire PE16 6AG
Tel: 01354 693111

Job Title
**Proposed Development of 50 Dwellings
Norwood Road March
for This Land Ltd**

Drawing Title
**Planning Drawing
Block Plan and Location Plan**

Date	Scale	Drwn	Dwg. No.	Rev.
Aug 2019	1:500@A1	PD	CCC-813-P01	F

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F/YR20/0473/F

Applicant: Cannon Kirk (UK) Ltd

**Agent: Mr Andrew Hodgson
Pegasus Group**

Land North West Of 12, Knights End Road, March, Cambridgeshire

Erect 9no dwellings (3no single-storey (1x 2-bed & 2x 3-bed) and 6no 2-storey (3 x 5-bed, 1 x 4-bed & 2 x 2-bed)) involving demolition of existing buildings

Officer recommendation: Grant

Reason for Committee: Officer recommendation is contrary to comments of Town Council.

1. EXECUTIVE SUMMARY

- 1.1. The proposal is a full application for the construction of nine dwellings on the land.
- 1.2. The land already benefits from an outline planning permission granted in 2018 for the construction of up to 9 dwellings, at the November 2018 meeting of the Planning Committee.
- 1.3. The current proposal involves a minor alteration to the application site and cannot therefore be submitted as reserved matters in relation to the original outline permission.
- 1.4. The scheme has been amended following submission of initial plans and the comments received in relation to those proposals.
- 1.5. It is considered that the proposals are now compliant with all relevant policies, and there are no material considerations that would justify refusal.
- 1.6. It is therefore recommended that planning permission is granted for the development.

2. SITE DESCRIPTION

- 2.1. The application site is an existing agricultural yard, containing a 4-span brick built general purpose agricultural building to the rear of the site, and several older timber constructed sheds located in the centre of the site. There are further buildings and structures located elsewhere within the farmyard however these lie outside the application site.
- 2.2. The site is surrounded by residential development, comprising 21 modern dwellings off Steeple View to the north of the site, 4 dwellings to the east and 3 to the south off Knights End Road. Open agricultural land lies to the west, although this is located within the west March strategic allocation, identified as being

allocated for predominantly residential development. The land to the west is separated from the site by an existing drainage ditch.

- 2.3. The properties to the south and east of the site are predominantly single-storey in nature, with those along Steeple View being of 2-storey construction.
- 2.4. The site boundary is formed from a 1.8m closeboard fence to the north, with another similar height fence separating the site across its centre from west to east. The current boundary with Knights End Road is formed from an evergreen hedge, with further hedges to the southern boundary with the properties located on Knights End Road itself.

3. PROPOSAL

- 3.1. The proposal is for the construction of nine dwellings on the land, comprising 3x single-storey and 6x 2-storey dwellings. Each of the dwellings would benefit from detached garaging comprising a minimum of 2 spaces each for the three 2-3 bedroomed dwellings and 4 spaces each for the six 4+ bedroomed dwellings.
- 3.2. Access is proposed into the site between 12 and 22 Knights End Road, at the same point as has been previously approved under an earlier application on the site. This access road runs around the rear of the properties on Knights End Road and terminates at the western boundary of the site, with three single-storey properties proposed to the rear of the existing dwellings on Knights End Road. A secondary road leads north from this main access, directly serving four properties located along the western boundary of the site, and finally a private driveway runs east serving two dwelling located on the northern boundary. All of these dwellings are two-storey.
- 3.3. The proposals have been amended from the originally submitted scheme, reorienting two north facing properties from the north west corner of the site so that they now face west away from the adjoining development.
- 3.4. Full plans and associated documents for this application can be found at: <https://www.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=Q4K2L2HE0D800>

4. SITE PLANNING HISTORY

F/YR18/0759/O	Erection of up to 9no dwellings (outline application with matters committed in respect of access) involving demolition of existing buildings	Grant	9/11/18
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5. CONSULTATIONS

- 5.1. **March Town Council**
“Recommend refusal. Over-development and access concerns (too close to another junction and post box). Also, development proposed in such a manner as to avoid provision of social housing.”
- 5.2. **Cambridgeshire County Council Highways Authority**
 No highway objections. Conditions requested.

5.3. **FDC Environmental Health Protection Officer**

No objections, recommend conditions

5.4. **Local Residents/Interested Parties**

4 responses were received from 3 properties to the original proposal, from Steeple View and Knights End Road to the north, raising the following concerns:

- Plans don't take into account recent development of neighbouring properties.
- Proposals will impact on light into the neighbouring properties.
- Impact on privacy.
- No consultation with neighbours over the plans.

One further response from Knights End Road has been received following the submission of the revised plans, stating the following:

- How is the site to be serviced given the weight limit on Knights End Road.

It is for the developer to comply with any weight restrictions on the roads accessing the site, and it is not appropriate for the planning system to attempt to duplicate controls or restrictions already in place through other means.

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 55: Conditions tests. Avoiding pre-commencement unless clear justification

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

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

National Planning Practice Guidance (NPPG)

Determining a planning application

National Design Guide 2019

Context

Identity

Built Form

Movement

Nature

Public Spaces

Uses

Homes and Buildings

Resources

Lifespan

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

LP9 – March

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

LP16 – Delivering and Protecting High Quality Environments across the District

March Neighbourhood Plan 2017

H2 – Windfall development

8. KEY ISSUES

- **Principle of development**
- **Visual Impact and Character**
- **Residential amenity**
- **Highway safety and access**
- **Flood risk and drainage**
- **Other matters**

9. BACKGROUND

- 9.1. As noted above, the application site has previously been the subject of an outline planning application for the construction of up to nine dwellings that was granted consent in 2018 and therefore remains extant.
- 9.2. The current scheme has come forward due to a minor change in the application site boundary (including an additional piece of land in the north east corner, and a small section of land to the rear of 22 Knights End Road), however the original permission could still be the subject of a reserved matters submission if required.
- 9.3. Pre-application advice was sought in respect of the scheme, and a positive response was provided identifying certain issues that would need to be resolved through layout changes and information submitted alongside any subsequent application. The revised plans now received have addressed those points raised.
- 9.4. There have been previous applications for residential development on the adjacent land to the west however no record is available indicating why those applications were withdrawn.

10. ASSESSMENT

Principle of Development

- 10.1. Policy LP3 of the Fenland Local Plan (2014) sets out the settlement hierarchy within the District, setting out the scale of development appropriate to each level of the hierarchy. March is a Primary Market Town, one of two such settlements within the highest level of the hierarchy where the majority of the development within the District is expected to take place over the plan period. The application site currently benefits from an extant outline planning permission for the construction of up to nine dwellings on the land, with the time limit for reserved matters submission in relation to that permission expiring in November 2021.

- 10.2. Policy H2 of the March Neighbourhood Plan supports proposals for residential development where they meet a range of specific criteria, which will be considered under the appropriate headings to follow.
- 10.3. The application site is located within flood zone 1 and there are no other designations that would oppose the principle of its development for residential purposes. There is an extant permission for residential development of up to nine dwellings on the site. There is therefore no justification for refusal of the application on the grounds of the principle of development.

Visual Impact and Character

- 10.4. Policy LP16 of the Fenland Local Plan (2014) requires development proposals to deliver and protect high quality environments throughout the district. Proposals must demonstrate they make a positive contribution to the local distinctiveness and character of the area, enhancing their local setting and both responding to and improving the character of the local built environment whilst not adversely impacting on the street scene, settlement pattern or landscape character of the surrounding area. Policy H2 of the March Neighbourhood Plan requires proposals to demonstrate a high standard of design.
- 10.5. The proposal forms two visually distinct parts, comprising the single-storey dwellings that adjoin its southern boundary, and the 2-storey dwellings proposed along the west and north boundaries. This distinction between the two parts of the development is sympathetic to and reinforces the distinctiveness of the two existing types of development bordering the site, continuing the theme of single-storey development to the south and 2-storey to the north. The development would be unified by its choice of materials, with all the properties indicated in the design and access statement as being constructed from a tumbled red brick with a tile roof. Given the limited scale of development proposed it is considered appropriate that all the properties are to be constructed from a single materials palette. There is a variety of building materials in use within the wider area, however the chosen materials are suitable subject to a standard condition regarding approval of the specific materials to be used.

Residential Amenity

- 10.6. Policy LP2 of the Fenland Local Plan (2014) requires development proposals to promote high levels of residential amenity, and policy LP16 requires development proposals to demonstrate that they do not adversely impact on the amenity of neighbouring users whilst providing sufficient amenity space for the proposal, with the guideline for non-flat development being one third of the plot area.
- 10.7. The proposal requires consideration of several matters of residential amenity to ensure its acceptability. These fall within the broad categories of the impact of the proposal on the amenities of the neighbouring properties, and the amenities proposed for the new dwellings.
- 10.8. With regard to the first of those matters therefore, consideration must be given to the privacy of neighbouring properties and the amenity levels within their gardens.
- 10.9. Plots 1-3 along the southern boundary of the site are proposed as single-storey dwellings, with rear gardens (approximately 10m+ deep) adjoining the southern boundary of the site. The properties adjoining that southern boundary are also single-storey with rear gardens adjoining the boundary. On that basis, and given

the proposals for fencing between the properties, there would be no harm arising from overlooking or light loss, and a garden-garden relationship would not result in unacceptable amenity impacts.

- 10.10. Plots 4-6 do not impact on the amenities of any adjoining properties, and their placement with rear gardens (12m+ depth) adjoining the western boundary of the site would not prejudice the development of that land should it come forward.
- 10.11. Plot 7 has been amended throughout the consideration of the scheme and is now orientated so that its rear elevation faces west rather than north. Its garage has also been relocated so as to lie between the dwelling and the adjacent property on Steeple View. There would be some small impact on light into the neighbouring garden as a result of the location of the proposed garage alongside the adjoining boundary, however this impact would be limited due to the orientation of the properties and would not be of sufficient magnitude to justify refusal of the scheme.
- 10.12. Plots 8 and 9 have been the subject of comments regarding loss of neighbouring amenity, and their separation from the northern boundary of the site has been increased as a result of design changes throughout the consideration of the scheme. These properties are now located with first floor windows in excess of 11m from the shared boundary with the neighbouring properties, which have a similar separation from the shared boundary. Such distances are considered to protect privacy and amenity sufficiently to ensure that refusal is not justified.
- 10.13. Consideration is given to the amenity levels within the properties and gardens adjoining the access to the development, however given the existing boundary treatments and those proposed as part of the scheme, it is not considered that the scale of development proposed would result in undue harm to the living conditions within those dwellings or their attendant garden areas.
- 10.14. With regard therefore to the residential amenity levels of the proposed dwellings themselves, the properties are located within plots proportionate to their scale, making provision for adequate residential amenity space in line with the requirements of policy LP16 of the Fenland Local Plan. The scheme would not result in unacceptable living conditions to any of the proposed dwellings, and specific relationships are a matter for consideration by any potential purchaser of the dwellings.
- 10.15. On that basis, there are considered to be no issues of amenity that justify the refusal of the scheme under the relevant policies of the Fenland Local Plan.

Highway Safety and Access

- 10.16. Policy LP15 of the Fenland Local Plan (2014) requires development to provide a well-designed, safe and convenient access for all, giving priority to the needs of pedestrians, cyclists, people with impaired mobility and users of public transport.
- 10.17. Appendix A of the Fenland Local Plan sets out the parking standards associated with development proposals, noting that for properties of up to three bedrooms, two parking spaces are required, and for properties of four bedrooms or more, provision of three spaces is required.
- 10.18. The Town Council objections to the proposal with regard to its proximity to another road junction and the post box are noted, however the Highways

Authority has identified no safety implications as a result of these details and therefore it is not reasonable to sustain an objection on that basis.

- 10.19. The proposed development meets the minimum standard of provision for parking spaces on the site, and the Highways Authority have confirmed that they have no objections to the scheme, subject to a suite of conditions to ensure that the roads and footpaths are constructed to an appropriate standard and at an appropriate point within the development timeline.
- 10.20. Notwithstanding the above, the proposed access was included as a detailed matter during the submission of the previous outline application on the site and therefore already benefits from the grant of planning permission.

Flood Risk and Drainage

- 10.21. Policy LP14 of the Fenland Local Plan and paragraphs 155-165 of the National Planning Policy Framework set out the approach to developing land in relation to flood risk.
- 10.22. The application site is located on land within flood zone 1 and is therefore not considered to be at risk of flooding. Specific arrangements regarding surface water drainage will be dealt with by means of a planning condition requiring details of the proposed method of surface water disposal outlined in the surface water assessment accompanying the application.

Other Matters

- 10.23. The comments received from March Town Council are noted with regard to an affordable housing contribution and the number of dwellings proposed. Policy LP5 of the Fenland Local Plan contains details of contributions where sites in combination exceed the threshold of the number of dwellings proposed for providing affordable housing however, and there is no requirement for a developer to increase the number of units proposed on a site to meet the threshold. The proposal also represents no change from the approved level of development considered under the previous outline planning permission. This point is not therefore justification for refusal of the scheme.
- 10.24. The application site lies adjacent to the West March strategic allocation, however the site itself does not fall within its boundary. The dwellings proposed along the western boundary face out over this land, however the separation distance between them and the site boundary would be sufficient to ensure an acceptable relationship could be achieved should an application on this land come forward. The access into the application site would allow for the potential to serve a part of the strategic allocation if necessary as it currently terminates alongside the western boundary of the application site, although such use would be considered on its own merits. On that basis the current application would not prejudice the development of the wider strategic allocation.
- 10.25. The layout scheme identifies two bin collection points alongside the proposed roads, and a tracking plan has also been provided demonstrating that it is possible for a refuse collection vehicle to access and turn within the site.
- 10.26. From 1 October 2018 section 100ZA(5) of the Town and Country Planning Act 1990 provides that planning permission for the development of land may not be granted subject to a pre-commencement condition without the written agreement of the applicant to the terms of the condition (except in the circumstances set out

in the Town and Country Planning (Pre-commencement Conditions) Regulations 2018).

10.27. The applicant has been consulted on the proposed conditions and has confirmed their agreement to them in writing. Therefore, should the application be approved it is considered that the requirements of section 100ZA(5) have been met.

11. CONCLUSIONS

11.1. The proposal is for the residential development of the site for nine dwellings.

11.2. Outline Planning Permission has previously been granted on the land for up to nine dwellings including the means of access and the principle of the development is therefore established. The current proposal is reflective of the indicative plans submitted alongside that previous permission, amended by specific concerns relating to the relationships between the proposal and the adjacent dwellings.

11.3. The application site is suitable for the development proposed, and the plans submitted demonstrate that there are no impacts from the scheme that justify its refusal in terms of the relevant planning policies, nor are there any material considerations that indicate refusal contrary to those policies.

12. RECOMMENDATION

Grant, subject to the following conditions

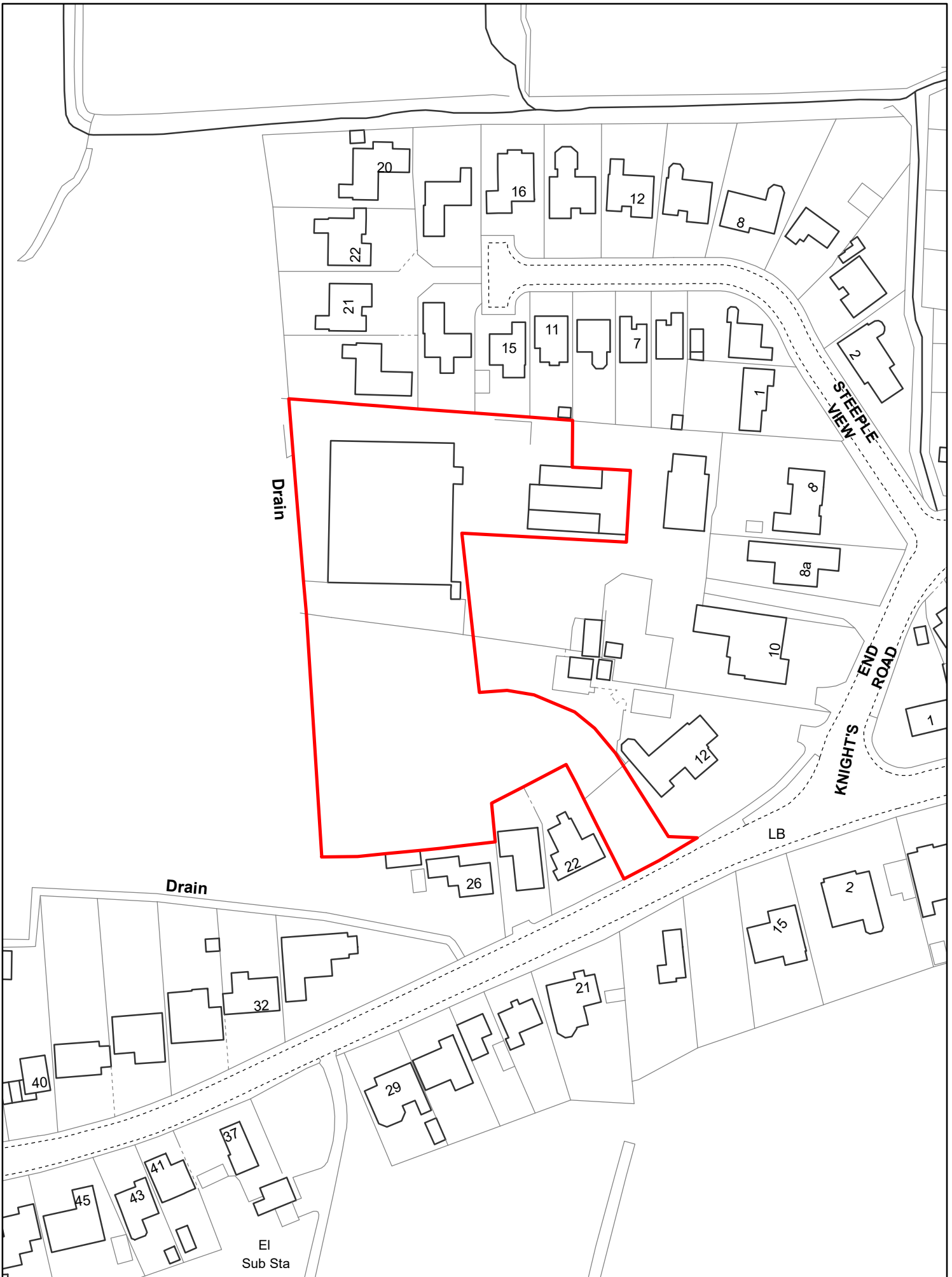
The proposed conditions are as follows;

1	<p>The development permitted shall be begun before the expiration of 3 years from the date of this permission.</p> <p>Reason: To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2	<p>Prior to the commencement of any development, a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the site has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the relevant parts of the development are first brought into use and thereafter retained in perpetuity.</p> <p>Reason: To prevent the increased risk of flooding, to improve and protect water quality, to improve habitat amenity and to ensure the future maintenance of these. In accordance with the National Planning Policy Framework and Policy LP14 of the Fenland Local Plan 2014.</p> <p>A pre-commencement condition is necessary in order to ensure that surface water drainage is adequately dealt with and thereafter retained in perpetuity.</p>
3	<p>Prior to the commencement of any development, a scheme for the provision and implementation of foul water drainage shall be submitted and agreed in writing with the Local Planning Authority. The scheme shall be implemented</p>

	<p>in accordance with the approved details before the relevant parts of the development are first brought into use and thereafter retained in perpetuity.</p> <p>Reason: To ensure a satisfactory method of foul water drainage and to prevent the increased risk of pollution to controlled waters in accordance with the National Planning Policy Framework and Policy LP14 of the Fenland Local Plan 2014.</p> <p>A pre-commencement condition is necessary in order to ensure that foul water drainage is adequately dealt with and thereafter retained in perpetuity.</p>
4	<p>Prior to first occupation of the development, the Knights End Road junction and footway re-alignment shall be laid and constructed in accordance with submitted plan 6501-WSP-00-ZZ-DR-TP-002 P03.</p> <p>Reason: To ensure satisfactory standard of highway design and construction and visibility.</p>
5	<p>Prior to the first occupation of any dwelling the roads, footways and shall be constructed to at least binder course surfacing level from that dwelling to the adjoining County road in accordance with the details approved in writing by the Local Planning Authority in consultation with the Highway Authority.</p> <p>Reason: To ensure satisfactory development of the site and a satisfactory standard of highway design and construction.</p>
6	<p>No development shall commence until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway 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 198 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.</p>
7	<p>Prior to commencement of development, details of existing ground levels (in relation to an existing datum point), proposed finished floor levels and floor slab levels, and cross sections, of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in strict accordance with the levels shown on the approved drawing(s).</p> <p>Reason: To ensure that the precise height of the development can be considered in relation to adjoining dwellings to protect and safeguard the amenities of the adjoining occupiers in accordance with Policies LP2 and LP16 of the Fenland Local Plan 2014.</p>

8	<p>No development other than groundworks and foundations shall take place until full details of the materials to be used in the development hereby approved for the walls and roof are submitted to and approved in writing by the Local Planning Authority. The details submitted for approval shall include the name of the manufacturer, the product type, colour and reference number. The development shall then be carried out in accordance with the approved details and retained in perpetuity thereafter.</p> <p>Reason: To safeguard the visual amenities of the area in accordance with Policy LP16 of the Fenland Local Plan, adopted May 2014.</p>
9	<p>No development shall take place above slab level until a detailed scheme for the hard and soft landscaping of the site has been submitted to and approved in writing by the Local Planning Authority in line with the masterplan details set out on plan CAN002-PEV-XX-XX-DR-L-0209. Subsequently, these works shall be carried out as approved. The landscaping details to be submitted shall include:-</p> <ul style="list-style-type: none"> a) means of enclosure (including elevation details and proposed materials) b) existing trees, hedges or other soft features to be retained c) planting plans, including specifications of species, sizes, planting centres, number and percentage mix d) details of planting and features to be provided to enhance the value of the development for biodiversity and wildlife (as detailed in the ecological surveys) e) details of siting and timing of all construction activities to avoid harm to all nature conservation features f) management and maintenance details <p>The approved hard landscaping scheme shall be carried out with regard to the dwelling to which it relates, prior to the occupation of that dwelling and the soft landscaping shall be carried out within the first available planting season following completion of the development or first occupation (whichever is the sooner) or alternatively in accordance with a timetable for landscape implementation which has been approved as part of the submitted landscape scheme.</p> <p>Reason: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
10	<p>The development shall be implemented in accordance with the written method statement for the remediation of land and/or groundwater contamination affecting the site. No deviation shall be made from this scheme without the express written agreement of the Local Planning Authority.</p> <p>The development shall not be occupied until two copies of a full completion report confirming the objectives, methods, results and conclusions of all remediation works, together with any requirements for longer-term monitoring and pollutant linkages, maintenance and arrangements for contingency action have been submitted and approved in writing by the Local Planning Authority.</p>

	Reason: To control pollution of land or water 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.
11	<p>Prior to the first occupation of the units to which they relate, the bin collection points identified on approved plan P19-0752_002 Rev J shall be constructed and made available for the use of those properties, and shall be retained as such in perpetuity.</p> <p>Reason: To ensure that adequate refuse collection facilities are available to the dwellings at the time of their occupation, in accordance with policy LP16 of the Fenland Local Plan (2014).</p>
12	Approved Plans



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F/YR20/0473/F

Scale = 1:1,250





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KEY

- Site Boundary (0.68 ha)
- 1.8m high brick wall w/ fencing infill panels
- 1.2m high 2 rail plot division fencing
- Grassed Filter Drain
- Land retained by Land Owner

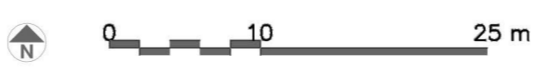
For POS Landscape details please refer to drawing no. CAN002-PEV-XX-XX-DR-L-0209_Landscape Masterplan_P04

For Drainage Strategy details please refer to drawing no. CCE-V551-SWA-02

**Knight's End Road, March, Cambridgeshire
P19-0752**

Schedule of Accommodation

House Type	Beds	Storey	Actual No.	Unit ft2	Coverage ft2
ASH	5 Bed	2	3	1,786	5,359
Bungalow	2 Bed	1	1	1,097	1,097
Bungalow	3 Bed	1	2	1,227	2,454
N8	4 Bed	2	1	1,645	1,645
4.2	4 Bed	2	2	1,697	3,394
Total Amount			9		13,949



Knights End Road, March, Cambridgeshire - Planning Layout

Drawn by: OT | Approved by: GR / AH | Date: 30/10/2020 | Scale: 1:500 @ A2 | DRG: P19-0752_002 Sheet No: - Rev: J1 Client: Cannon Kirk (UK) Limited



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F/YR20/0585/F

**Applicant: GKL Residential
Developments Ltd**

**Agent : Ms Kate Wood
Barker Storey Matthews**

Former Coach House, London Road, Chatteris, Cambridgeshire

Erect a 2-storey 4-bed dwelling involving demolition of store building

F/YR20/0586/LB

**Applicant: GKL Residential
Developments Ltd**

**Agent : Ms Kate Wood
Barker Storey Matthews**

Former Coach House, London Road, Chatteris, Cambridgeshire

Demolition of a curtilage listed store building

Officer recommendation: Refusal of both applications

**Reason for Committee: Number of representations contrary to Officer
recommendation**

1 EXECUTIVE SUMMARY

- 1.1 The proposal seeks full planning permission for the erection of a detached, 2-storey, 4 bed dwelling and full planning permission and listed building consent for the demolition of the existing building.
- 1.2 The coach house is a statutorily protected building by virtue of its curtilage association with 22 London Road, Chatteris (Section 1 (5) of the Planning (Listed Building and Conservation Area) Act 1990).
- 1.3 The application has failed to sufficiently understand the significance of the assets affected, has therefore not understood the level of harm arising from the proposals and consequently not offered sufficient justification or articulation of public benefit for the proposed scheme. In addition an alternative viable scheme which would achieve the conservation and re-use of the asset has not been explored. The applications propose total demolition of a listed building, which it is considered would amount to substantial harm and total loss of significance. It is not considered that substantial public benefits would be created. The loss of the listed building and its replacement with a new build would be harmful to the setting of principal listed building (22 London Road) and the wider Conservation Area in which these are situated.
- 1.4 The site is located in a prominent and sensitive location, the proposed dwelling is

a pastiche of the adjoining listed buildings, which fails to protect or enhance surrounding heritage assets or make a positive contribution to the character of the area. The proposal fails to provide sufficient, useable on-site parking provision. It is overall not considered to create a high quality environment and fails to take opportunities to minimise harm.

1.5 The proposal is therefore considered contrary to Policies LP2, LP15, LP16 and LP18 of the Fenland Local Plan, DM3 of Delivering and protecting High Quality Environments in Fenland SPD 2014, paragraphs 127, 189 and 193-196 of the NPPF 2019, C1, C2, I1, and B2 of the NDG 2019. Granting the applications would be indicative of a failure by the Council to fulfil its duties under Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

1.6 The recommendation is to refuse.

2 SITE DESCRIPTION

- 2.1 The site is a listed former Coach House to 22 London Road (Grade II listed) with a hardstanding area to the rear. The site forms part of the former Travis Perkins site, which has been vacant approximately 3 years and lies within Chatteris Conservation Area.
- 2.2 No.22 and the remaining commercial site has been granted planning permission and listed building consent (F/YR19/0355/F and F/YR19/0356/LB) for the erection of 6 x single storey dwellings, change of use of the office building (No.22) to a 2-storey 5-bed dwelling involving part demolition of and alterations to the Listed Building and demolition of warehouses and outbuildings at the rear of the site.
- 2.3 The Coach House faces onto London Road with the site access between it and No.22 (to the north). It is a part single storey gault brick structure with a 2-storey loft element, most likely built as coach house and/or stables, with roofs of Welsh slate. There are door openings only to the rear (west) elevation. Three semi-circular, or Diocletian windows to the ground floor east elevation (road) and two to the ground floor west elevation have stone cills and red and gault brick surrounds. Those on the east elevation have been blocked in. The north end bay has been partially demolished and rebuilt with Fletton bricks in order to widen the access for commercial vehicles entering and leaving the yard in the later 20th century and would likely have had a further window. The loft section of the building includes two semi-circular cast iron windows to the first floor, also under contrasting red and yellow 9 inch brick header arched openings with stone cills to both the east and west elevations.
- 2.4 The coach house retains several internal features, including surviving lath and lime plaster barrel vaulted ceilings, and a wooden stair to the loft, with sack slide. A small fireplace still exists in the north end bay, but has been blocked in and the chimney lost when the coach house was shortened and the gable end rebuilt. Metal mesh ventilation screen is in situ at the ceiling apex and supports the suggestion of its use for livestock. The barrel vaulted ceiling in a mid-19th century utilitarian and ancillary structure is an unusual and notable feature of the building. The shapes of the ceilings form an important part of the history of this building.
- 2.5 There appear to have been two access points historically onto London Road. However, only the northern one has been used for a number of years. The

southern boundary of the site is made up of the northern elevational wall of No 24 London Road. Within this wall are two ground floor and one first floor window which overlook the site.

- 2.6 The site is within Chatteris Conservation Area and is situated within a residential area. It sits between the associated principal Grade II listed building of 22 London Road and the 3-storey Grade II listed building of 24 London Road. On the opposite side of the road are the 2-storey properties of 43-45 London Road, 3-storey 41 London Road and the 2-storey Grade II listed building of 39 London Road.

3 PROPOSAL

- 3.1 The proposal seeks listed building consent and full planning permission for the demolition of the existing building and full planning permission for the erection of a detached, 2-storey, 4 bed dwelling.
- 3.2 The proposed dwelling measures 16.7m x 6m and 7.8m in height. Accommodation comprises a lounge, kitchen/diner, utility and WC at ground floor level and 4 bedrooms (2 with en-suite) and bathroom at first-floor level. Vehicular access is to the north of the proposal, shared with the wider redevelopment site. The garden serving the property is to the west and south, 1.8m close boarded fencing is proposed to enclose this, with a low level wall and railings to the front of the dwelling.

Full plans and associated documents for these applications can be found at:

F/YR20/0585/F

<https://www.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=QC0HK4HE01U00>

F/YR20/0586/LB

<https://www.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=QD5AB7HE01U00>

4 SITE PLANNING HISTORY

F/YR19/0706/LB	Internal and external works to a curtilage listed building involving the erection of a single-storey rear extension and raising the roof height of the single-storey element to enable a change of use of the building to a 2-storey 3-bed dwelling	Refused 4/10/2019
F/YR19/0705/F	Change of use and refurbishment of existing building to form a 2-storey 3-bed dwelling involving the erection of a single-storey rear extension and raising the roof height of the existing single-storey element	Refused 4/10/2019

F/YR19/0356/LB	Works to a Listed Building to change the use of office building to 2-storey 5-bed dwelling with detached car port involving part demolition to rear	Granted 3/10/2019
F/YR19/0355/F	Erection of 6no single storey dwellings comprising of 2 x 2-bed and 4 x 3-bed; change of use of office building (LB) to 2-storey 5-bed dwelling involving part demolition of Listed Building and demolition of warehouse and outbuildings	Granted 3/10/2019
F/96/0103/F	Erection of single-storey office extension to existing building	Granted 4/7/1996
F/0431/79/F	Change of use from showroom to office and store and replacement shopfront	Granted 3/8/1979

5 CONSULTATIONS

5.1 Cambridgeshire County Council Archaeology

At the time of writing the report no comments have been received, however an archaeological written scheme of investigation was requested on the previous applications for this site.

5.2 Conservation Officer (FDC)

Comments received from The Council's Conservation Officer have informed the site description above and the assessment of heritage impact at section 10 of this report. Full details of comments received on 3/8/2020, 30/9/2020 and 23/1/2020 can be viewed via Public Access using the links provided at 3.2. Comments below were received in relation to the most recent re-consultation:

Thank you for re-consulting me on the above applications. However the revisions do not address concerns raised by my previous comments, to which I refer you, and I further add that I wholly concur with comments as submitted by the Ancient Monument Society on 30th September 2020 in response to this re-consultation, who put the matter very succinctly.

The applicant has been advised numerous times that a one or two bedroom conversion of the coach house would be acceptable, viable and welcome. It cannot withstand conversion to a four bed without considerable loss of interest and character and its total demolition and replacement with a four bedroomed home is contrary to the relevant law, policy and advice.

I therefore recommend refusal of these applications.

These comments are in relation to a second re-consultation on the above application due to recent submission of a plaster condition report, amended and additional heritage statements and a supplementary planning statement. My previous comments on the principle of the application still stand. These comments are in relation to the reports now submitted.

The proposal put forward is not acceptable. The following comments are made:

The supplementary planning report is set out in three sections and will be responded to accordingly. They are as follows: 1) Whether the Coach House is worthy of retention, 2) Whether it is financially viable to convert the Coach House, and 3) Whether the Coach House is physically capable of being converted.

With regards to point 1, 'whether the Coach House is worthy of retention' the planning statement displays a fundamental misunderstanding of the definition and significance of curtilage structures. It is not 'curtilage listed' but is fundamentally considered to be part of the listing of the principle dwelling. This is the definition given by Historic England. Therefore, this curtilage structure is afforded the same statutory protection as the principle dwelling: it is wholly covered by the grade II designation and adds considerably to the status and significance of the principle dwelling. If the applicants wish to seek further clarification on this point they can apply to Historic England for their Enhanced Advisory Services.

The planning statement states that Historic England do not object to the proposal. This is a misinterpretation. The site falls outside of their realm of consultation and they advise that specialist conservation advice is sought. Such advice is contained within these and previous conservation comments.

The fact that the Coach House has been altered does not detract from its significance, rather it adds to the story told by the building and in turn this adds to the significance of the principle dwelling and the many phases through which the site has evolved. It therefore follows that the Coach House does not have a 'lack of status': rather its barrel-vaulted ceiling gives it a certain status rarely seen in ancillary buildings and therefore it in turn adds to the status of the principle dwelling. The fact that the Coach House is associated with the principle dwelling does not lessen its importance, it increases it. Each adds to the value of the other.

The planning statement also seems to misunderstand the value and impact of 'setting'. Annex 2 of the NPPF (2019) defines setting as "the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral". Historic maps show that the setting of No. 22 London Road or Fortrey House as it was once known, was one of formal gardens, ancillary and subservient buildings serving the main house and increasing its status (including the Coach House) and a series of meadows or paddocks giving on to open countryside. That setting was lost by the introduction of a timber yard as is clearly shown on maps from the 1970s. This loss and change occurred prior to the listing of the site in 1983. Indeed, the only element of that setting which survived to any degree intact, is the Coach House (which itself is protected by listing). Setting is not an asset in itself but is assessed in terms of how changes to that setting can affect the significance of a designated asset. The land use for several decades as a builders merchants yard detracted considerably from the significance of the listed buildings. Its change of use therefore to residential land, with a well scaled and well-designed development was assessed as enhancing that setting and was welcomed. Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990 states that 'in considering whether to grant planning permission which affects a listed building or its setting, the local planning authority... shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.' It was therefore felt that the development of new housing would certainly preserve if not improve that setting. The loss of the Coach House would fail to preserve the only surviving element of original setting and would result

in the total demolition of a listed building to the detriment of the significance and character of the whole site.

With regards to point 2 'Whether it is financially viable to convert the Coach House', the viability statement included in the Heritage Statement does not take into account a conservation approach which may (with a greater understanding of the treatment of historic buildings) not require underpinning or re-building of walls). It is not clear from that viability statement how the costs quoted jump from being £85,150 to £212,000. Neither does the statement take into account the development profits from the wider scheme – nor should the conversion of the Coach House be considered separately from this. The site was purchased as a whole and the scheme for redevelopment devised as a whole. There is no evidence or proof that a sensitive conservation and conversion of the Coach House would in any way erode the profit of the redevelopment of the whole site. In fact, the statement says that it is 'possible as part of the larger development enabled by the new build element'.

With regards to point 3 'Whether the Coach House is physically capable of being converted' it is acknowledged that Setchfields are a firm of structural engineers. However, the assessment will have been carried out with a mind to 'modern design standards' and building regulations. However, a conservation accredited structural engineer takes a specialist approach to achieve the same outcomes with reduced impact on the historic fabric of a building. This is the fundamental difference between the two schools of structural engineering. In a case where total demolition is being proposed it is not unreasonable to request a structural engineers report from a conservation accredited engineer and for that approach and costs to be weighed against the viability of the whole site in order to demonstrate viability and therefore justification. Conservation Accredited Structural Engineers can be found at <https://ice.org.uk/ICEDevelopmentWebPortal/media/Documents/Careers/specialist-registers/rqn-6-conservation-accreditation-register-for-engineers.pdf> or <https://ice.org.uk/careers-and-training/careers-advice-for-civil-engineers/specialist-professional-registers#Conservation>

The need for and capability of historic fabric to be repaired is fundamental to building conservation. It is a standard approach and one which is taken time and again and shown to have positive outcomes. Historic buildings are more than capable of repair and re-use and present an environmentally and economically sustainable approach to development by harnessing embodied energy and reducing the carbon footprint of any new development, as well as preserving our historic environment.

If it is fundamentally proven that the conversion of the Coach House to residential use is not financially viable as part of the wider redevelopment, it does not follow that it warrants demolition. Stabilisation costs are clearly within the realms of viability and it could form a valuable storage or general space for the new residents, either of the wider development or specifically for the residents of No. 22 and marketed accordingly.

The conclusion of this report is based on a false understanding of the significance and value of the Coach House. It is of considerable significance in adding to an understanding of the original setting as well as adding to the significance of the principle dwelling and therefore also to the character and appearance of the conservation area. The retention of the Coach House does not preclude the

redevelopment of the wider site and so its loss cannot be said to be outweighed by the public benefit of the wider development as it is not preventing that re-use.

No further comment will be made regarding the additional heritage statement. The numbering issues appear to have been rectified but the content is unaltered and my previous comments have addressed the fundamental flaws contained within these statements, most principally the misunderstanding of the level of significance of the Coach House, and these should be referred to. This point has also been revisited under points ii and iv above.

The updated plaster condition report confirms the presence of sheradised nails and therefore the date of the barrel-vaulted plaster ceiling. This in no way detracts from the interest of significance of the Coach House, nor from how the Coach House adds to the significance of the principle dwelling.

The report concludes both the lath and the plaster of the barrel-vaulted ceiling (ceiling 3) are beyond salvage (bar some minor re-use for the repair of the other two ceilings). This is not new information and indeed informal pre-application advice was issued in March 2019 stating that 'the ability to retain ceilings 1 and 2 compensates for the loss of ceiling 3, and on balance the benefit of increasing the pitch of the roof is now clear and the harm mitigated by the agreement to retain ceilings 1 and 2'. That advice went on to say that either a slightly increased roof pitch OR a small extension would be accepted in order to create sufficient residential accommodation for the Coach House.

It may be worth reiterating here that the principle of residential conversion is not objected to, but the level of harm and alteration proposed to create a 3-bedroom dwelling was not shown to be justified. It follows that there is even less justification for the total demolition of the building when a viable alternative has been presented on numerous occasions to the applicant.

*It is also worth reiterating that the applicant has owned this site for more than two years and in that time has not sought to carry out temporary weather proofing works such as sheeting or installing temporary rainwater goods that would have slowed the rate of deterioration. As such, paragraph 191 of the NPPF which states that **'where there is evidence of deliberate neglect of ...a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision'** should be taken into account.*

It should further be noted that paragraph 192 of the NPPF states that local planning authorities should take account of a) 'the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation' and b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality. In direct relation to these points the Coach House would find a viable use as a one or two bedroomed property, or as a store which would ensure the sustainability of the asset's significance; and the conservation of this heritage asset would make a positive contribution to the sustainability of the community including its economic vitality due to the employment opportunities arising for skilled local craftsmen and builders with experience of working with historic buildings (skills which it is important to support and retain).

Paragraph 195 of the NPPF states that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be

demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following should apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.

In relation to paragraph 195 of the NPPF it has not been demonstrated that the loss is necessary as its presence does not prevent the redevelopment of the site; the public benefit of a 4 bedroomed home would not outweigh the harm of the loss of a historic asset which could provide a 2 bedroom home, in a site which has also got substantial further development as referred to above; no alternative uses have been explored; it has not been categorically proven that financial viability is an issue for the sensitive conversion of this site and if it were so, it has not been demonstrated that grant-funding is not feasible; and it has not been demonstrated that the harm and loss is outweighed by the benefit of bringing the site back into use – as this is shown to be possible without the loss of the Coach House through the granting of consent and permission for redevelopment of the wider site and the return of the principle dwelling to residential use.

Paragraph 194 of the NPPF states that any harm to, or loss of, the significance of a designated heritage asset, should require clear and convincing justification. This re-consultation does not provide that clear or convincing justification.

Paragraph 193 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The original application submitted, and the new information provided with this and previous re-consultations does not provide sufficient justification to change my original recommendation and therefore great the recommendation is for retention and conservation.

5.3 Council for British Archaeology

Comments were originally received on 28/7/2020, these can be viewed via Public Access using the links provided at 3.2. Below are comments received in relation to a subsequent re-consultation:

Summary

The CBA object to this application for the substantial harm that would be caused to a curtilage listed building and the less than substantial harm that would result to the Grade II listed 22 London Road and the Chatteris Conservation Area. This application provides insufficient information concerning the extant building and lacks the 'clear and convincing justification' required to support its demolition.

Significance

The 'former coach house' is a 19th century agricultural type building that is curtilage listed to 22 London Road (List number 1125994). Curtilage listed buildings, structures and objects are afforded the same protection, and restrictions imposed, as a listed building with its own listing entry; the 'former coach house' should therefore be considered as listed at Grade II within the planning process. It is a common misunderstanding to expect a List description to be a catalogue of significant features, as expressed within the associated Heritage Statement. Sadly the majority of List descriptions were written for identification purposes and are of

limited help in establishing the significance of a building or site. The CBA disagree with the findings of the associated Heritage Statement and do not believe the building's significance to have been accurately assessed.

There is considerable potential to better reveal the significance of the building proposed for demolition. The 19th century brickwork detailing makes an attractive contribution to the streetscape. The building also holds evidential value in its use of imported materials to the area, identified within the Heritage Statement as relating to the arrival of the railways in 1848. The construction of a finely detailed coach house on the road side speaks of a socially aspirational 19th century status symbol, expressed by the owners of 22 London Road, which the CBA believe makes an important contribution to understanding the historical development of Chatteris in the 19th century. The fact that building components were factory produced merely dates them to this period rather than diminishing the building's significance.

The CBA recognise that the dilapidated condition of this building means it currently represents a detractor within the street scape. However, if this building were to be conserved and restored it would make a greater contribution to the character and appearance of the Chatteris Conservation Area than its proposed replacement.

Comments

The associated documentation does not include sufficient details of the existing building for statutory consultees, such as ourselves, to be able to make an informed assessment of the building. There are no plans or elevation drawings of the curtilage listed coach house whilst the photographs provide evidence of the site context but not sufficient details of the building. Demolition equates to substantial harm in terms of the language of the NPPF, as this building would be lost in its entirety if this application is granted.

Whilst the associated documentation states that the existing building cannot be adapted and repurposed to a domestic use, the CBA believe that a structural report, carried out by surveyors with experience of consolidating historic buildings, should be required to evidence this claim. A structural survey is referenced within the associated documentation, but not provided. Only if such a structural report supports the claim that this building is beyond conservative repair and adaptive reuse, could this application be considered to meet the requirements of paragraph 194 of the NPPF. This states that "Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of grade II listed buildings, or grade II registered parks or gardens, should be exceptional." In this instance the harm to be considered involves substantial harm (total demolition) to a curtilage listed building, harm to the setting and significance of the Grade II listed 22 London Road and harm to the historic character and appearance of the Chatteris Conservation Area.

The CBA believes that adaptive reuse must be demonstrated to be unachievable, and not simply more expensive, in order to justify the degree of harm that would be caused by the demolition of this curtilage listed building.

The CBA also suggest that paragraph 191 of the NPPF may be pertinent to this application, which states that "Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision."

Recommendation

The status of the building as Grade II curtilage listed and its location in a prominent position within a conservation area means that section 16 of the NPPF dictates a presumption in favour of its constructive reuse rather than demolition. To reach the conclusion that demolition is an appropriate course of action important criteria must be met. The CBA are unconvinced that this application achieves this.

The CBA recommend that 'clear and convincing justification' should be required of the applicants to demonstrate that this building is beyond conservative repair and reuse in order for its demolition to be considered as meeting the requirements of national and local planning policy.

The CBA object to this application in its current form.

5.4 Chatteris Past, Present and Future Civic Society

An 11 page objection was initially received from the Chatteris Past, Present and Future Civic Society. Full details can be viewed via Public Access using the links provided at 3.2. The response in respect of subsequent re-consultations is provided below:

We are aware that reconsultation is ongoing for the above application due to the submission of new ecology surveys, a landscaping plan, car parking information, and a structural survey.

These additions do very little to remedy the fundamental objections of the civic society, the council's conservation officer, The Council for British Archaeology, The Victorian Society, The Ancient Monuments Society, SAVE Britain's Heritage, and the majority of objections from members of the public.

We remain of the firm opinion that Fenland District Council should REFUSE permission for demolition for the following reasons:

- *As a pre-1948 structure within the curtilage of a Grade II Listed Building, the coach-house is a Designated Heritage Asset in accordance with Section 1(5) of the Planning (Listed Buildings and Conservation Areas) Act 1990.*
- *The council must start from a position of presuming against demolition, in accordance with NPPF 194 & NPPF 195 , which say that the loss of a Designated Heritage Asset should be exceptional.*
- *The Applicant has not provided sufficient information to enable Fenland District Council to fairly assess this application against the criteria set out in NPPF 190-195, as required by NPPF 189 and LP16 . The structural survey provided has not been carried out by a conservation-accredited firm of surveyors or engineers.*
- *The Applicant has not demonstrated that the options for renovation outlined by the council's Conservation Officer in response to the previously submitted application(s) are unsuitable, and therefore the proposal does not meet the bar for loss of a Designated Heritage Asset set out in NPPF 195(a) .*
- *The Applicant has not demonstrated that the building could not be successfully marketed in order to enable its conservation (and does not appear to have made the building available for sale on the open market), and therefore the proposal does not meet the bar for loss of a Designated Heritage Asset set out in NPPF 195(b) .*
- *The Applicant has not demonstrated that the building could not be successfully renovated by a charity or public body (such as a Building Preservation Trust) or via grant funding, and therefore the proposal does not meet the bar for loss of a Designated Heritage Asset set out in NPPF 195(c) .*

- *The proposal causes harm to the setting of other listed buildings and the conservation area, in contravention of LP16(d) when assessed according to NPPF 190 .*
- *The council’s commitments towards safeguarding heritage assets, as set out in LP18 .*
- *The council’s commitment to reduce the number of heritage assets “at risk”, as set out in LP18 . The Conservation Area itself was added to Historic England’s “at risk” register in 2015. The council should therefore avoid approving developments that place it at any further risk, as this would be in direct contravention of the council’s own adopted Local Plan.*

We remain extremely concerned that the applicant has provided no justification for these proposals that even begins to address the requirements of the NPPF and the Adopted Local Plan, let alone satisfies these requirements wholly. We agree with the conservation officer’s comments, especially the commentary explaining that the structural survey does not take a conservation-led approach and there has been no economic assessment provided that provides justification for demolition - especially given that the wider context of the development that is due to take place at this site.

The proposal clearly fails to meet the tests set out in NPPF 195(a-d) . It is therefore imperative that the council refuses this application in order to ensure probity in the council’s planning process and to ensure that the decision is consistent with both national and local policies.

The new documents still do nothing to provide evidence that the conditions set out in NPPF 195 (a-d) have been met. The council must be satisfied that all four of these conditions are met in order to approve demolition of a designated heritage asset. Notably, there is no evidence that the applicant has tried to sell the building for restoration on the open market.

The applicant says that “Historic England has not objected to the applications”, seemingly in an attempt to suggest that Historic England “approve” of these applications. Historic England have made it clear that the proposals do not fall within their criteria for assessment as a statutory consultee and have advised the council to refer to Conservation Officer advice.

The applicant claims that fourteen people have written in support of the application. This is not grounded in reality; only eight members of the public have written supporting comments that appear on the planning portal. Sixteen members of the public have objected, as have numerous important Heritage organisations.

We remain of the firm opinion that Fenland District Council should REFUSE permission for demolition.

We remain extremely concerned that the applicant has provided no justification for these proposals that even begins to address the requirements of the NPPF and the Adopted Local Plan, let alone satisfies these requirements wholly.

5.5 Ancient Monuments Society

Comments were initially received on 4/8/2020. Full details can be viewed via Public Access using the links provided at 3.2. The response in respect of subsequent re-consultations is provided below:

Thank you for consulting us on this application. We have reviewed the revised and additional documents available on your website, and the Ancient Monuments Society continues to object to the application as the loss of this heritage asset has still not been satisfactorily justified.

No changes were made to the heritage statement, which claims “The so-called coach house is not considered as a heritage asset within the listing description of 22 London Road, indeed it is not even noted as having group value”. It concludes the demolition “therefore represents no loss of historic fabric and an enhancement to the Chatteris conservation area”. The structure is clearly within the curtilage of the listed building at No. 22 London Road and is therefore considered a listed structure itself under the definition for ‘listed building’ in section 1(5) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Paragraph 195 notes “where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss...”.

As per our previous submission, we believe the former coach house has considerable heritage value and is readily adaptable for a new use. The application has not demonstrated the building cannot be retained and enhanced in a way that is appropriate to its significance or that there would be any public benefit.

The Supplementary Planning Statement submitted (dated 9 November 2020) does not provide the justification needed for the loss of this curtilage listed building or the impact on the conservation area. It continues to dismiss the connection between the former coach house and the listed house at No 22, and fails to recognise that alterations made to historic buildings, such the 1920s alterations listed in the Statement, are of interest and the fact the coach house is not in its original condition does not make it less significant.

As per our previous two submissions, we believe the former coach house has considerable heritage value and is readily adaptable for a new use, either as a residential building, or if that is no longer viable, then restored as a garage/ storage building for the 6 new dwellings being built to the rear of the site. Total loss of this curtilage listed heritage asset, as well as the harm to the conservation area, has not been justified, nor has a public benefit been identified. The application remains contrary to the requirements of the NPPF and the Planning (Listed Building and Conservation Areas) Act 1990.

5.6 The Victorian Society

Below are comments received on 6/8/2020, no further comments have been received in relation to re-consultations:

We were notified of this application and wish to write in objection to the proposals.

Having assessed the documents provided, we agree with the points made by the CBA in their letter, namely that the building is considered to be curtilage-listed, and that inadequate information has therefore been provided to rationalise the demolition. The significance of the building and its status needs to be fully assessed in line with paragraph 189 of the NPPF, and the substantial harm which would result from the loss of the buildings, as well as the less substantial harm to

the conservation area, fully addressed and justified. This has clearly not been done, and this alone is adequate grounds for refusing consent to the application. In addition, we would like to note the heritage value of the building itself, and further echo the request of the CBA to prioritise the adaptive reuse over total demolition. Again, if this is found to be impossible, clear justification must be provided to verify this.

I would be grateful if you could inform me of your decision in due course.

5.7 SAVE Britain's Heritage

Below are comments received on 18/8/2020, no further comments have been received in relation to re-consultations:

SAVE Britain's Heritage writes to object to the above planning and listed building applications for the complete demolition of the former coach house within the curtilage of the Grade II listed house at No 22 London Road. The applications fail to comply with national and local policy for preserving Chatteris's historic environment and for mitigating climate change through sustainable development. For these reasons we call on the Local Planning Authority to refuse these applications.

Significance

The former coach house appears to have been constructed around the 1860s and is a single storey gault brick structure with a two-storey loft to its southern end, likely added at a later stage, and built as stables to the adjoining house. The main door openings are to the courtyard to the rear, while the road elevation features three semicircular windows at ground level and two semi-circular windows to the loft, now bricked in. The northern end was shortened and rebuilt sometime in the early to mid 20th century. One of its key features is the lath and plaster barrel vaulted ceiling within the building, which would have been expensive to install at the time and is a rather unusual feature for a building of this type. Protecting this important element of the building was one of the reasons for refusing the previous listed building application for an insensitive conversion of the coach house into a residential property. Community feedback also shows the site has clear historic significance to the local community as well as its strong street presence contributing the architectural and enclosed character of this part of London Road and the local conservation area.

Assessment

While Historic England's listing description for No. 22 London Road may not formally describe the coach house, the structure is clearly within the curtilage of the main building and is therefore considered a listed structure itself by virtue of the definition outlined for a 'listed building' in section 1(5) of the Planning (Listed Buildings and Conservation Areas) Act 1990. SAVE notes the heritage statement submitted with the application claims "The so-called coach house is not considered as a heritage asset within the listing description of 22 London Road, indeed it is not even noted as having group value". We therefore consider the conclusion reached in the heritage statement that the application "therefore represents no loss of historic fabric and an enhancement to the Chatteris conservation area" to be flawed, and demolition therefore unjustified.

The previous application (F/YR19/0705/F) submitted in May 2019 fully acknowledged the buildings importance and adaptability for a residential use, the principle of which is considered acceptable. It is therefore unclear why the building, just 12 months later, is now considered structurally unsound and, as claimed on

page 10 of the heritage statement, “the only practical way forward is for the building to be demolished. It is incapable of being “conserved” in situ”. We consider the existing building to be readily adaptable and retention of the key historic features within this characterful building would not limit its potential as a dwelling.

National Planning Policy Framework (NPPF) 2019 Paragraph 192 states that in determining planning and listed building consent applications, a number of considerations should be taken into account, first of which is the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. NPPF Paragraph 195 notes where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss. As previously stated, we consider these applications do not demonstrate that the building cannot be retained and enhanced in a way that is appropriate to its significance. Indeed, it is noted that the application goes against the pre-application advice given by council.

We also consider the loss of historic building fabric of this scale and age to be unsustainable in terms of climate change. We would ask the council to consider this application in the context of climate change objectives set out in the National Planning Policy Framework (NPPF) 2019. The NPPF para. 148 states that “The planning system should support the transition to a low carbon future in a changing climate” and “shape places in ways that contribute to radical reductions in greenhouse gas emissions ... including the conversion of existing buildings.” The efficient use of resources, including land and materials, underpins sustainable development. The planning system has a vital role to play in making development resilient to climate change, decarbonising society and developing a circular economy for the benefit of the built, historic and natural environments.

We would also like to draw the council’s attention to Historic England’s annual research report for 2019 There’s No Place Like Old Homes, which shows that retrofitting existing historic buildings carries a drastically smaller carbon footprint than demolition, the principles of which can be equally applied to this former coach house.

Conclusion

SAVE objects to the proposed demolition of this former coach house, a building we consider has the potential to be sensitively adapted as a unique and historic residential property. The application provides no justification for its entire loss, and therefore fails to comply with national and local policy objectives on climate change and the historic environment. The Local Planning Authority has a duty to protect what is a rare and unique resource and we therefore recommend they refuse these applications.

5.8 Historic England

No comments provided as the proposal falls outside their criteria for assessment.

5.9 Cambridgeshire County Council Highways

The proposal results in no material highway impact. No highway objections subject conditions securing the access/footway and parking arrangement. Please ensure site layout remains consistent with the access arrangement secured for the development/consent to the west of this application site.

5.10 Chatteris Town Council

Support

5.11 Environmental Health (FDC)

In our previous consultation of 31st July and 5th August 2020, the Environmental Health Team advised this service had 'No Objections' to the proposed development as it was unlikely to have a detrimental effect on local air quality or the noise climate.

Owing to previous use of the application site this service maintains its stance on the need for the full suite of contaminated land conditions to be applied in the event permission is granted. This will need to be followed through with a phased approach in that an initial ground assessment will be required after the proposed demolition works have been completed to ensure any potential for contamination including the demolition process itself, is investigated and managed to a robust standard before the next stage of development.

5.12 Local Residents/Interested Parties

Seventeen objections have been received (four from residents of High Street, Chatteris; two from residents of London Road, Chatteris and one from residents of East Park Street, Ellingham Gardens, Westbourne Road, Kempston Court, New Road, Juniper Drive, Ravenscroft, West Park Street, St Francis Drive and Rosemary Lane, all Chatteris and Doddington Road, Wimblington) on the following grounds:

- Demolition would result in the loss of the rare vaulted ceiling
- Building is listed contrary to applicant's claims and should be saved
- Heritage statement flawed and not fit for purpose
- Building preservation notice should be applied
- Council should issue a repairs notice
- 'significant harm' contrary to para 196 of NPPF
- Failure to justify loss of listed building
- Distinctive building
- Bat survey required and cannot be conditioned
- Poor design
- Overlooking/loss of privacy
- Significant adverse impact on conservation area
- demolishing local history
- not policy compliant
- would set a precedent
- The coach house makes a positive contribution to the specific interest of its principal listed building despite its poor condition
- Could be converted, applied for in 2019, alternatives to demolition have not been given due consideration
- Building retains many original features
- On a principal street and prominent location, integral part of architectural history
- Detrimental to the hard work undertaken to restore the character of Chatteris
- Should be preserved and restored
- Reminder of towns agricultural history
- The changes do nothing to overcome principle objections raised
- Concerns raised the Town Council have not acted accordingly in their consideration of the applications

- The Council should consider taking urgent action to protect the building; the building has been allowed to fall into disrepair and had not been maintained
- Viability is not a consideration for a listed building and does not justify the loss of the building

Eight supporting comments have been received (two from residents of London Road, Chatteris; two from residents of Tithe Road, Chatteris and one from residents of Hinchingbrooke Drive, Curf Terrace and Wood Street, all Chatteris and Walden Close, Doddington) on the following grounds:

- Current condition of building is poor, has not been maintained and detracts from area
- Can see no reason why the proposal would not result in a significant improvement
- Issues in relation to loss of privacy to the neighbour have been resolved by the proposal to erect a fence to separate the properties
- Proposal simple, high quality design, in keeping with the conservation area and will provide an attractive frontage.
- The building has no architectural value
- The yard needs redevelopment and attracts vandalism, health and safety risk
- Old storage shed would be better replaced by a modern home
- Upgrade this part of London Road
- Chatteris in need of modern housing

5.13 Comments, where they relate to planning matters will be considered in the sections below. It should be noted that a Building Preservation Notice is not required as the building is already afforded statutory protection as a listed building.

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).
- 6.2 Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require Local Planning Authorities when considering development to pay special attention to preserving a listed building or its setting and to the desirability of preserving or enhancing the character or appearance of a conservation area.
- 6.3 Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities in considering whether to grant listed building consent for any works to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

7 POLICY FRAMEWORK

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

National Design Guide 2019

Context – C1, C2

Identity – I1
Built Form – B2
Movement – M3
Nature – N3
Homes and Buildings – H2, H3

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
LP5 – Meeting Housing Need
LP6 – Employment, Tourism, Community Facilities and Retail
LP10 – Chatteris
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
LP18 – The Historic Environment
LP19 – The Natural Environment

Delivering and protecting High Quality Environments in Fenland SPD 2014

DM3 – Making a Positive Contribution to Local Distinctiveness and Character of the Area

Chatteris Conservation Area Appraisal and Management Strategy 2008

8 KEY ISSUES

- **Principle of Development**
- **Heritage, Design and Visual Amenity**
- **Residential Amenity**
- **Highways/parking**
- **Ecology**
- **Flood Risk**

9 BACKGROUND

9.1 Pre-application advice was provided in relation to the site which concluded that the principle of residential conversion for the coach house was supported, but that a one, or two bed dwelling would be feasible, rather than a three bedroom and three bathroom conversion which would result in the loss of internal features and an unacceptable change of scale and subservient relationship with the principal dwelling. This was re-iterated in subsequent email correspondence.

9.2 Full planning and listed building applications were submitted contrary to this advice under F/YR19/0705/F and F/YR19/0706/LB for conversion to a 2 storey, 3 bed dwelling. These applications were refused for the following reasons:

1. *The proposal will result in the loss of heritage assets and new works which would result in substantial harm to the designated assets, namely No 22 London Road, the curtilage listed Coach House and also the Conservation Area. The proposal is therefore considered to be contrary the NPPF paragraphs 193-196, Policies LP16 and LP18 of the Fenland Local Plan 2014 and Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.*

2. *The change of use of the rear yard to residential curtilage/ rear has the potential to impact detrimentally on the existing occupiers of No 24 and future occupiers of the converted Coach House, through overlooking, noise disturbance and lack of privacy. The proposal is therefore considered to be contrary to Policy LP2 and LP16 which seek to ensure that development does not adversely affect the amenity of neighbouring users and future occupiers*

9.3 Alternative proposals for a one or two-bedroom conversion were again suggested as potentially acceptable schemes.

9.4 These applications were due to go before Planning Committee for determination on 7th October 2020, with a recommendation of refusal. However, the applicant's agent provided additional information on 6th October 2020 which resulted in the applications being deferred, due to the requirement to consider the information submitted and re-consult on this. Further information was received on 2nd November 2020 and 9th November 2020, a further re-consultation exercise was then undertaken. The additional information submitted since the previous report is as follows:

- Structural Survey with Appendix A Photographs
- Amended and additional Heritage Statements
- Supplementary Planning Statement
- Plaster condition report

10 ASSESSMENT

Principle of Development

10.1 The site is part of a brownfield site within the built framework of Chatteris where new housing development can be supported (Policy LP3). The site is within a mainly residential area and the wider, former commercial site, has recently obtained planning permission for residential development. As such the redevelopment and reuse of the site for residential purposes can be generally supported.

10.2 This is however subject to the heritage assets being protected and or enhanced and there being no significant issues in respect of residential or visual amenity, design, parking, highways, ecology or flood risk.

Heritage, Design and Visual Amenity

10.3 Under the Planning (Listed Buildings and Conservation Areas) Act 1990 the Council has a legal duty to have special regard to the desirability of preserving a listed building, or any of its features, when considering whether to grant Listed Building Consent. Furthermore, in deciding whether to grant planning permission which affects a listed building or its setting, the Council has a legal duty to have special regard to preserving a listed building or its setting; and in deciding whether to grant planning permission for development in a conservation area, the Council has a legal duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

10.4 Policies LP16 and LP18 of the Fenland Local Plan seek to protect and enhance heritage assets. Chapter 16 of the NPPF 2019, C1, C2, I1, and B2 of the NDG 2019 are also relevant.

- 10.5 The coach house is a statutorily protected building by virtue of its curtilage association with 22 London Road (Section 1 (5) of the Planning (Listed Building and Conservation Area) Act 1990) and as such is afforded the same protection as the principle building. It was a functionally subservient building to No. 22, and of largely contemporaneous date. It served the main house as a coach house, is an important surviving example within Chatteris, and highlights the status of the principal building by its proximity to it and by presenting a formal face to the town. It also references its former functional role within a wider farmstead or agricultural yard to the rear. This in turn recalls the agricultural heritage and economy of the town, and adds considerably to the character and appearance of the conservation area, as well as to the setting and understanding of the principal listed building.
- 10.6 Paragraph 189 of the NPPF 2019 and Policy LP18 of the Fenland Local Plan 2014 require the applicant to describe the significance of any heritage assets affected, including any contribution made by their setting and Policy LP18 of the Fenland Local Plan requires development proposals which would affect a heritage asset to:
- a) accurately describe or assess the significance of the asset and/or its setting to determine its architectural, historic or archaeological interest;
 - b) identify the impact of the proposed works on the special character of the assets
 - c) provide clear justification of the works
- The submitted documentation is contradictory, fails to acknowledge that the building is a heritage asset and as such does not accurately describe or assess the impact, nor does it provide sufficient justification for the demolition and as such is contrary to the aforementioned policies.
- 10.7 The submitted structural engineers report has not been undertaken by a conservation accredited structural engineer, which would take a specialist approach to achieve the same outcomes with reduced impact on the historic fabric of a building. In a case where total demolition is being proposed it is not unreasonable to request a structural engineers report from a conservation accredited engineer and for that approach and costs to be weighed against the viability of the whole site in order to demonstrate viability and therefore justification.
- 10.8 It has not been categorically proven that financial viability is an issue for the sensitive conversion of this site and even if it was fundamentally proven that the conversion of the Coach House to residential use is not financially viable as part of the wider redevelopment, it does not follow that it warrants demolition
- 10.9 An application for conversion of the building was made in 2019. Presumably, at that point the conversion of the building was considered feasible. If the condition of the building has deteriorated to such an extent this is now not possible, then consideration may need to be given to Paragraph 191 of the NPPF 2019, which states that where there is evidence of deliberate neglect of, or damage to a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.
- 10.10 Paragraph 192 of the NPPF 2019 requires LPA's to take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

The suggestion of converting the coach house to a one or two bedroom dwelling has been made more than once to the applicant and would satisfy this element of the NPPF.

- 10.11 Paragraph 193 of the NPPF 2019 requires LPA's when considering the impact of a proposed development on the significance of a designated heritage asset, to give great weight to the asset's conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 10.12 Paragraph 194 of the NPPF 2019 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification; no such justification has been provided.
- 10.13 In relation to the impact on the listed coach house; Paragraph 195 states that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
- a) the nature of the heritage asset prevents all reasonable uses of the site; and
 - b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
 - d) the harm or loss is outweighed by the benefit of bringing the site back into use.

When assessing the proposal, case law has confirmed that it is not simply a matter of assessing whether any benefits outweigh the harm; the planning authority must consider whether the advantages sufficiently outweigh the strong presumption against granting planning permission.

Furthermore, the planning authority should give "considerable importance and weight" to the duty under section 66 (referred to in 6.2 above) to have special regard to the desirability of preserving the listed building.

The applications propose total demolition of a listed building, which it is considered would amount to substantial harm and total loss of significance. It is not considered that substantial public benefits would be created and no evidence has been provided in relation to parts a)-d) above.

- 10.14 It should be acknowledged that the retention of the Coach House does not preclude the redevelopment of the wider site and so its loss cannot be said to be outweighed by the public benefit of the wider development as it is not preventing that re-use.

- 10.15 In relation to the impact of the development on the principal listed building and the conservation area; Paragraph 196 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. The coach house is visually prominent in its relationship with the principal dwelling. Therefore, the loss of the coach house will result in severing the last link between the main dwelling house, and its original setting, cutting off historical connections which contribute to its significance and the character of the Conservation Area. The loss of the listed building and its replacement with a new build would be harmful to the principal listed building (22 London Road) and the wider Conservation Area in which these are situated. The optimum viable use of the coach house has not been explored and no public benefits for the total demolition of a heritage asset over its conservation and conversion and replacing it with a new dwelling have been articulated.
- 10.13 The proposed dwelling has been designed to mimic the architecture of the principal listed building (No.22) and the grade II listed building to the south (No.24), featuring sash windows, soldier detailing, fan light above the door and chimneys. However, the proposal would have a prominent street presence due to its location, scale and design, and would therefore detract from the adjacent listed buildings both visually and in relation to their heritage significance.
- 10.14 The landscaping plan proposes a 1.8m high close boarded fence to the front of the site between the proposal and No.24 and alongside the proposed access road, the proposal is in a sensitive location and this is not considered to create a high quality finish to the development. It is acknowledged that there is timber fencing to the south of the site as existing, however this does not have a positive impact on the character of the area and is not considered appropriate to replicate.
- 10.15 The application has failed to sufficiently understand the significance of the assets affected, has therefore not understood the level of harm arising from the proposals and consequently not offered sufficient justification or articulation of public benefit for the proposed scheme. In addition, an alternative viable scheme which would achieve the conservation and re-use of the asset has not been explored. Furthermore, the proposal is considered to detract from adjoining listed buildings. The proposal is therefore considered contrary to Policies LP16 and LP18 of the Fenland Local Plan, paragraphs 189 and 193-196 of the NPPF 2019, C1, C2, I1, and B2 of the NDG 2019.

Residential Amenity

- 10.16 To the north of the site is the principal listed building of 22 London Road, this is presently vacant however planning permission has been granted under F/YR19/0355/F to change the use of this to a 5-bed dwelling. The proposed dwelling is located 7m away from No.22. There is potential for overlooking of the garden serving No.22 from the first-floor windows in the rear of the proposed dwelling and into the small side windows to the living room and bedroom from the side bedroom window in the proposal. However this would not be direct and as such is not considered significantly detrimental. There is potential for additional overshadowing due to the orientation of the proposal to the south and the increased height, however due to the separation distance this is not considered to be significantly adverse.
- 10.17 To the front (east) of the site on the opposite side of the road is the 3-storey detached dwelling of 41 London Road and the 2-storey terraced properties of 43

and 45 London Road. The proposal is located approximately 13m from No.41 and 11m from No.s 43 and 45 (building to building). It is acknowledged that there will be some additional overlooking of these properties (in particular to No.41 as this is directly opposite) however the relationship is as many of the existing properties on London Road and the distances are such that this is not considered to be significantly detrimental.

- 10.18 To the south of the site is the detached, 3-storey dwelling of 24 London Road, this is also a Grade II listed building. There is one ground floor window (kitchen) and 2 first-floor windows (bathroom and en-suite) in the northern side elevation which face towards the site. The proposal is located approximately 6m from No.24. There would be some additional overlooking as a result of the proposal from the rear and side bedroom windows, the first-floor windows to No.24 are obscure glazed and the overlooking would not be direct, hence this is not considered to be significantly adverse. A fence is proposed to separate the garden of the proposed dwelling from the side wall (and therefore ground floor window) of No.24 which removes the previous reason for refusal in this regard. This does however result in a strip of land that may not be maintained. A condition could be imposed in relation to the provision and retention of the boundary treatment and maintenance of this land given the prominent and sensitive location.
- 10.19 To the rear of the site is currently a vacant yard, however planning permission has been obtained for 6 dwellings and plot 3 would be to the rear of the site. There are no windows in the side elevation of plot 3 which faces towards the site and the dwelling itself is separated from the application site by the car port. The location of the first-floor window serving bedroom 1 to the rear of the site would result in direct overlooking of the garden serving plot 3 at a distance of only approximately 7m. However it is noted that this is the third window serving this bedroom and could therefore be conditioned to be obscure glazed and fixed shut whilst still retaining sufficient outlook from the room.
- 10.20 The proposal is afforded in excess of a third of the plot for private amenity space, in accordance with Policy LP16(h). There will be some overlooking from Nos. 41, 43 and 45 opposite, however the relationship is as many of the existing properties on London Road, and the distances are such that this is not considered to be significantly detrimental. There is direct overlooking of the garden by 2 first-floor windows in the side of No.22 at a distance of less than 10m, this is not ideal and could have been designed out, however given the proposal is overall considered unacceptable it was not considered reasonable to request amendment and there is garden land at an acceptable distance.
- 10.21 Details in relation to bin storage and collection arrangements have not been provided, however these could be secured by way of a condition.

Highways/parking

- 10.22 The site utilises the access approved under F/YR19/0355/F and the Highways Authority have no objections subject to conditions.
- 10.23 Policy LP15 and Appendix A of the Fenland Local Plan 2014 require 3 parking spaces for a 4-bed dwelling such as this. 3 parking spaces have been detailed on the proposed site plan and these are tandem which is far from ideal, furthermore one of the spaces is located within the garden (indicated as a grass grid), would therefore be difficult to access or condition to be retained as a

parking space and would result in a loss of private amenity space. As such it is not considered that the required parking provision is achieved.

- 10.24 Appendix A does advise that in central areas of market towns there is potential for a reduction in spaces to be negotiated, however the site is on a busy principal street where potential for additional on street parking should not be encouraged and the site has potential to accommodate the required number of spaces if redesigned. Whilst the shortfall in parking provision is not considered to warrant a refusal reason in its own right, it does contribute to the overall failure to provide a high quality environment.
- 10.25 It is acknowledged that unit 1 of F/YR19/0355/F is a 5-bed dwelling and was approved with only 2 parking spaces, however this was accepted due to the provision of visitor spaces adjoining, the proposal also had the wider benefits of redeveloping a brownfield site and renovating the listed building of 22 London Road, no such benefits are provided with the current application.

Ecology

- 10.26 The applications have been accompanied by a Bat, Bird and Barn Owl survey, undertaken in August 2020, which found no evidence of either species.
- 10.27 Recommendations have been made in respect of the provision of bat and bird boxes and a bat friendly lighting scheme and could be secured by condition.

Flood Risk

- 10.28 The application site falls within Flood Zone 1 (low risk) and as such the proposal is considered to be appropriate development and does not require the submission of a flood risk assessment or inclusion of mitigation measures. Issues of surface water will be considered under Building Regulations; accordingly there are no issues to address in respect of Policy LP14.

11 CONCLUSIONS

- 11.1 The application has failed to sufficiently understand the significance of the heritage assets affected, has therefore not understood the level of harm arising from the proposals and consequently not offered sufficient justification or articulation of public benefit for the proposed scheme. In addition an alternative viable scheme which would achieve the conservation and re-use of the heritage asset has not been explored.
- 11.2 The site is located in a prominent and sensitive location, the proposed dwelling is a pastiche of the adjoining listed buildings, which fails to protect or enhance surrounding heritage assets or make a positive contribution to the character of the area. The proposal fails to provide sufficient, useable on-site parking provision. It is overall not considered to create a high quality environment and fails to take opportunities to minimise harm.
- 11.3 The proposal is therefore considered contrary to Policies LP2, LP15, LP16 and LP18 of the Fenland Local Plan, DM3 of Delivering and protecting High Quality Environments in Fenland SPD 2014, paragraphs 127, 189 and 193-196 of the NPPF 2019, C1, C2, I1, and B2 of the NDG 2019.
- 11.4 Given this clear conflict with the above policies it is considered that to grant the applications would be indicative of a failure by the Council to fulfil its duties under

12 RECOMMENDATION

Refuse for the following reasons:

Reasons for refusal;

F/YR20/0585/F

<p>1</p>	<p>Policies LP16 and LP18 of the Fenland Local Plan, paragraphs 189 and 193-196 of the NPPF 2019, C2 of the NDG 2019 seek to protect and enhance heritage assets.</p> <p>The total demolition of this listed building, is considered would amount to substantial harm and total loss of significance in addition to harm to the setting of the principal listed building (22 London Road) and Chatteris Conservation Area in which these are situated.</p> <p>The submitted documentation fails to acknowledge that the building in question is a heritage asset and as such does not accurately describe or assess the impact of its demolition. It does not provide sufficient evidence or justification for the demolition, the optimum viable use of the coach house has not been explored and no public benefits for the total demolition of a heritage asset and its replacement with a new dwelling over its conservation and conversion have been articulated. As such the proposal is contrary to the aforementioned policies.</p>
<p>2</p>	<p>Policies LP2, LP15, LP16 (d & e) and LP18 of the Fenland Local Plan 2014, DM3 of Delivering and protecting High Quality Environments in Fenland SPD 2014, chapters C1, C2, I1 and B2 of the National Design Guide 2019 and para 127 of the NPPF 2019 seek to ensure that proposals protect and enhance heritage assets, create high quality environments and make a positive contribution to the local distinctiveness and character of the area, do not adversely affect residential amenity and provide sufficient on-site parking.</p> <p>The site is located in a prominent and sensitive location, the proposed dwelling is a pastiche of the adjoining listed buildings, which fails to protect or enhance surrounding heritage assets or make a positive contribution to the character of the area. The proposal fails to provide sufficient, useable on-site parking provision. It is overall not considered to create a high quality environment and fails to take opportunities to minimise harm. As such the proposal is considered contrary to the aforementioned policies.</p>

F/YR20/0586/LB

<p>1</p>	<p>Policies LP16 and LP18 of the Fenland Local Plan, paragraphs 189 and 193-196 of the NPPF 2019, C2 of the NDG 2019 seek to protect and enhance heritage assets.</p> <p>The total demolition of this listed building, is considered would amount</p>
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to substantial harm and total loss of significance in addition to harm to the setting of the principal listed building (22 London Road) and Chatteris Conservation Area in which these are situated.

The submitted documentation fails to acknowledge that the building in question is a heritage asset and as such does not accurately describe or assess the impact of its demolition. It does not provide sufficient evidence or justification for the demolition, the optimum viable use of the coach house has not been explored and no public benefits for the total demolition of a heritage asset and its replacement with a new dwelling over its conservation and conversion have been articulated. As such the proposal is contrary to the aforementioned policies.



Created on: 13/07/2020

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F/YR20/0585/F and F/YR20/0586/LB

Scale = 1:1,250



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0 20M
 EXISTING BLOCK PLAN
 SCALE 1:500

B 17.07.2019 Amendments made to suite planning/conservation officers comments. NA MDV

A 10.04.19 FIRST ISSUE NA MDV

Rev Date Details Drawn Checked
 Issued for:

PLANNING

Project Name: 22 LONDON ROAD CHATTERIS PE16 6AU	Project No: 362 Dwg No: 01A Rev: B Scale: Varies @A3
Drawing Name: EXISTING SITE LOCATION AND BLOCK PLAN	Drawn By: NA Date: 10.04.2019 Checked By: MDV Date: 10.04.2019



The Repeater Station, London Road,
 Norman Cross, Peterborough, PE7 3TB

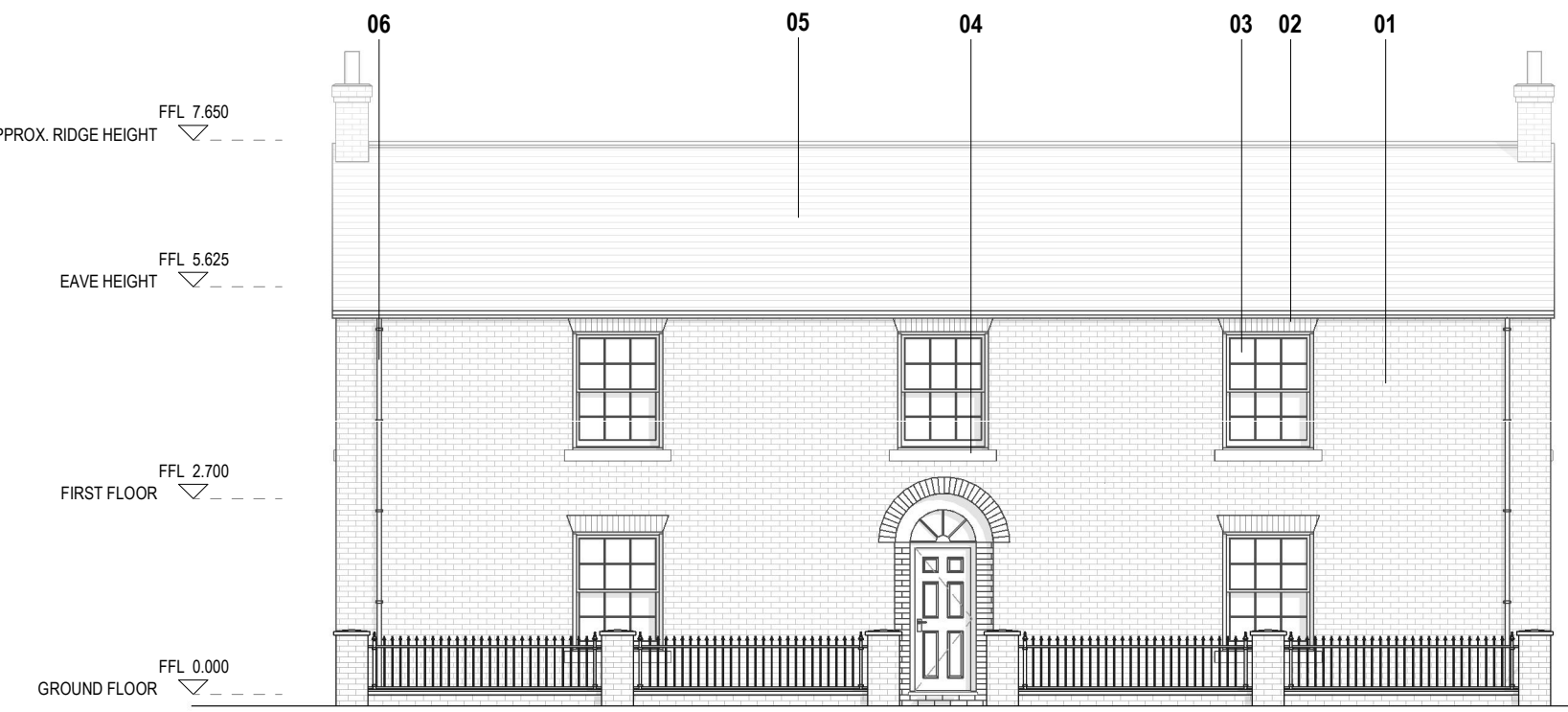
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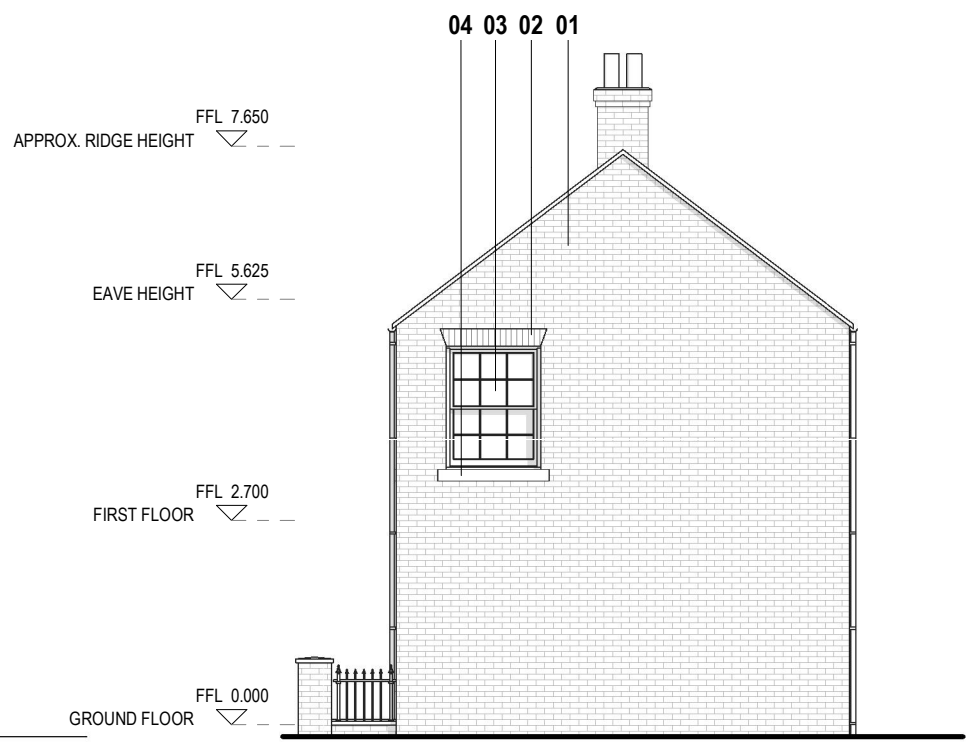
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MATERIALS

- 01 Buff Brick Flemish bond
- 02 Brick Header Course
- 03 White Painted Timber Sash Windows
- 04 Stone Cill
- 05 Slate Roof
- 06 Black Gutters and Downpipes



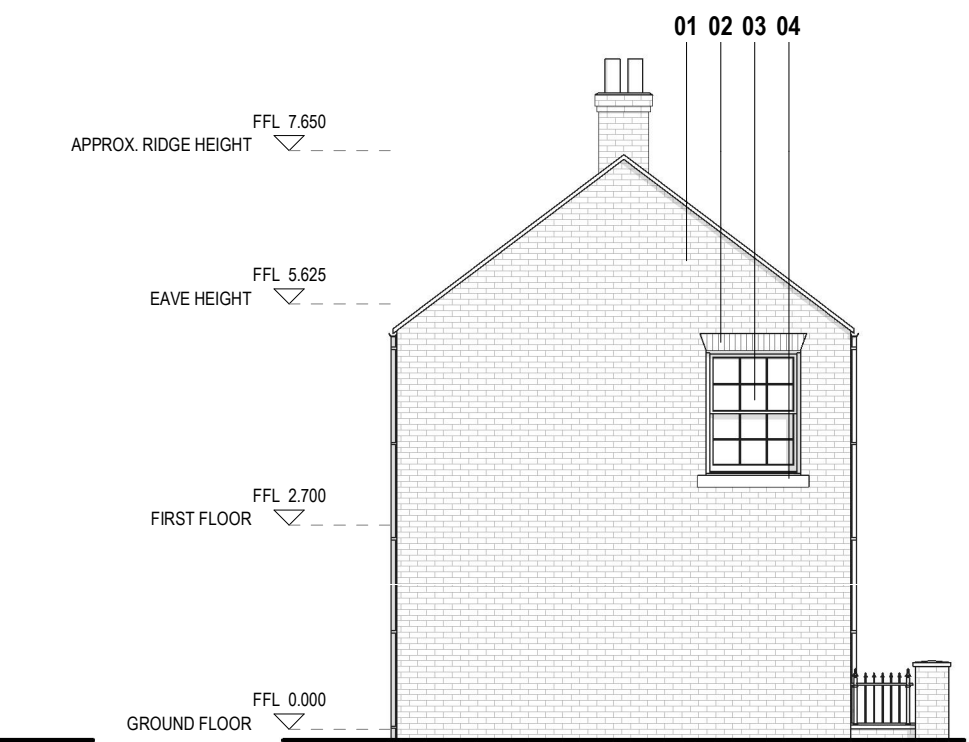
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1 : 100



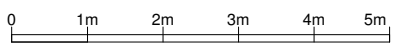
Elevation 3
1 : 100



Elevation 2
1 : 100



Elevation 4
1 : 100



21.11.19 FIRST ISSUE		NA	MDV
Rev	Date	Drawn	Checked
Issued for: PLANNING			
Project Name: 22 LONDON ROAD, CHATTERIS PE16 6AU		Project No: 562	
		Dwg No: 005	
		Rev:	
Drawing Name: PROPOSED ELEVATIONS		Scale: 1 : 100 @A3	
Drawn By:	NA	Date:	23.01.20
Checked By:	MDV	Date:	23.01.20




AREA SCHEDULE

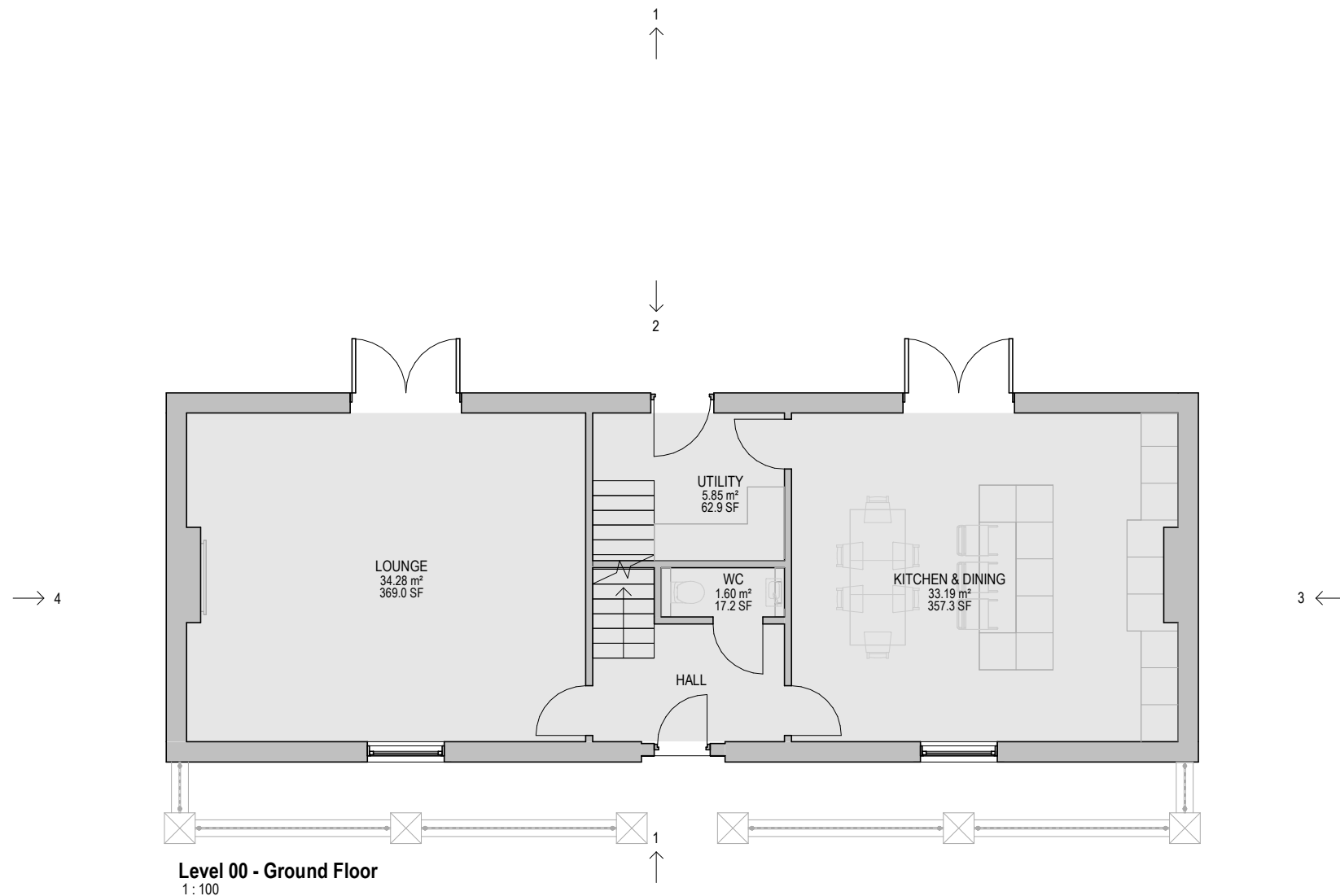
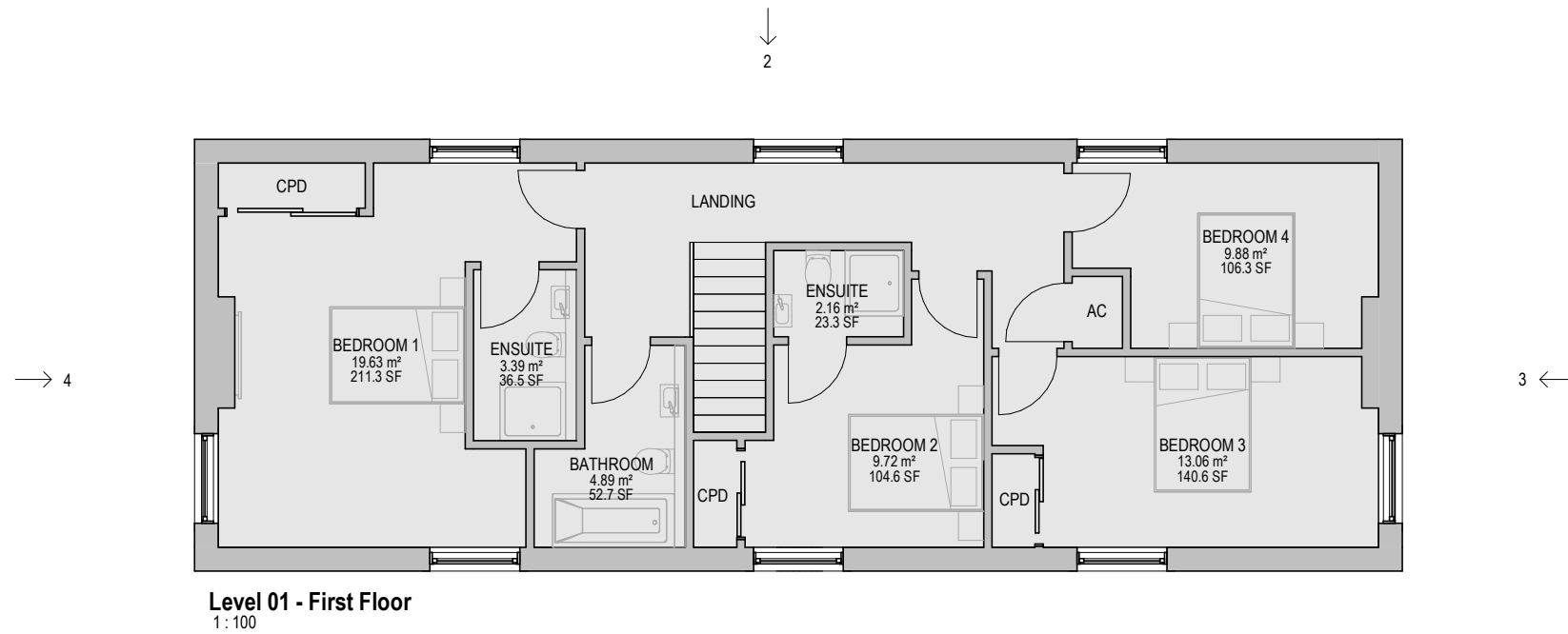
FLOOR LEVEL	AREA (m2)	AREA (sq ft)
GROUND FLOOR	86.03 m ²	925.99 ft ²
FIRST FLOOR	86.03 m ²	925.99 ft ²
	172.05 m ²	1851.98 ft ²

Contractors must work only to figured dimensions which are to be checked on site, any discrepancies are to be reported to the architect before proceeding.

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-  Proposed Walls
-  Proposed Area
-  Principal Entrance



21.11.19	FIRST ISSUE	NA	MDV
Rev	Date	Details	Drawn / Checked
Issued for: PLANNING			
Project Name: 22 LONDON ROAD, CHATTERIS PE16 6AU		Project No: 562	
		Dwg No: 003	
		Rev:	
Drawing Name: PROPOSED FLOOR PLANS		Scale: 1 : 100 @A3	
Drawn By: NA		Date: 23.01.20	
Checked By: MDV		Date: 23.01.20	

TMVARCHITECTS

The Repeater Station, London Road,
Norman Cross, Peterborough, PE7 3TB

F/YR20/0854/F

**Applicant: Mr T Welland
Laurel Crest Development Ltd**

**Agent : Mr Tony Welland
The Design Partnership (Ely) Ltd**

25 Victoria Street, Chatteris, Cambridgeshire,

Erect 3 x 2-storey dwellings comprising of 1 x 3-bed and 2 x 2-bed involving demolition of existing building within a Conservation Area

Officer recommendation: Approve conditions

Reason for Committee: Referred by Head of Planning on advice of Committee Chairman

1 EXECUTIVE SUMMARY

- 1.1 Members are asked to give consideration to the conditions to be imposed on this planning permission, following the Committee's decision on 11 November, with specific regard to the archaeological condition.
- 1.2 The application site has been identified as being within a historically important part of Chatteris, being the site of the former Chatteris Abbey, with significant archaeological potential. The use of a condition to ensure the proper investigation and recording of this as part of the development would be in accordance with the requirements of Local Plan Policy LP18 as well as the requirements of paragraph 199 of the NPPF.
- 1.3 It is recommended that the conditions are approved as listed at the end of this report.

2 INTRODUCTION

- 2.1 Members will recall that planning permission was granted at the 11 November Committee meeting, contrary to the officer recommendation. A copy of the committee report and update is attached in Appendix A for information. The Committee resolution gave delegated authority to officers to impose conditions on this permission. Members will also recall that an associated application relating to 16 Park Street, Chatteris was also determined at the same meeting and as part of the determination of that application Members voiced their opposition to the use of conditions regarding archaeology.
- 2.2 When considering the conditions to be included on the decision notice it became clear that the archaeological advice related only to this application on Victoria Street. As such officers would be minded to use the condition recommended by the County Council. To this end a discussion was had with the applicant/agent who has indicated they would be willing to accept the condition. However, being mindful of the views of Members in relation to the Park Street application, officers sought

the advice of the Chairman rather than 'unilaterally' imposing the condition, with the conclusion being that the issue of the conditions should be brought back to Committee for Members to make the decision.

3 ARCHAEOLOGICAL CONDITION

3.1 The County Council originally recommended the following condition:

No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work which has been secured in accordance with a written scheme of investigation (WSI) which has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:

- a) the statement of significance and research objectives;*
- b) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;*
- c) The timetable for the field investigation as part of the development programme;*
- d) The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material*

Informatives: Partial discharge of the condition can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development. Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.

This is the standard condition employed in respect of archaeology and is advocated in Good Practice guidance published by Historic England to address the requirements of the National Planning Policy Framework in respect of heritage assets. Archaeological remains are classed as heritage assets for the purposes of the NPPF.

3.2 Subsequent to the 11 November Planning Committee meeting the Archaeology Team have commented further;

The Benedictine Nuns' Abbey and its cemetery (Cambridgeshire Historic Environment Record reference 03700, 03832) is present in the area between Park Street and South Park Street in Chatteris, with development along Victoria Street inserted in the 19th century. The Benedictine Abbey of the Blessed Virgin Mary at Chatteris was founded by Ednoth, bishop of Dorchester (1006-16) and formerly abbot of Ramsey, with the collaboration of his sister Aelfwen. It was dissolved in 1538. Representing a significant historical and archaeological asset, it is included in two walking routes around the town and in the wider vicinity of Chatteris.

A mansion was built on the site in the 17th century, but this and the nunnery have vanished except for a few walls - a surviving portion bounding the corner of East Park Street and South Park Street. Some of the last remains on the northern side of the precinct were pulled down to make way for the Empress Cinema in 1935.

Small scale investigations along Victoria Street conducted in advance of modern redevelopment proposals have demonstrated the presence of sculpted masonry, high status ceramic evidence and human remains from the cemetery within its precinct, including those only 20m east at 19 Victoria Street where articulated human burials of medieval date were also found interred at relatively shallow depth (CHER refs ECB3637, MCB20081). Further shallow graves are likely to be

present in the development area at No 25 Victoria Street too. Carved tracery was also found in the garden at 40 Victoria Street (MCB15978).

A small evaluation immediately adjacent to the proposed development in 2017 (at no. 21) recorded a well-preserved stratified sequence of medieval layers and deposits, demonstrating high levels of preservation of archaeological remains and very little modern disturbance on the underlying deposits (ECB5043) and denoting the westward continuation of the abbey's estate. Medieval stonework at the rear of 3 West Park Street (MCB15351) reputedly represent the gateway of the nunnery.

For the proposed erection of 3 three houses with shared access and parking bays on a former single Post-Medieval burgage plot within the Conservation Area, we advocate the use of an appropriate archaeological condition when determining this application to secure the controlled recovery of the archaeological evidence from this important Medieval site in accordance with NPPF para 199. This would ensure that an exhumation licence will be obtained from the Ministry of Justice to enable the licenced handling of human remains present at the site. In the absence of this licenced excavation, any development impacts caused to human remains would constitute a criminal offence.

- 3.3 Consequently it is clearly apparent that there is significant potential for archaeological remains to be present at the site. To issue planning permission for the re-development of the site without the recommended condition would therefore be in conflict with the requirements set out in the NPPF, as well as Policy LP18 of the Fenland Local Plan. The NPPF states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. In this case, should it be found that there are remains on the site then it would most likely be the case that the remains would be completely lost. The NPPF states that Local Planning Authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact.
- 3.4 In addition not requiring the proper archaeological work to be undertaken may subsequently cause difficulties for the developer of the site should human remains be found during development works and the consequent potential for breaches of other legislation which could arise from this.
- 3.5 Representations have also been received from the Civic Society, Chatteris Past, Present and Future, post-Committee, supporting the need for an archaeological survey to be undertaken and for this to be conditioned.

4. OTHER CONDITIONS

- 4.1 As well as the archaeological condition Members also need to give consideration to the other conditions proposed. The proposed conditions are listed in full at the end of this report and have been formulated in conjunction with the advice of the Highway Authority and the Council's Conservation Officer. These are considered to be standard in their requirements giving due regard to the site's location within the Chatteris Conservation Area and therefore reasonable in this and all other respects. The proposed conditions have been shared with the applicant/agent and their agreement to these has been received.

5. CONCLUSION

- 5.1 The recommended conditions are considered to be reasonable and proportionate to the development proposed. To approve the application without the recommended archaeological condition would conflict with the requirements of national and local policy regarding heritage matters and as such this should be included within the grant of permission.

6. RECOMMENDATION

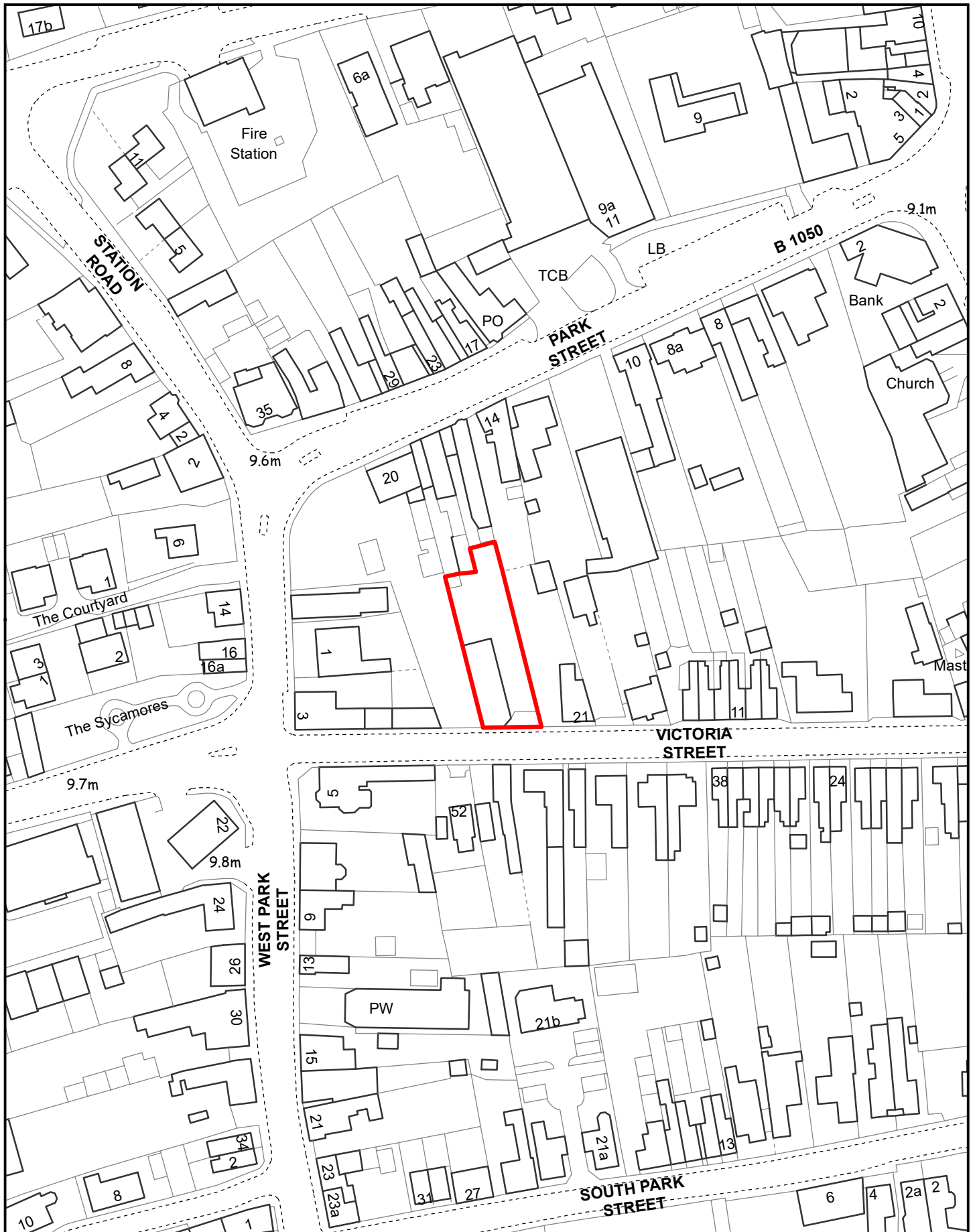
Approve the use of the conditions set out below:

1	Time Limit
2	<p>Notwithstanding the approved plans and prior to the commencement of development above slab level, samples of all materials to be used in the construction of the walls and roofs of the development shall be required to be submitted to and approved in writing by the Local Planning Authority. Precise details of brick bonding and mortar mixes will also be required to be agreed via sample and confirmed in writing by the LPA. The development shall only be carried out in accordance with the agreed details.</p> <p>Reason- To ensure the satisfactory appearance of the completed development in accordance with Policies LP16 and LP18 of the Fenland Local Plan</p>
3	<p>Notwithstanding the approved plans, prior to the commencement of the development above slab level precise details of all new joinery, including windows and doors, will be required to be submitted to and approved in writing by the LPA (clarified through 1:20 drawings and 1:5 typical sections). The development shall only be carried out in accordance with the agreed details.</p> <p>Reason- To ensure the satisfactory appearance of the completed development in accordance with Policies LP16 and LP18 of the Fenland Local Plan</p>
4	<p>Notwithstanding the approved plans, prior to the commencement of the development above slab level precise details and locations of the proposed rainwater disposal system (fittings and fixtures) and vent and soil pipes be required to be submitted to and approved in writing by the LPA.</p> <p>Reason- To ensure the satisfactory appearance of the completed development in accordance with Policies LP16 and LP18 of the Fenland Local Plan.</p>

5	<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 for, and amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with. The development shall then be carried out in full accordance with the amended remediation strategy.</p> <p>Reason - To control pollution of land and controlled waters in the interests of the environment and public safety.</p>
6	<p>Prior to commencement of development full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. Subsequently, these works shall be carried out as approved. The landscaping details to be submitted shall include:</p> <ul style="list-style-type: none"> a) proposed finished levels b) means of enclosure c) car parking layout d) hard surfacing, other hard landscape features and materials e) existing trees, hedges or other soft features to be retained f) planting plans, including specifications of species, sizes, planting centres number and percentage mix g) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife h) management and maintenance details <p>Reason - The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with Policy LP16 of the Fenland Local Plan, 2014.</p>
7	<p>Prior to the commencement of any works or storage of materials on the site all trees that are to be retained shall be protected in accordance with British Standard 5837:2012. Moreover measures for protection in accordance with that standard shall be implemented and shall be maintained to the Local Planning Authority's reasonable satisfaction until the completion of the development for Building Regulations purposes.</p> <p>Reason - To ensure that retained trees are adequately protected.</p>
8	<p>The dwellings hereby approved shall not be occupied until the means of vehicular access has been laid out and constructed in accordance with the approved plans.</p> <p>Reason- In the interests of road safety and to comply with Policy LP15 of the Fenland Local Plan 2014.</p>
9	<p>The vehicle turning and parking spaces within the site shown on the approved plans shall be provided before the development is brought into use and shall be retained thereafter.</p> <p>Reason- In the interests of road safety and to comply with Policy LP15 of the Fenland Local Plan 2014</p>
10	<p>Prior to the first occupation of the development hereby permitted visibility splays of</p>

	<p>2m x 2m shall be provided each side of the vehicular access measured from and along the back of the footway. Such splays shall thereafter be maintained free from obstruction exceeding 0.6m above the level of the footway.</p> <p>Reason- In the interests of road safety and to comply with Policy LP15 of the Fenland Local Plan 2014</p>
11	<p>Prior to the first occupation of the development any gate or gates to the vehicular access shall be set back a minimum of 6m from the near edge of the highway carriageway. Any access gates shall be hung to open inwards and shall be maintained as such thereafter.</p> <p>Reason- In the interests of road safety and to comply with Policy LP15 of the Fenland Local Plan 2014.</p>
12	<p>Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order with or without modification), planning permission shall be required for the following developments or alterations:</p> <ul style="list-style-type: none"> i) the erection of freestanding curtilage buildings or structures including car ports, garages, sheds, greenhouses, pergolas, or raised decks (as detailed in Schedule 2, Part 1, Classes A and E); ii) the erection of house extensions including conservatories, garages, car ports or porches (as detailed in Schedule 2, Part 1, Classes A and D); iii) alterations including the installation of additional windows or doors, including dormer windows or roof windows (as detailed in Schedule 2, Part 1, Classes A and B); iv) alterations to the roof of the dwelling house (as detailed in Schedule 2, Part 1, Class C); v) the erection of any walls, fences or other means of enclosure to all boundaries (as detailed in Schedule 2, Part 2, Class A). <p>Reasons: 1. To ensure that the Local Planning Authority retains control over the future extension and alteration of the development, in the interests of its architectural and visual integrity and character of this part of the area/conservation area in which it is set.</p>
13	<p>No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work which has been secured in accordance with a written scheme of investigation (WSI) which has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:</p> <ul style="list-style-type: none"> a) the statement of significance and research objectives; b) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works; c) The timetable for the field investigation as part of the development programme; d) The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material. <p>Informatives: Partial discharge of the condition can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development. Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.</p>

	Reason: To ensure that the significance of historic environment assets is conserved in line with NPPF section 16.
14	Approved plans



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F/YR20/0854/F

Scale = 1:1,250



F/YR20/0824/F

Applicant: Laurel Crest Development Ltd

**Agent : Mr Tony Welland
The Design Partnership (Ely) Ltd**

16 Park Street, Chatteris, Cambridgeshire, PE16 6AF

Demolition of rear annexe and workshop and alterations and refurbishment of existing dwelling to form a 4-bed dwelling

Officer recommendation: Refuse

Reason for Committee: Application is associated with F/YR20/0854/F below.

F/YR20/0854/F

**Applicant: Mr T Welland
Laurel Crest Development Ltd**

**Agent : Mr Tony Welland
The Design Partnership (Ely) Ltd**

25 Victoria Street, Chatteris, Cambridgeshire,

Erect 3 x 2-storey dwellings comprising of 1 x 3-bed and 2 x 2-bed involving demolition of existing building within a Conservation Area

Officer recommendation: Refuse

Reason for Committee: Contrary to the recommendation of Chatteris Town Council

1. EXECUTIVE SUMMARY

1.1 These two planning applications involve the subdivision and redevelopment of a property and its curtilage. Therefore, the applications are being considered together in one report. The northern end of the site will see the refurbishment of No 16 Park Street, alterations to the front elevation, and the demolition of the rear annexe (workshop). The southern end of the site currently includes a large garage and area of hardstanding for parking. A detached dwelling facing onto Victoria Street and a pair of semi-detached properties in the centre of the site are proposed.

1.2. An appropriate refurbishment of No 16 Park Street and redevelopment of the southern end of the site, including a new dwelling facing onto Victoria Street are supported and formed part of a pre-application enquiry in 2017.

1.3. However, with this current proposal, the loss of the historically important workshop element to No 16 Park Street is not supported and as previously put forward as part of the pre-application enquiry, the workshop could be converted to provide a second residential unit. But vehicular and pedestrian access from Victoria Street to No 16

Park Street should be retained to meet parking standards.

1.4. To achieve this it is recommended that No 16 Park Street is not subdivided from its rear curtilage, but a comprehensive regeneration/ redevelopment scheme is proposed which includes both of the current application sites as one application. In addition to the two units at the front, a suitably designed dwelling facing onto Victoria Street could be supported.

1.5 However, in its current form and for the reasons set out in the report, the proposal would be contrary to Policies LP2, LP15, LP16 and LP18 of the Fenland Local Plan 2014, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and relevant paragraphs of the NPPF. Although the proposal would contribute 3 new dwellings to the housing stock in Chatteris, this does not outweigh the significant concerns Officers have with regard to: the impact on the heritage assets; and the amenity of existing and future occupiers especially with regard to the level of parking to be provided.

2. SITE DESCRIPTION

- 2.1 The site is a linear burgage plot orientated north/ south. The frontage is on Park Street with the rear curtilage extending south to Victoria Street. This provides vehicular access via a gap in the street frontage to serve the property No 16 Park Street which is a 4 bed dwelling with a rear annexe and workshop. Its front elevation consists of a four-centred gate with bow windowed shop front and associated door with two sliding sash windows to the first floor and three to the second floor. The width of the access through the gate is approximately 2.2m leading through to an alley way of approximately the same width alongside the rear two storey annexe and workshop.
- 2.2 The site lies within Chatteris Conservation Area and No 16 is immediately adjacent to 14 Park Street (grade II listed) and within the setting of listed buildings at 20 Park Street, 33 Park Street and the grade II listed Post Office opposite. Park Street also contains several other listed buildings and non-designated heritage assets.
- 2.3 The southern end of the curtilage consists of a gated access onto Victoria Street with a more modern building with mono-pitched roof housing 3 x garages, storage space and an office. This area is tarmacked and appears to have been used as a work yard, providing parking for 12 vehicles. This building also makes up part of the southern boundary of the site with the footpath. The eastern boundary with No 21 Victoria Street consists of 1.8m high (approx.) close boarded fencing.
- 2.4 Adjacent to the western boundary is the rear garden to No 20 Park Street which has pedestrian access to Victoria Street. The western boundary consists of a brick wall. Within the garden is a large tree close to the boundary with the application site.
- 2.5 The southern end of the site is wider than the northern end (28m compared to 14m). There is a dog leg approximately half way along as the site boundary wraps around the rear of No 18 Park Street.
- 2.6 A modern flat roofed office is located at the end of the rear annexe to No 16 but has not been included within the red line of either application. The site is within Flood Zone 1

3. PROPOSAL

Pre-Application Advice 2017

- 3.1 A pre-application enquiry was submitted for the whole site in 2017. The refurbishment of No 16 was welcomed. Also, the majority of the rear workshop was to be retained and converted to residential.
- 3.2 The enhancement of the Victoria Street entrance to the site (previously a work yard) was also considered to be an opportunity for positive enhancement as the sites immediately to the left and right remain as residential. A new dwelling fronting onto Victoria Street was considered to be acceptable, subject to an appropriate design.
- 3.3 The linearity and N/S axis of the burgage plot was considered to be an essential feature of the settlement morphology and therefore any new development on the site would be required to respect and reinforce this.
- 3.4 Two buildings were proposed at the centre of the plot, the east west axis was not considered appropriate resulting in development at odds with the linear character of the plot. It was suggested that an L shaped plan form would be more appropriate and would cause less of a disruption to the established character and pattern of development between Park Street and Victoria Street.

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- 3.5 This proposal affects the northern half of the site and is for the demolition of the rear two storey annexe and workshop including the conservatory and the first floor lean to bathroom extension above the alleyway, and alterations to and refurbishment of the dwelling to form a 4 bed dwelling. Changes are also proposed to the windows and doors.
- 3.6 The proposal seeks to replace all joinery to the front elevation with multi-paned sashes. It also proposes to reinstate a doorway and to introduce a conjectural mullion and transom glazing bar arrangement.
- 3.7 The site is to be subdivided and No16 will no longer have a vehicular or pedestrian access from Victoria Street.

F/YR20/0854/F

- 3.8 This proposal affects the southern half of the site (0.06ha) following its subdivision and is for the demolition of the modern building with mono-pitched roof housing 3 x garages, storage space and an office and the erection of 3 x 2-storey dwellings comprising of 1 x 3-bed and 2 x 2-bed.
- 3.9 The 3 bed detached property (Plot 1) will front onto Victoria Street with the existing access being shared between the three new properties. Plots 2 and 3 are a pair of semi detached 2 bed properties located towards the centre of the larger plot, at right angles to each other.
- 3.10 A parking court is located between the plots and shows 4 x parking spaces and 2 x visitor spaces. Each plot will have a level of private amenity space. A revision to the composite plan has been provided in response to the Highways Officer's comments (LC.775.P101 Rev B)

4. SITE PLANNING HISTORY

None for both applications, other than the pre-application enquiry 17/0174/PREAPP.

5. CONSULTATIONS

5.1 Chatteris Town Council- support both applications

5.2 FDC Environmental Health- no objections. Unsuspected contamination condition should be attached to F/YR20/0854/F

5.3 CCC Highways- no objection to the revised drawing for F/YR20/0854/F, subject to a number of planning conditions if approved.

5.4 FDC Conservation Officer

F/YR20/0824/F- seek amendments

- 1. This application concerns the demolition of a rear annexe and workshop and alterations to and refurbishment of existing dwelling to form a 4 bed dwelling at the above address. The site lies within Chatteris Conservation Area and immediately adjacent to 14 Park Street (grade II listed) and within the setting of listed buildings at 20 Park Street, 33 Park Street and the grade II listed Post Office opposite. Park Street also contains several other listed buildings and non-designated heritage assets.*
- 2. Consideration is therefore given to the impact of the proposal on the architectural and historic interests of a listed building with special regard paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses according to the duty in law under S66 Planning (Listed Buildings and Conservation Areas) Act 1990.*
- 3. Consideration is given to the impact of this proposal on the character and appearance of Chatteris Conservation Area with special attention paid to the desirability of preserving or enhancing the character or appearance of that area according to the duty in law under S72 Planning (Listed Buildings and Conservation Areas) Act 1990.*
- 4. Planning history on site includes a pre-application enquiry reference 17/0174/PREAPP and advice stated that the linearity of the burgage plot should be retained and that the character and appearance of the conservation area should be preserved or enhanced, with regard to the significance of No. 16 as a non-designated heritage asset and any impact on the setting of nearby listed buildings. A concurrent though technically separate application for development to the rear of the site at 25 Victoria Road has also been submitted under F/YR20/0854/F.*
- 5. The heritage statement provided with the application wrongly suggests that the building and workshop has little architectural merit. This is a misinterpretation, as the building has considerable architectural merit in its illustration of vernacular workshops of this period and area. The heritage statement simultaneously identifies the contribution the site makes to the character of the conservation area and then states that as the workshop is not visible its loss will not be detrimental to that character. Its presence, whether visible or not, greatly adds to the character of the conservation area, as evidence of its economic development and social make up. Its loss therefore, would be detrimental.*

6. *The proposal put forward requires amendment. The following comments are made:*

Chatteris Conservation Area covers the core of this small Fenland Market Town. Buildings such as 16 Park Street, with a shop front, living above and workshop and yard to the rear, are representative of its economic and light industrial character during the 19th and early 20th century. Set out in a long burgage plot it also represents the socio-economic development from mediaeval rural subsistence to market town, and reinforces its connection with its rural and agricultural development and setting. No. 16 is a building that stylistically appears to date from the early 1800s. Mapping evidence from the 1880s indicates the current building and workshop, but later mapping is less clear, showing simply a block, indicating presumably, shops, residences and workshops in that area of Park Street and the land to the rear. The workshop to the rear of No. 16 appears to date from the mid- to second half of the 19th century, with many typical Victorian features and characteristics, including workshop windows, utilitarian loft stairs, shelving, pavours, flags, water pump, and 'conservatory', which is a timber framed, multi-paned lean-to, with over-lapping panes of some plain and some decorated glazing hung between mullions – there are no transoms. The workshop was formerly used by a telecommunications engineers and judging by the telephones left in-situ this was an early and on-going use. The whole has apparently been owned by several generations of the same family. A four-centered gate with bow windowed shop front and associated door exist to the front elevation with two sliding sash windows to the first floor and three, rather squat sliding sash to the second floor. It has been suggested that both the shop front and the windows are later alterations to the building, and this is probable given a likely construction date of the first half of the 19th century, however, historic photographs indicate the bow shop front to date from at least the 1910s and similarly the plain glazed sash windows date from the late 19th century. The surviving glazing certainly appears to have the correct surface ripples and reflection to indicate historic glazing. It seems likely therefore that the plain glazed sash windows were installed at the same time as the shop front in the early 20th century. Therefore, the shop front and windows may not be original to the building, but they are certainly historic and therefore hold some value and merit both in terms of fabric and in the evolution of the building. It is within this context that this proposal is considered.

The proposal seeks to replace all joinery to the front elevation with multi-paned sashes, which may appear to be more in keeping, but does not take into account the loss of historic fabric, including glazing. The application also proposes to reinstate a doorway (which would be acceptable) and to introduce a conjectural mullion and transom glazing bar arrangement, again without consideration for the historic value of the existing shop front. It is not clear from the application which material the proposed windows will be.

The proposal seeks to remove a first floor extension over the archway, which appears to be a circa 1960s element and therefore does not contribute significantly to the overall interest of the property. This would be acceptable.

The proposal also seeks to demolish the entirety of the workshop element, the modern office to the rear, and reinstate the large workshop window with coloured glass lights to both top and bottom with a standard window opening in what will become a sitting room. The justification given is that the annexe is beyond economic viable repair, though no evidence has been submitted in support of this statement; that it is structurally unsound, but again no structural report has been

submitted in support of this and indeed, the 2017 pre-app included the conversion of the workshop into a separate residence. Finally, the current application states that there is no meaningful amenity space or outlook. However the plot currently extends all the way to Victoria Street, though it is understood that the intention is for the plot to be halved and for a separate development here. The development here potentially belies the argument for the unviable retention of the workshop and it would be within the gift of the applicant to create a more generous garden to the dwelling at No. 16 Park Street.

The proposed layout suggests a kitchen and family room to the street frontage with the bow window. This may prove impractical without some form of screening which will impair natural daylight into the room. A similar residential conversion within a shop front space at Market Hill was recommended to seek amendments to the scheme due to the intention to use frosted glass in order to create privacy for the occupants. Comments to that application stated that obscure glazing would create a blank face to the conservation area to the detriment of its character, the setting of nearby listed buildings and on the overall architectural quality of the building by changing its use from commercial space with an outlook to the town, to private residential (reference F/YR20/0015/F and F/YR20/0016/LB). The proposal also seeks to install bathrooms to the front elevations at both first and second floor, which would also presumably give rise to the need for obscure glazing. This would appear incongruous in the street scene and detrimental to the character and appearance of the conservation area.

It is suggested that some or all, of the workshop is retained, or a rear element rebuilt using salvaged materials here in order to allow for bathroom space to the rear and for the shop floor to be used as generous entrance and hall space for the amenity and privacy of future occupants.

It is not felt that the significance of the workshop has been duly noted in the heritage statement or the impact of its loss to the character of the conservation area fully justified. The proposal for replacement of all joinery to the front elevation also does not take into account the loss of historic fabric.

In conclusion, the principle of development and re-use here is supported, but an improvement to the current scheme would achieve better outcomes for the property and the conservation area.

7. CONDITIONS

Should the application be approved, it is suggested that joinery details will need to be submitted as a condition of the application at 1:10 scale, and that sample materials and brick bonding for any making good to the rear elevation should be submitted to and approved in writing by the local authority.

Furthermore, prior to the commencement of any demolition, a schedule of works, to include details of salvage, shall be submitted to and approved in writing by the Local Planning Authority. The programme for the salvage, storage, and reuse of materials, shall include but not be limited to: slates, bricks and pavements. Material to be salvaged (if any) must be identified on scaled plan and elevation drawings and on site. Potential for reuse on site must be identified. This would ensure the use of appropriate methods and to ensure the salvage and reuse of historic material where possible, in accordance with Section 16 of the National Planning Policy Framework 2019. Furthermore, no demolition/development shall take place until an implementation of a programme of archaeological work, to include Historic Building Recording, in accordance with a written scheme of investigation

(WSI) has been submitted to and approved by the local planning authority in writing. A level 2 or 3 recording is suggested. This would ensure that the significance of historic environment assets is conserved in accordance with Section 16 of the National Planning Policy Framework 2019.

F/YR20/0854/F- seek amendments

8. *This application concerns the development of a vacant plot to the rear of 16 Park Street, of which it currently forms curtilage, with a new build to the front of the plot and a semidetached development to the rear, backing on to No. 16 Park Street.*
9. *Consideration is given to the impact of the proposal on the architectural and historic interests of a listed building with special regard paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses according to the duty in law under S66 Planning (Listed Buildings and Conservation Areas) Act 1990.*
10. *Consideration is given to the impact of this proposal on the character and appearance of Chatteris Conservation Area with special attention paid to the desirability of preserving or enhancing the character or appearance of that area according to the duty in law under S72 Planning (Listed Buildings and Conservation Areas) Act 1990.*
11. *Planning history on site includes a pre-application enquiry reference 17/0174/PREAPP and advice stated that the linearity of the burgage plot should be retained and that the character and appearance of the conservation area should be preserved or enhanced, with regard to the significance of No. 16 as a non-designated heritage asset and any impact on the setting of nearby listed buildings. A concurrent though technically separate application for regeneration of 16 Park Street and demolition of the workshop to the rear has been submitted under F/YR2/0824/F*
12. *The proposal put forward requires amendment. The following comments are made:*

Chatteris Conservation Area covers the core of this small Fenland Market Town. Buildings such as 16 Park Street, with a shop front, living above and workshop and yard to the rear, are representative of its economic and light industrial character during the 19th and early 20th century. Set out in a long burgage plot it also represents the socio-economic development from mediaeval rural subsistence to market town, and reinforces its connection with its rural and agricultural development and setting. Historic mapping evidence indicates that the plot facing Victoria Street has remained undeveloped until the building of the current workshop which appears stylistically to date from the 1980s or 1990s. Victoria Street is a residential street of Victorian date and character, two storey with sash windows (though sadly the majority of these have been lost to the detriment of the conservation area), some canted bay windows, brick detailing to windows and doors, and typically built of gault or brown brick with slate roofs. It is within this context that this proposal is considered.

The proposal seeks to create a new dwelling to the front of Victoria Street, set back behind an enclosure. The Design and Access statement submitted indicates this would be hedging, but a low boundary wall would be more in keeping with the street scene and neighbouring properties. Again, the D&A statement presents an indicative photograph of a nearby historic property which

plot 1 (the street fronting property) would be designed to reflect. However, the proposed elevation drawings indicate an incongruously modern building, without symmetry or architectural detailing including first floor lintels, brick banding (not common, but present along Victoria Street) or a bay window and an poorly chosen style of door. The principle of development on this plot is not objected to, but it is felt that in order to preserve and enhance the character of the conservation area, the details of the design ought to be improved and materials carefully chosen, in order to ensure that as with so many new builds, the finished product is not detrimental to the conservation area.

The proposal for plots 2 and 3, have not altogether moved away from the parallel development that was put forward in the 2017 pre-app and advised against. There is simply a reduction in the number of plots. Plot 3 would therefore be visible as a residential dwelling set back from the street scene and out of character with the linear, burgage development and typical layout of rear workshops in these plots which were once common throughout the conservation area. That visibility along the length of the plot, which can often be glimpsed where these plots survive, would therefore be lost to the detriment of the character and appearance of the conservation area. It is also proposed that these plots will have tiled roofs in order to present a more vernacular character, and yet, while this is a characteristic of single storey workshops and sheds in rear plots elsewhere in the conservation area, slate is the predominant material in Victoria Street.

If the applicant requires this parallel development, it is suggested that a carriage arch for parking is formed to the east side of the plot to replicate that at 16 Park Street, with accommodation above. Alternatively the development should run north-south against the west boundary of the plot. It is felt that if the 'L-shaped' development of plot 1 were swapped from the east to the west side of the plot, this may provide the ability to rearrange parking spaces to plot 1 in order to accommodate a linear arrangement for plots 2 and 3. Sash windows would also be preferable but casements would be more acceptable in these plots than they would be in plot 1.

If the applicant wishes to present a more vernacular appearance, the use of half weatherboarding may be appropriate in order to reflect the character of a workshop and/or the use of long windows to reflect the character of those in the workshop at No. 16 Park Street.

13. In conclusion, it is accepted that the principle of development is to be supported here, but it is felt that there is room for further revision in order to ensure the character and appearance of the conservation area is wholly taken into account and not only preserved, but enhanced. Supporting good, well designed development that enhances a conservation area would set a welcome precedent. The application as it stands would be detrimental to the character and appearance of the conservation area by virtue of the layout and neutral design.

14. Should the application be granted consent as it stands, the following conditions should apply:

Notwithstanding the approved plans and prior to the commencement of development, samples of all materials to be used in the construction of external surfaces of the development, including but not limited to roofs, walls, boundary treatments, paving and hard landscaping shall be required to be submitted to and approved in writing by the LPA. Precise details of brick bonding

and mortar mixes will also be required to be agreed via sample and confirmed in writing by the LPA.

Notwithstanding the approved plans, prior to the commencement of the development precise details of all new joinery, including windows, doors, will be required to be submitted to and approved in writing by the LPA (clarified through 1:20 drawings and 1:5 typical sections).

Notwithstanding the approved plans, prior to the commencement of the development precise details and locations of the proposed rainwater disposal system (fittings and fixtures) and vent and soil pipes be required to be submitted to and approved in writing by the LPA.

15. *These comments are made in respect of S72 Planning (Listed Buildings and Conservation Areas) Act 1990, NPPF Section 16 para;192 c) the desirability of new development making a positive contribution to local character and distinctiveness; Policy LP16 of the Local Plan Policy a) protects and enhances any affected heritage assets and their setting to an extent commensurate with policy in the NPPF and in accordance with LP18; LP16d) makes a positive contribution to the local distinctiveness and character of the area, enhances its local setting, responds to and improves the character of the local built environment, provides resilience to climate change, reinforces local identity and does not adversely impact, either in design or scale terms, on the street scene, settlement pattern or the landscape character of the surrounding area and; LP18 of the Local Plan.*

5.5 Local Residents/Interested Parties

F/YR20/0824/F

One letter of representation from No 21 Victoria Street regarding notification of the application.

F/YR20/0854/F

3 representations have been received, 2 of which are objections (Park Street and West Park Street). Concerns include:

- Access
- Backfill
- Design and Appearance
- Not policy compliant
- Out of character/not in keeping with area
- Visual impact
- Traffic
- Density/Over development
- Loss of view/Outlook
- Noise
- Overlooking/loss of privacy
- Parking arrangements
- Proximity to property
- Shadowing/loss of morning light

6. STATUTORY DUTY

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).

Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require Local Planning Authorities when considering development to pay special attention to preserving a listed building or its setting and to the desirability of preserving or enhancing the character or appearance of a conservation area.

7. POLICY FRAMEWORK

National Planning Policy Framework (NPPF)

Para 2 – applications to be determined in accordance with the development plan unless material considerations indicate otherwise

Para 11 – a presumption in favour of sustainable development

Para 127 – achieving well-designed places

Para 193 – conserving designated heritage assets

Para 196 – public benefits of a proposal on a designated heritage asset

National Planning Practice Guidance (NPPG)

National Design Guide 2019

C1 – Understand and relate well to the site, its local and wider context

I1 – Respond to existing local character and identity

M3 – Well-considered parking, servicing and utilities infrastructure for all users

H1 – Healthy, comfortable and safe internal and external environment

H3 – Attention to detail: storage, waste, servicing and utilities

R1 – Follow the energy hierarchy

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

LP10 – Chatteris

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

LP16 – Delivering and Protecting High Quality Environments across the District

LP18 – The Historic Environment

Delivering and Protecting High Quality Environments in Fenland 2014 Supplementary Planning Document (SPD)

The Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste and Management Design Guide SPD

<http://www.lifetimehomes.org.uk/pages/1-car-parking-width.html>

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

F/YR20/0824/F

<https://www.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=QDS6CLHE06P00>

F/YR20/0854/F

8. KEY ISSUES

- **Principle of Development**
- **Visual Amenity and Impact on Heritage Assets**
- **Residential Amenity and Parking**
- **Other Considerations**

9. ASSESSMENT

Principle of Development

- 9.1 The proposals involve the subdivision of a property from its curtilage. As part of the proposed development, the property will be refurbished and partly demolished and within the curtilage, 3 x new dwellings are proposed. The application site is located within the Market Town of Chatteris, which is one of four settlements within which the majority of the District's new housing development is proposed according to Policy LP3 of the Fenland Local Plan 2014. Coupled with Policy LP10, the Fenland Local Plan focuses on Chatteris as being an area for some growth, with development contributing to retaining its character.
- 9.2 Notwithstanding this, the site is adjacent or within the vicinity of a number of listed buildings (Park Street) and also within the Chatteris Conservation Area where there is still evidence of the mediaeval burgrave plots specifically in this location. Paragraph 193 of the NPPF states that when considering the impact of a proposed development on the significance of a heritage asset, great weight should be given to the asset's conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss, or less than substantial harm to its significance. Consideration should therefore also be given to the impact of these proposals on the listed buildings and on character and appearance of Chatteris Conservation Area.
- 9.3 Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require Local Planning Authorities when considering development to pay special attention to preserving a listed building or its setting and to the desirability of preserving or enhancing the character or appearance of a conservation area. Policy LP18 of the Fenland Local Plan 2014 also seeks to protect, conserve and enhance the historic environment throughout Fenland.
- 9.4 In this instance, it is considered that the refurbishment of No 16 Park Street and the redevelopment of the southern end of the site may be acceptable in principle, but due to the loss of the rear annex to No 16, the impact of the subdivision of the site, and the proposed details, the principle of the proposals cannot be supported in this instance for the reasons set out below.

Visual Amenity and Impact on Heritage Assets

- 9.5 Policies LP16 and LP18 of the Fenland Local Plan seek to protect and enhance heritage assets. Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require Local Planning Authorities when considering development to pay special attention to preserving a listed building or its setting and to the desirability of preserving or enhancing the character or appearance of a conservation area.

- 9.6 Chatteris Conservation Area covers the core of the town. Buildings such as 16 Park Street, with a shop front, living above and workshop and yard to the rear, are representative of its economic and light industrial character during the 19th and early 20th century. Set out in a long burgage plot it also represents the socio-economic development from mediaeval rural subsistence to market town, and reinforces its connection with its rural and agricultural development and setting. No. 16 is a building that stylistically appears to date from the early 1800s. Mapping evidence from the 1880s indicates the current building and workshop, but later mapping is less clear, showing simply a block, indicating presumably, shops, residences and workshops in that area of Park Street and the land to the rear. The workshop to the rear of No. 16 appears to date from the mid- to second half of the 19th century, with many typical Victorian features and characteristics, including workshop windows, utilitarian loft stairs, shelving, paviours, flags, water pump, and 'conservatory', which is a timber framed, multi-paned lean-to, with over-lapping panes of some plain and some decorated glazing hung between mullions – there are no transoms. The workshop was formerly used by a telecommunications engineers and judging by the telephones left in-situ this was an early and on-going use. The whole has apparently been owned by several generations of the same family.
- 9.7 Historic mapping evidence indicates that the plot facing Victoria Street has remained undeveloped until the building of the current workshop which appears stylistically to date from the 1980s or 1990s. Victoria Street is a residential street of Victorian date and character, two storey with sash windows (though sadly the majority of these have been lost to the detriment of the conservation area), some canted bay windows, brick detailing to windows and doors, and typically built of gault or brown brick with slate roofs.
- 9.8 Consideration is therefore given to the impact of the proposal on the architectural and historic interests of a listed building with special regard paid to the desirability of preserving the building *or its setting* or any features of special architectural or historic interest which it possesses according to the duty in law under S66 Planning (Listed Buildings and Conservation Areas) Act 1990.
- 9.9 Consideration is also given to the impact of this proposal on the character and appearance of Chatteris Conservation Area with special attention paid to the desirability of preserving or enhancing the character or appearance of that area according to the duty in law under S72 Planning (Listed Buildings and Conservation Areas) Act 1990.

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- 9.10 The heritage statement provided wrongly suggests that the No 16 and the workshop have little architectural merit. This is a misinterpretation, as the building has considerable architectural merit in its illustration of vernacular workshops of this period and area. The heritage statement simultaneously identifies the contribution the site makes to the character of the conservation area and then states that as the workshop is not visible its loss will not be detrimental to that character. Its presence, whether visible or not, greatly adds to the character of the conservation area, as evidence of its economic development and social make up. Its loss therefore, would be detrimental.
- 9.11 It has been suggested that both the shop front and the windows are later alterations to the building, and this is probable given a likely construction date of the first half of the 19th century, however, historic photographs indicate the bow shop front to date from at least the 1910s and similarly the plain glazed sash

windows date from the late 19th century. The surviving glazing certainly appears to have the correct surface ripples and reflection to indicate historic glazing. It seems likely therefore that the plain glazed sash windows were installed at the same time as the shop front in the early 20th century. Therefore, the shop front and windows may not be original to the building, but they are certainly historic and therefore hold some value and merit both in terms of fabric and in the evolution of the building.

- 9.12 The replacement of all joinery to the front elevation with multi-paned sashes, which may appear to be more in keeping, but does not take into account the loss of historic fabric, including glazing. The application also proposes to reinstate a doorway (which would be acceptable) and to introduce a conjectural mullion and transom glazing bar arrangement, again without consideration for the historic value of the existing shop front. It is not clear from the application which material the proposed windows will be.
- 9.13 The removal of the first floor extension over the archway, which appears to be a circa 1960s element and therefore does not contribute significantly to the overall interest of the property would however be acceptable.
- 9.14 The proposal also seeks to demolish the entirety of the workshop element and conservatory, whilst retaining the modern office to the rear (which falls outside both application sites) and reinstate the large workshop window with coloured glass lights to both top and bottom with a standard window opening in what will become a sitting room. The justification given is that the annexe is beyond economic viable repair, though no evidence has been submitted in support of this statement; and that it is structurally unsound, but again no structural report has been submitted in support of this. The 2017 pre-app included the conversion of the workshop into a separate residence.
- 9.15 The proposed layout suggests a kitchen and family room to the street frontage with the bow window. This may prove impractical without some form of screening which will impair natural daylight into the room. A similar residential conversion within a shop front space at Market Hill was recommended to seek amendments to the scheme due to the intention to use frosted glass in order to create privacy for the occupants. Comments to that application stated that obscure glazing would create a blank face to the conservation area to the detriment of its character, the setting of nearby listed buildings and on the overall architectural quality of the building by changing its use from commercial space with an outlook to the town, to private residential (reference F/YR20/0015/F and F/YR20/0016/LB). The proposal also seeks to install bathrooms to the front elevations at both first and second floor, which would also presumably give rise to the need for obscure glazing. The proposed changes to the fenestration details to the front of No 16 would appear incongruous in the street scene and detrimental to the character and appearance of the building, conservation area and the street scene.

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- 9.16 The proposal seeks to create a new dwelling to the front of Victoria Street, set back behind an enclosure. The Design and Access Statement (DAS) submitted indicates this would be hedging, but a low boundary wall would be more in keeping with the street scene and neighbouring properties. Again, the DAS presents an indicative photograph of a nearby historic property which Plot 1 (the street fronting property) would be designed to reflect. However, the proposed elevation drawings indicate an incongruously modern building, without symmetry or architectural detailing including first floor lintels, brick banding (not common, but present along Victoria Street) or a bay window and a poorly chosen style of door.

9.17 The proposal for Plots 2 and 3, have not altogether moved away from the parallel development that was put forward in the 2017 pre-app and advised against. There is simply a reduction in the number of plots. Plot 3 would therefore be visible as a residential dwelling set back from the street scene and out of character with the linear, burgage development and typical layout of rear workshops in these plots which were once common throughout the conservation area. That visibility along the length of the plot, which can often be glimpsed where these plots survive, would therefore be lost to the detriment of the character and appearance of the conservation area. It is also proposed that these plots will have tiled roofs in order to present a more vernacular character, and yet, while this is a characteristic of single storey workshops and sheds in rear plots elsewhere in the conservation area, slate is the predominant material in Victoria Street. However, on its own the use of the proposed roofing materials would not be sufficient reason to refuse the application

9.18 In summary, for the reasons set out above both proposals are considered not to comply with LP16, LP18 and also conflict with Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Residential Amenity and Parking

9.19 Policies LP2 and LP16 of the Fenland Local Plan 2014 seek to ensure that development does not adversely affect the amenity of neighbouring users and future occupiers. Policy LP15 requires development to provide well designed, safe and convenient access for all and well-designed car and cycle parking appropriate to the amount of development proposed.

9.20 Consideration has been given to the concerns of the objectors which relate to the proposal for 3 dwellings to the south of the site. There is an extant business use for this part of the site which would have generated a level of traffic and parking likely to be in excess of that likely to result from the proposal. The proximity of Plot 2 to its boundary with No 20 (1m) is not unreasonable and any potential issues would be a civil matter. However, it is accepted that Plots 2 and 3 would impact on the outlook and views currently enjoyed by adjacent properties, especially those to the west on West Park Street. Notwithstanding this, this view of the new development would be screened to some extent by the large tree within the rear garden of No 20. As such it is not considered that this impact would be so detrimental as to justify a reason for refusal.

9.21 It is noted that the large tree in the adjacent garden is not shown on the plans (No 20 Park Street). This is likely to overshadow the small north facing rear garden to Plot 2 providing a poor quality of private amenity space. It is also noted that the first floor rear window to Plot 3 is only 8m from the boundary with No 16 Park Street, increasing the potential for overlooking. However, it is noted that this area is not included in either application, so clarification is required. More detail is also required to understand the type and level of private amenity space which is to be retained with No 16 following the subdivision of the site. Notwithstanding this, these concerns on their own would not be sufficient to warrant a refusal.

9.22 Whilst it is accepted that there is a 2.2m wide access from Park Street, the property currently gains access to a large parking area from Victoria Street. This proposal includes the subdivision of the plot, resulting in the loss of the access from Victoria Street to serve 16 Park Street. This is a material consideration.

- 9.23 The proposal would result in a 4 bed dwelling without access to onsite parking as shown on the submitted plan. Therefore, it is assumed it is expected to be accommodated off site. In exceptional circumstances, in town centre locations, it may be acceptable to under provide with regard to the number of parking spaces to be provided with new development. However, in this instance, the loss of the existing parking due to the subdivision of the curtilage is not considered to be an “exceptional circumstance”.
- 9.23 With regard to the proposed parking to serve the 3 new dwellings, it should be noted that on street parking is very limited on Victoria Street and any overspill onto the street due to a lack of onsite provision should be avoided. The applicant is proposing 2 spaces to Plot 1 (3 bed) but only 1 space each to Plots 2 and 3 (2 bed). This is an under provision for Plots 2 and 3. Two visitor spaces are indicated which are likely to be regularly used by residents. Notwithstanding this, the dimensions of the spaces are not satisfactory. The 4 x assigned spaces are too narrow (2.5m x 5m) and should be 2.7m wide (two outer spaces) and 2.9m wide for the two inner spaces where there is an obstruction on both sides. Furthermore, the 2 visitor spaces fall well below anything practical and would be very difficult to use.
- 9.24 These dimensions are required to ensure that the occupiers of dwellings are afforded a reasonable level of amenity which includes getting into and out of a car with ease particularly for parents with young children and the elderly. This applies just as much whether they are being built purely as rental income or to be sold as freehold family homes.
- 9.25 For the above reasons each proposal fails to meet the requirements of Policies LP2, LP15 and LP16 of the Fenland Local Plan 2014 with regard to residential amenity including access to a good standard of onsite parking.

Other Considerations

- 9.26 The tree located within the rear garden of no 20 Park Street is protected. No information has been provided to demonstrate that the development would not impact detrimentally on this protected tree.

10. CONCLUSIONS

- 10.1 The two planning applications would result in 4 dwellings. As set out above, the loss of the workshop element to No 16 Park Street is not supported and it is suggested that similar to the pre-application enquiry from 2017, the workshop is used to provide a second residential unit. However, vehicular and pedestrian access from Victoria Street to No 16 Park Street should be retained to meet the required parking standards.
- 10.2 It is recommended that a comprehensive regeneration/ redevelopment scheme is submitted to include both the current application sites as one application. In addition to the two units at the front, a suitably designed dwelling facing onto Victoria Street could be supported. It may also be possible to include a single storey dwelling orientated north/south towards the western boundary as part of the layout. This alternative scheme could also result in 4 dwellings but should provide adequate parking of the right quality as well as address the comments relating to potential impact on the adjacent listed buildings and the Chatteris Conservation Area. The applicant was recently invited to engage with the LPA on a revised scheme but has not responded.

10.3 However, in its current form and for the reasons set out above, the proposal would be contrary to Policies LP2, LP15, LP16 and LP18 of the Fenland Local Plan 2014, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and relevant paragraphs of the NPPF. Although the proposal would contribute 3 new dwellings to the housing stock in Chatteris, this does not outweigh the significant concerns with regard to: the impact on the heritage assets; and the amenity of existing and future occupiers.

11.RECOMMENDATION

F/YR20/0824/F

Refuse for the following reasons:

1	Policies LP2 and LP16 of the Fenland Local Plan 2014 seek to ensure that development does not adversely affect the amenity of neighbouring users and future occupiers, while Policy LP15 requires developments to provide well designed and appropriate car parking. The development proposes a level of car parking below the Council's standards and there are considered to be no exceptional circumstances to allow for a reduction in numbers. Consequently, if permitted the development would result in inadequate car parking facilities in terms of numbers which would create a poor quality living environment and sub-standard levels of amenity for future residents contrary to Policies LP2, LP15, and LP16 of the Fenland Local Plan 2014.
2	Policies LP16 and LP18 of the Fenland Local Plan 2014 seek to protect and enhance heritage assets. Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is also relevant. The proposed development by way of the demolition of the rear annex/workshop and proposed changes to the front elevation would be detrimental to No 16 Park Street, the character and appearance of the Chatteris Conservation Area and adjacent listed buildings. This will be contrary to Policies LP16 and LP18 of the Fenland Local Plan 2014, Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and paragraphs 189-196 of the NPPF.

F/YR20/0854/F

Refuse for the following reasons:

1	Policies LP2 and LP16 of the Fenland Local Plan 2014 seek to ensure that development does not adversely affect the amenity of neighbouring users and future occupiers, while Policy LP15 requires developments to provide well designed and appropriate car parking. The development
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	<p>proposes a level of car parking below the Council's standards and there are considered to be no exceptional circumstances to allow for a reduction in numbers, or for the inadequate size of the spaces which are provided. Consequently, if permitted the development would result in inadequate car parking facilities in terms of numbers and quality which would create a poor quality living environment and sub-standard levels of amenity for future residents contrary to Policies LP2, LP15, and LP16 of the Fenland Local Plan 2014.</p>
2	<p>Policies LP16 and LP18 of the Fenland Local Plan 2014 seek to protect and enhance heritage assets. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is also relevant. The proposed development by way of: the proposed materials and design of Plot 1; and the scale and siting of Plots 2 and 3 which would be out of character with the historic, linear, burgage development; would be detrimental to the character and appearance of the Chatteris Conservation Area. This will be contrary to Policies LP16 and LP18 of the Fenland Local Plan 2014, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and paragraphs 189-196 of the NPPF.</p>

PLANNING COMMITTEE DATE: 11 November 2020

Agenda No: 6

APPLICATION NO: F/YR20/0824/F and F/YR20/0854/F

SITE LOCATION: 16 Park Street, Chatteris and 25 Victoria Street, Chatteris

UPDATE

Additional Consultee Responses for F/YR20/0854/F:

Chatteris Past Present and Future

We defer to the Conservation Officer's guidance on the proposals put forward, and encourage the council to take on board the recommendations made.

25 Victoria Street sits within the site of the former Chatteris Abbey, a Benedictine Abbey founded between 1006 and 1008 AD. The Abbey site falls along the boundaries of the four Park Streets (Park Street, East Park Street, South Park Street, and West Park Street)1.

Medieval stonework, reputed to be part of the gateway of the nunnery, has previously been discovered close to the proposed site, at 3 West Park Street. Fragments of carved tracery and bricks have been found to the south of the proposed site, at 40 Victoria Street, where foundations have also been noted in the garden. A perimeter wall originally thought to be the precinct wall for the abbey survives in places, although this has been shown to be a post-Dissolution construction probably associated with the later mansion.

In 1998, an archaeological evaluation was conducted at the rear of 23 South Park Street. This survey revealed the presence of possible medieval structural features towards the back of the property but the frontage was disturbed by 19th and 20th century drains. A survey at 32 West Park Street uncovered a range of features including gravel extraction pits, postholes, ditches and gullies of largely early to late post-medieval date; a small number of these were medieval. A more recent archaeological survey, conducted just a few doors down at 19 Victoria Street, as part of planning application F/YR09/0001/F, resulted in the discovery of skeletal human remains and medieval walls. The subsequent report2 noted that "The number and extent of inhumations and disarticulated Human skeletal remains (HSR) revealed across the length of the

trench, combined with the mixture of age ranges of the individuals, strongly suggests that the proposed development is located within a secular or lay cemetery within the abbey precinct".

We therefore believe that an archaeological survey should be required for two reasons:

- 1. The Benedictine Abbey at Chatteris is an ancient site within the town, but has not been widely studied due to the very minimal amount of substantial development undertaken in this part of town during the latter half of the 20th Century. If this development goes ahead, it represents a unique opportunity for historic artefacts to be recorded and recovered.*
- 2. The possible presence of human remains needs to be investigated prior to work starting, so that the applicant can obtain the necessary permission to exhume remains.*

2. Summary

We do not wish to express our support for this application, nor lodge an objection, at this time.

We believe that an archaeological survey should be required prior to the commencement

of work, due to the location of the site in relation to the former Chatteris Abbey and the possible existence of human remains.

We encourage the applicant to continue to collaborate with the Conservation Officer throughout the works, if approved.

We would appreciate it if the applicant could upload photographs of the work and any interesting features to the Chatteris Community Archive (<https://chatteris.ccan.co.uk>).

CCC Archaeology

Our records indicate that this site lies in an area of high archaeological potential, within the precinct of Chatteris Abbey and close to the original location of the Abbey buildings (Cambridgeshire Historic Environment Record reference 03700). Recent evaluations in close proximity to the proposed development have produced good survival of medieval remains associated with the Abbey, including only 20m east at 19 Victoria Street where articulated human burials of medieval date were found interred at relatively shallow depth (CHER refs ECB3637, MCB20081). A small evaluation immediately adjacent to the proposed development in 2017 recorded a well-preserved stratified sequence of medieval layers and deposits, demonstrating high levels of preservation of archaeological remains and very little modern disturbance on the underlying deposits (ECB5043), reflecting the historic mapping evidence which shows that the application area remained relatively undeveloped until the building currently proposed for demolition was constructed in the latter part of the 20th century. We do not object to development from proceeding in this location but consider that the site should be subject to a programme of archaeological investigation secured through the inclusion of a negative condition, such as the example condition approved by DCLG:

Archaeology

No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work which has been secured in accordance with a written scheme of investigation (WSI) which has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:

- a) the statement of significance and research objectives;*
- b) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;*
- c) The timetable for the field investigation as part of the development programme;*
- d) The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material*

Informatives:

Partial discharge of the condition can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development.

Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.

Resolution: No change to the recommendation which is to refuse the application as per Section 11 of Agenda item 6.

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F/YR20/0943/F

Applicant: Mrs Clare Powell

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

86 Charlemont Drive, Manea, March, Cambridgeshire

Change of use of single-storey workplace building from business use to 2-storey annexe building (2 x 1-bed annexes) ancillary to existing dwelling involving raising the height and insertion of dormer windows, replacement of existing workplace door with door/window, erection of conservatory to rear and installation of external staircase (part retrospective)

Officer recommendation: Refuse

Reason for Committee: Referred by the Head of Planning on advice of the Committee Chairman

1 EXECUTIVE SUMMARY

- 1.1 The application seeks to change the use of the 'workplace' to a 1-bed annexe, including replacing the garage door with French doors, inserting an additional door and window and the erection of a conservatory to the rear (retrospective). Also sought is an additional 1-bed annexe at first-floor level, involving raising the height of the roof by 2.75m (overall height 7.85m), formation of dormers to front and rear and the installation of an external staircase for access.
- 1.2 The site lies to the north of the village centre and is located in an area previously allocated for workplace homes in the 1993 Local Plan, which has since been replaced by the Fenland Local Plan 2014. Outline planning permission was granted in 1995, Reserved Matters in 1999 and a subsequent variation of condition in 2002. The workplaces associated with the dwellings on this estate are subject to a planning condition which secures their retention for uses within Classes B1, B2 and B8 uses and for no other purpose (LPA reference: F/YR02/0664/F). The reason for this condition was to ensure that the development did not prejudice the adopted policies of the Authority and the site's allocation for industrial purposes and to prevent the site being used in its entirety for residential purposes.
- 1.3 The alterations currently undertaken are sympathetic and there are special circumstances in this case, hence, on balance, the principle of using the existing 'workplace' as an annexe is considered acceptable in this case subject to conditions restricting the annexe to a personal permission and ensuring that the building subject to this application reverts back to its original use after this time.
- 1.4 However, the creation of the first-floor, with the inclusion of dormer windows and external staircase, is considered to be of poor design, not in keeping with the surrounding area and an overdevelopment of the site, being tantamount to the creation of a chalet bungalow in the front garden. The resultant building would be 7.85m high, compared with the main dwelling of approximately 7.9m high (measurements taken from plans submitted with F/YR10/0929/F) resulting in a dominant and incongruous feature, competing with the main dwelling, to the significant detriment of the character and visual amenity of the area. As such the overall proposal is considered contrary to Policies LP2 and LP16 of the Fenland

Local Plan, DM3 of Delivering and protecting High Quality Environments in Fenland SPD 2014, paragraph 127 of the NPPF 2019 and C1, I1, I2 and B2 of the NDG 2019.

1.5 It is acknowledged that evidence of need has been provided and suggestions have been made to the applicant's agent to enable provision of additional accommodation without the level of detrimental impact currently created, such as extending the single-storey element, reduction in height and/or use of rooflights rather than dormers. Such a revised scheme has not been forthcoming.

2 SITE DESCRIPTION

The host property is a detached, 2-storey workplace home, constructed in red/gold multi brick with a pantile roof, this has previously been extended to the side and rear. The single-storey detached 'workplace' is located to the front of the site and has already been converted to an annexe with a conservatory to the rear, a fence has been erected to separate the garden serving the annexe from the main rear garden and a patio area has been provided. To the front of the site are areas of lawned garden and a large block paved drive. The site is enclosed by high close boarded fence, railings and electric gates.

3 PROPOSAL

The application seeks to change the use of the 'workplace' to a 1-bed annexe, including replacing the garage door with French doors, inserting an additional door and window and the erection of a conservatory to the rear (retrospective). Also sought is an additional 1-bed annexe at first-floor level, involving raising the height of the roof by 2.75m (overall height 7.85m), formation of dormers to front and rear and the installation of an external staircase for access.

Full plans and associated documents for these applications can be found at:

<https://www.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=QHH8COHE03000>

4 SITE PLANNING HISTORY

F/YR10/0929/F	Erection of single-storey extensions to garage and rear of existing dwelling	Granted 21/1/2011
F/YR02/0664/F	Variation of Condition 04 of planning permission F/91/0770/O (Erection of workplace homes and buildings) concerning occupancy	Granted 28/08/2002
F/98/0181/RM	Erection of 36 x 4-bed and 4 x 5-bed detached houses with associated workshops (workplace homes) together with estate roads Public Open Space and landscaping	Granted 23/12/1999

F/95/0044/O	Variation of Condition 02 of Planning Permission F/91/0770/O (erection of workplace homes and buildings for B1 B2 and B8 uses including the installation of a sewage treatment plant)	Approved 24/05/1995
F/92/0810/O	Erection of buildings for Class B1 (Business) B2 (General Industry) and B8 (Storage or Distribution) usage and installation of a sewage treatment plant	Withdrawn 23/11/1993
F/91/0770/O	Erection of workplace homes and buildings for B1 B2 and B8 uses including the installation of a sewage treatment plant	Approved 19/06/1992
F/1253/89/O	Erection of buildings for Class B1 (business) B2(general industry) and B8 (storage or distribution) usage and installation of a sewage treatment plant	Approved 03/12/1990
F/0418/89/O	Erection of buildings for use as B1 industrial estate with associated parking and turning areas	Withdrawn

5 CONSULTATIONS

5.1 Parish Council

No Objection

5.2 Cambridgeshire County Council Highways

The proposal will not result in any material highway impact.

5.3 Network Rail

After reviewing the associated information, I would like to inform you that Network Rail have no objections to the proposals.

5.4 Environment Agency (18/11/2020)

We have no objection to the proposed development but wish to make the following comments.

Review of the Flood Risk Assessment

We have reviewed the Flood Risk Assessment (FRA) submitted and find the details acceptable. However, to reduce the risk of flooding to the development and future occupants in extreme events, your authority may wish to consider applying a condition to any subsequent permission to ensure the implementation of proposed mitigation measures.

The proposed development will only meet the requirements of the National Planning Policy Framework if the measures outlined in the FRA, by Ellingham Consulting LTD, Ref: ECL0307-1/Mrs C Powell, dated October 2020 are implemented in full unless otherwise agreed by the planning authority. The mitigation measures shall be fully implemented prior to occupation or in accordance with the timing/phasing arrangements embodied within the scheme, or

within any other period as may subsequently be agreed, in writing, by the local planning authority.

The EA does not need to be consulted on any matters related to this condition. It should be noted that the submitted FRA states that:

- Safe refuge for the ground floor flat will be available within the main house.*

Advice to LPA

The Fenland Hazard Mapping indicates that the site could flood to a depth of up to 0.25m in the event of a breach of the flood defences. Given that the existing floor levels appear to be slightly above existing ground levels, there is a slight residual risk of internal flooding in the event of a breach. However safe refuge is proposed within the main house.

With regard to the second part of the Exception Test, your Authority must be satisfied with regards to the safety of people (including those with restricted mobility), the ability of such people to reach places of safety, including safe refuges within buildings, and the ability of the emergency services to access such buildings to rescue and evacuate those people.

In all circumstances where flood warning and evacuation are significant measures in contributing to managing flood risk, we expect local planning authority to formally consider the emergency planning and rescue implications of new development in making their decisions.

We strongly recommend that your Emergency Planner is consulted on the above issues.

Advice to Applicant

Flood Resilient Measures

Any proposed flood resilient measures should follow current Government Guidance. For more information on flood resilient techniques, please see the Department for Communities and Local Government (DCLG) guidance document "Improving the Flood Performance of New Buildings – Flood Resilient Construction", which can be downloaded from the following website: <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

Flood Warning

The Environment Agency operates a flood warning system for existing properties currently at risk of flooding to enable householders to protect life or take action to manage the effect of flooding on property. Floodline Warnings Service (F.W.S.) is a national system run by the Environment Agency for broadcasting flood warnings. Receiving the flood warnings is free; you can choose to receive your flood warning as a telephone message, email, fax or text message. To register your contact details, please call Floodline on 0345 988 1188 or visit www.gov.uk/flood

Registration to receive flood warnings is not sufficient on its own to act as an evacuation plan. We are unable to comment on evacuation and rescue for developments. Advice should be sought from the Emergency Services and the Local Planning Authority's Emergency Planners when producing a flood evacuation plan.

Foul Drainage

The site is located in an area which is not served by the public foul sewer. Accordingly, the proposal will need to be served by a non-mains drainage system.

In addition to planning permission you may also require an Environmental Permit from the Environment Agency. Please note that the granting of planning permission does not guarantee the granting of an Environmental Permit. Upon receipt of a correctly filled in application form we will carry out an assessment. It can take up to 4 months before we are in a position to decide whether to grant a permit or not.

Domestic effluent discharged from a treatment plant/septic tank at 2 cubic metres or less to ground or from a treatment plant at 5 cubic metres or less to surface water in any 24 hour period must comply with General Binding Rules provided that no public foul sewer is available to serve the development and that the site is not within an inner Groundwater Source Protection Zone. Discharges from septic tanks directly to a surface water are not allowed under the general binding rules.

A soakaway used to serve a non-mains drainage system must be sited no less than 10 metres from the nearest watercourse, not less than 10 metres from any other foul soakaway and not less than 50 metres from the nearest potable water supply.

Where the proposed development involves the connection of foul drainage to an existing non-mains drainage system, the applicant should ensure that it is in a good state of repair, regularly de-sludged and of sufficient capacity to deal with any potential increase in flow and loading which may occur as a result of the development.

Where the existing non-mains drainage system is covered by a permit to discharge then an application to vary the permit will need to be made to reflect the increase in volume being discharged. It can take up to 13 weeks before we decide whether to vary a permit.

For further guidance please see: <https://www.gov.uk/permits-you-need-for-septic-tanks/overview>

We hope this information is of assistance. If you have any queries, please do not hesitate to contact us.

Please forward a copy of this letter to the applicant.

5.5 Environment Agency (25/11/2020)

We have reviewed the information submitted and have no further comment to make on this application.

5.6 Environmental Health (FDC)

A site visit hasn't been made and this response is based on a desk-top study.

Documents considered are: -

Planning Application dated 2 October 2020

Design and Access Statement

Location Plan

Elevations

Aerial photo

This proposal will not have any adverse effects on the local air quality climate.

This proposal will not have any issues with noise impacting upon any nearby residential properties, but the proposal could be affected by noise from the adjacent March – Ely railway line.

This line is a non-electrified route served by regular passenger traffic, possibly 5-6 trains per hour, in the daytime and a busy freight route in both the daytime, but also through the night. It is also a diversionary route for East Coast Main Line traffic, especially at weekends.

The noise sources are diesel locomotive engines and exhausts and wheel/rail interface whine.

In that context I would recommend that adequate protection is given to the proposed ground floor living rooms, including conservatory and first floor bedroom windows by way of double/triple glazing and acoustically treated ventilation.

There are no issues with ground contamination.

Consequently, there are no objections to this proposal, subject to the attachment of the following condition: -

NOISE

The windows to the ground floor living rooms, conservatory and first floor bedrooms of the converted former workshop, should be acoustically treated to meet the WHO standards for living rooms and bedrooms and BS8233:2014, with the living-rooms and bedrooms provided with acoustically treated ventilation.

It should be noted that these comments do not refer to the potential impact of surrounding workplaces which is considered in the report below.

5.7 Local Residents/Interested Parties

One supporting comment has been received advising that the proposal would enhance the street scene and provide a sensible solution to the living accommodation needed for any full-time live-in carer needed in future.

6 STATUTORY DUTY

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)

National Planning Practice Guidance (NPPG)

National Design Guide 2019

Context – C1

Identity – I1, I2

Built Form – B2

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
- LP6 – Employment, Tourism, Community Facilities and Retail
- 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

Delivering and Protecting High Quality Environments in Fenland SPD 2014;
DM3 - Making a Positive Contribution to Local Distinctiveness and Character of the Area

- DM6 – Mitigating against harmful effects
- DM9 – Constraints on existing businesses

8 KEY ISSUES

- **Principle of Development**
- **Design considerations and visual amenity of area**
- **Residential Amenity/Health and wellbeing**
- **Parking**
- **Flood Risk**

9 ASSESSMENT

Principle of Development

- 9.1 Policy LP3 and the settlement hierarchy define Manea as a Growth Village, where development and new service provision either within the existing urban area or as small village extensions will be appropriate.
- 9.2 The site lies to the north of the village centre and is located in an area previously allocated for workplace homes in the 1993 Local Plan, which has since been replaced by the Fenland Local Plan 2014. Outline planning permission was granted in 1995, Reserved Matters in 1999 and a subsequent variation of condition in 2002. The workplaces associated with the dwellings on this estate are subject to a planning condition which secures their retention for uses within Classes B1, B2 and B8 uses and for no other purpose (LPA reference: F/YR02/0664/F). The reason for this condition was to ensure that the development did not prejudice the adopted policies of the Authority and the site's allocation for industrial purposes and to prevent the site being used in its entirety for residential purposes.
- 9.3 The application seeks to provide an annexe for the applicant's mother due to specific personal circumstances; details and evidence of which have been submitted to accompany the application. The additional 1-bed annexe at first-floor level is to accommodate a live-in carer.

Design considerations and visual amenity of area

- 9.4 The 'workplace' subject to this application is to the front of the main dwelling, and whilst set back beyond the driveway is prominently visible in the streetscene, due to the openness of this area of Charlemont Drive.
- 9.5 The alterations currently undertaken are sympathetic. The conservatory is subservient, constructed in bricks of a similar appearance to the existing building

to which it is attached and is not visible from Charlemont Drive (though views would be afforded from the railway line to the rear).

- 9.6 The creation of the first-floor, with the inclusion of dormer windows and external staircase, is considered to be of poor design, not in keeping with the surrounding area and an overdevelopment of the site, being tantamount to the creation of a chalet bungalow in the front garden. The resultant building would be 7.85m high, compared with the main dwelling of approximately 7.9m high (measurements taken from plans submitted with F/YR10/0929/F) resulting in a dominant and incongruous feature, competing with the main dwelling, to the significant detriment of the character and visual amenity of the area. As such the overall proposal is considered contrary to Policies LP2 and LP16 of the Fenland Local Plan, DM3 of Delivering and protecting High Quality Environments in Fenland SPD 2014, paragraph 127 of the NPPF 2019 and C1, I1, I2 and B2 of the NDG 2019.
- 9.7 It is acknowledged that evidence of need has been provided and suggestions have been made to the applicant's agent to enable provision of additional accommodation without the level of detrimental impact currently created, such as extending the single-storey element, reduction in height and/or use of rooflights rather than dormers. Such a revised scheme has not been forthcoming.

Residential Amenity/Health and wellbeing

- 9.8 The north and east of the site are bounded by agricultural land and the railway.
- 9.9 To the west of the site is the workplace home and associated workplace/annexe of 90-92 Charlemont Drive. The development is some 23m from the boundary of this neighbouring site and as such this is not considered to have a significant detrimental impact in their residential amenity.
- 9.10 To the south of the site is the workplace home of 82-84 Charlemont Drive, which is considered to be the most affected by the development. The development is located only 2m from the boundary, however there is approximately 17m between this and the neighbouring dwelling. The dormer windows will result in additional overlooking and it is acknowledged that the relationship is not ideal, however the overlooking is not direct and there is sufficient separation distance and space within the neighbouring site that this is not considered significant enough harm to warrant a refusal in this regard. Overshadowing is not considered to be significant due to the orientation of the development to the north, nor is loss of outlook or light.
- 9.11 The workplaces on the estate have B1, B2 and B8 uses and there is therefore potential for an industrial use to be run therefrom without the need for additional planning permission, which could result in a level of noise and disturbance.
- 9.12 The introduction of a 'sensitive use' in closer proximity to a workplace could result in constraints on the existing business which would be contrary to Policy LP16(o) and DM9 of the Delivering and Protecting High Quality Environments in Fenland SPD 2014; nevertheless this is a workplace home estate and impacts from the associated workplaces would be expected and would not be considered significantly worse than experienced by the existing dwellings.
- 9.13 The workplace homes development is in its very nature a commercial entity and as such has restrictive conditions ensuring that the workplaces are only used for B1, B2 and B8 uses, the loss of the workplace to create living accommodation

would alter the character of the estate. There are specific personal circumstances in this case which is supported by information submitted with the application. Hence, on balance, the principle of using the existing 'workplace' as an annexe is considered acceptable in this case subject to conditions restricting the annexe to a personal permission and ensuring that the building subject to this application reverts back to its original use after this time. The site would therefore not lose its designation as a workplace home and would be made available for future use. Subject to the retention of the existing 'workplace' going forward, the additional annexe could be conditioned to ensure that this is ancillary to the main dwelling, any detrimental impacts of the workplace below would be anticipated and undertaken by residents of the same unit and as such would not result in conflict.

- 9.14 The development is in closer proximity to the railway line than the main dwelling and concerns have been raised by the Council's Environmental Health team regarding the noise impact of this. The wider site is already subject to these impacts and a suitable noise mitigation strategy could be secured by way of a condition.

Parking

- 9.15 The existing garage attached to the dwelling is being retained and there is a large driveway with turning area capable of providing the required parking provision, as such there are no issues to address regarding Policy LP15 and Appendix A of the Fenland Local Plan.

Flood Risk

- 9.16 The application site falls within Flood Zone 3 and a Flood Risk Assessment (FRA) has been submitted to accompany the application.

- 9.17 The Environment Agency have no objections to the proposal and advise the following:

The Fenland Hazard Mapping indicates that the site could flood to a depth of up to 0.25m in the event of a breach of the flood defences. Given that the existing floor levels appear to be slightly above existing ground levels, there is a slight residual risk of internal flooding in the event of a breach. However safe refuge is proposed within the main house.

- 9.18 The do however recommend a condition is imposed to ensure that the mitigation methods outlined in the submitted FRA are implemented in full, to ensure compliance with the NPPF.

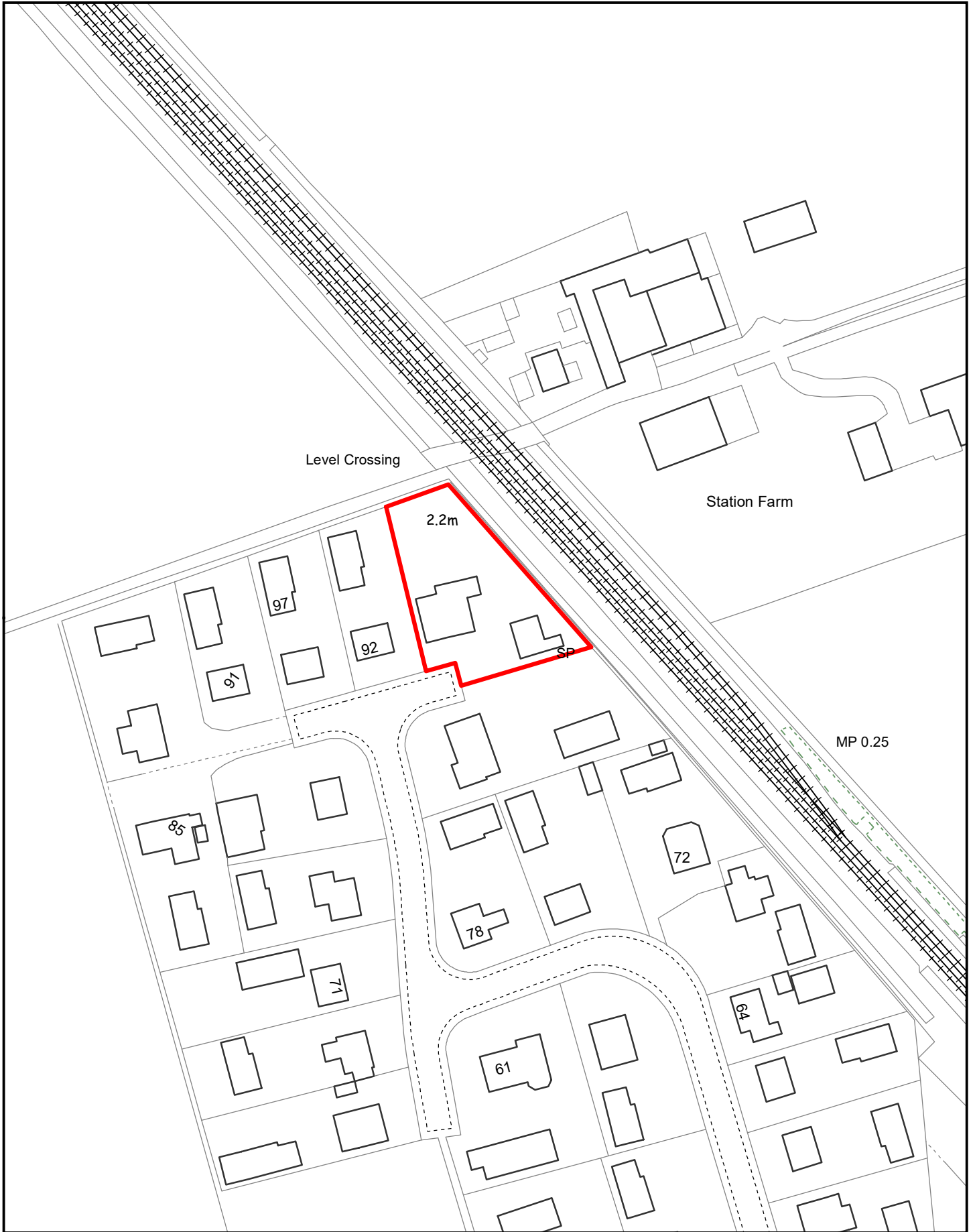
10 CONCLUSIONS

There are specific personal circumstances in this case necessitating the need for accommodation separate from the main dwelling, which is supported by information submitted with the application, and the principle of a temporary change of use of the workplace to an annexe is considered acceptable. However, the creation of the first-floor, with the inclusion of dormer windows and external staircase, is considered to be of poor design, not in keeping with the surrounding area and an overdevelopment of the site, to the significant detriment of the character and visual amenity of the area. As such the overall proposal is considered contrary to Policies LP2 and LP16 of the Fenland Local Plan, DM3 of Delivering and protecting High Quality Environments in Fenland SPD 2014, paragraph 127 of the NPPF 2019 and C1, I1, I2 and B2 of the NDG 2019.

11 RECOMMENDATION

Refuse for the following reason:

1	<p>Policies LP2 and LP16 of the Fenland Local Plan, DM3 of Delivering and protecting High Quality Environments in Fenland SPD 2014, paragraph 127 of the NPPF 2019 and C1, I1, I2 and B2 of the NDG 2019 seek to ensure that developments make a positive contribution to the local distinctiveness and character of the area and do not adversely impact, either in design or scale terms on the streetscene or character of the surrounding area.</p> <p>The creation of the first-floor, with the inclusion of dormer windows and an external staircase, is considered to be of poor design, not in keeping with the surrounding area and an overdevelopment of the site, being tantamount to the creation of a chalet bungalow in the front garden. This would result in a dominant and incongruous feature, to the significant detriment of the character and visual amenity of the area, contrary to the aforementioned policies.</p>
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Created on: 22/10/2020

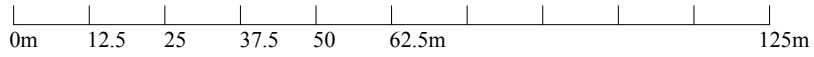
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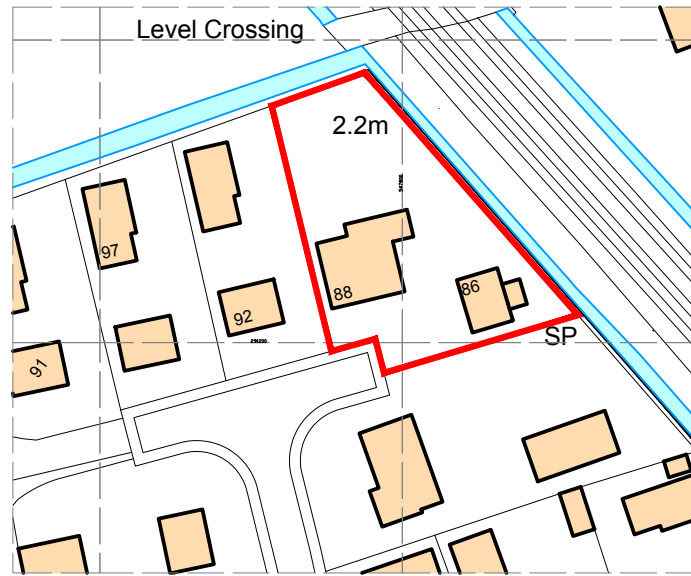
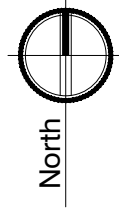
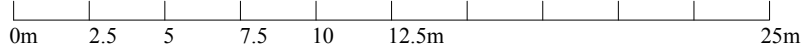
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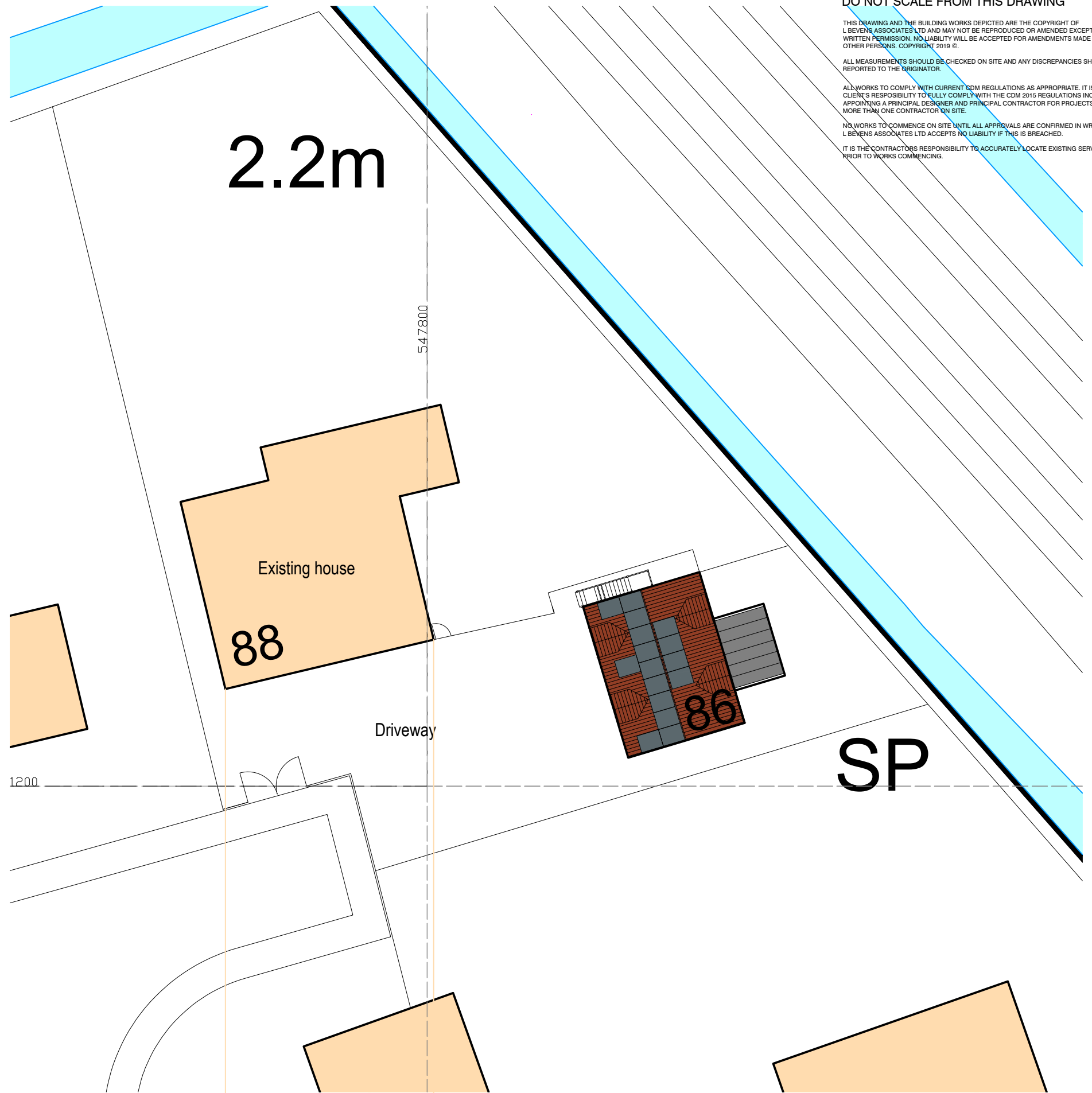
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Rev A Nov.20 Site plan amended to suit latest floor plan.

L BEVENS ASSOCIATES LTD
ARCHITECTS

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86-88 Charlemont Drive,
Manea, Cambridgeshire.

Project Mrs C Powell

Location Plan
Proposed Block Plan

Scale 1:1250 @ A3 1:250 @ A3	Date August 2020	Drawn L B	Checked
Drawing Number CH20/LBA546/FP-1-100			Revision A

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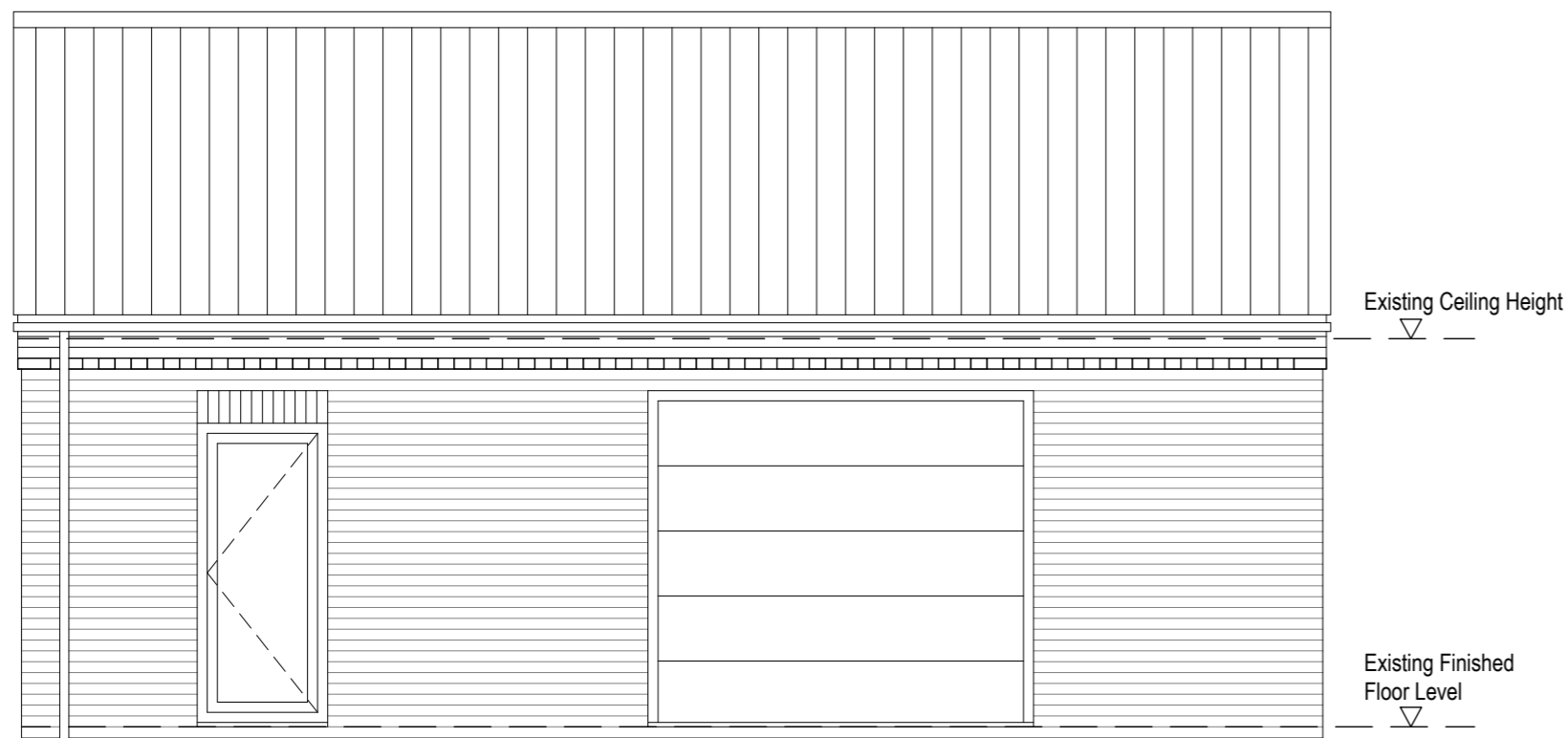
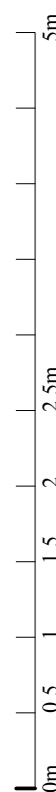
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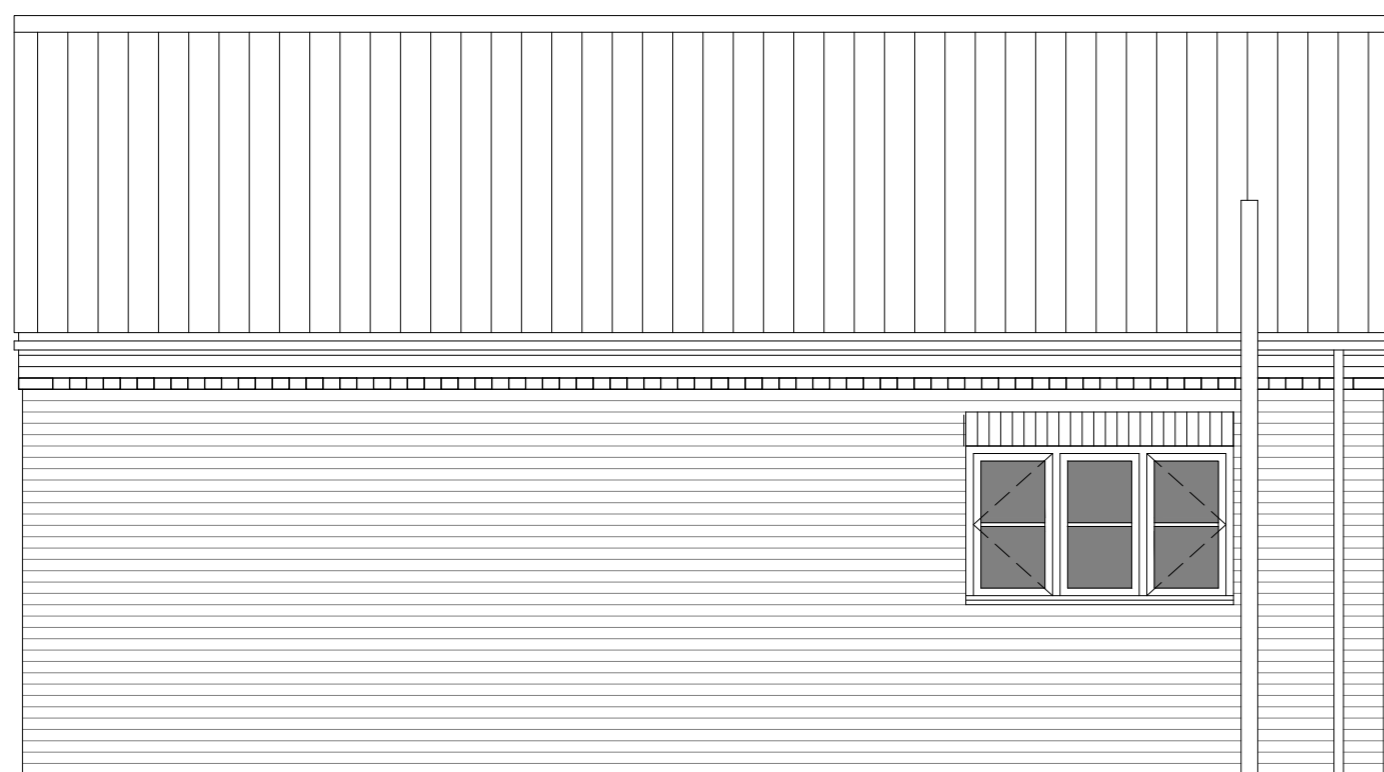
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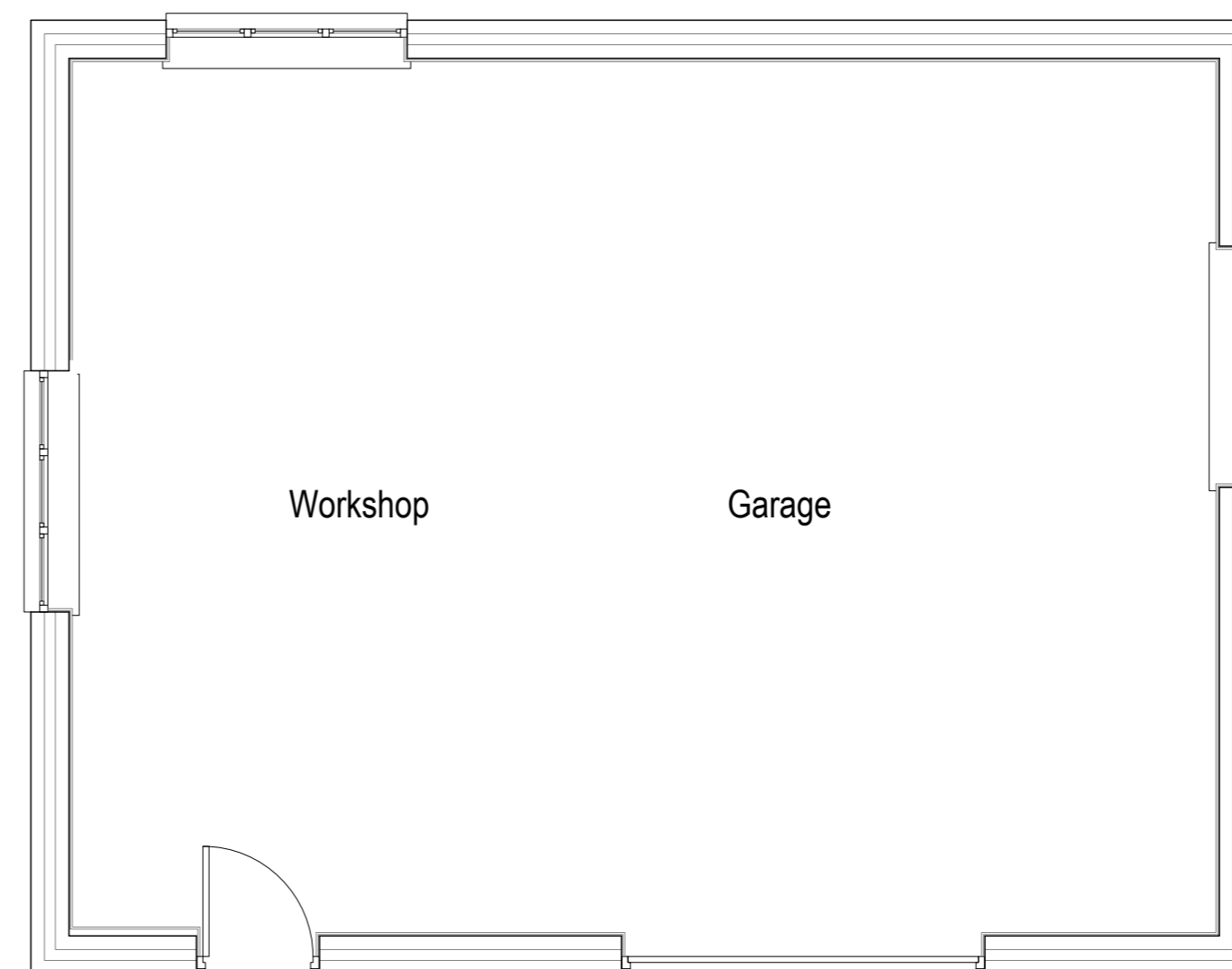
Existing Side Elevation



Existing Rear Elevation



Existing Side Elevation



Existing Ground Floor Plan



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

CLIENT
Mrs C Powell

PROJECT
86-88 Charlemont Drive,
Manea, Cambridgeshire.

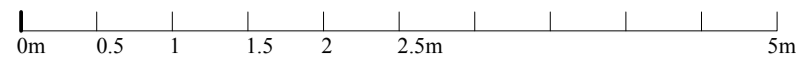
DRAWING TITLE
Existing Workshop and Garage
Existing Floor Plan and Elevations

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DRAWING NUMBER
CH20/LBA/546/EX-1-101

REVISION

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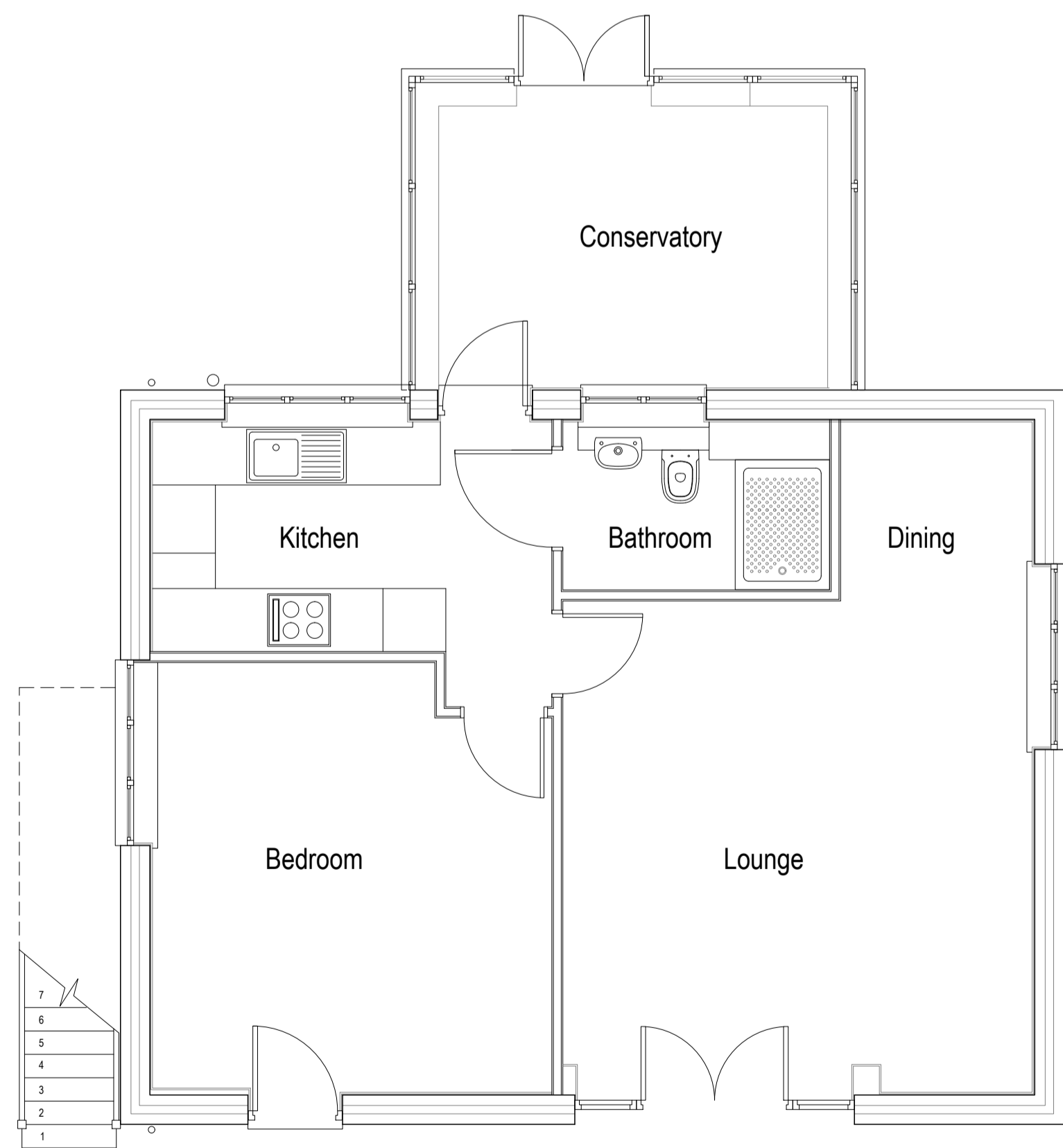
Proposed Front Elevation



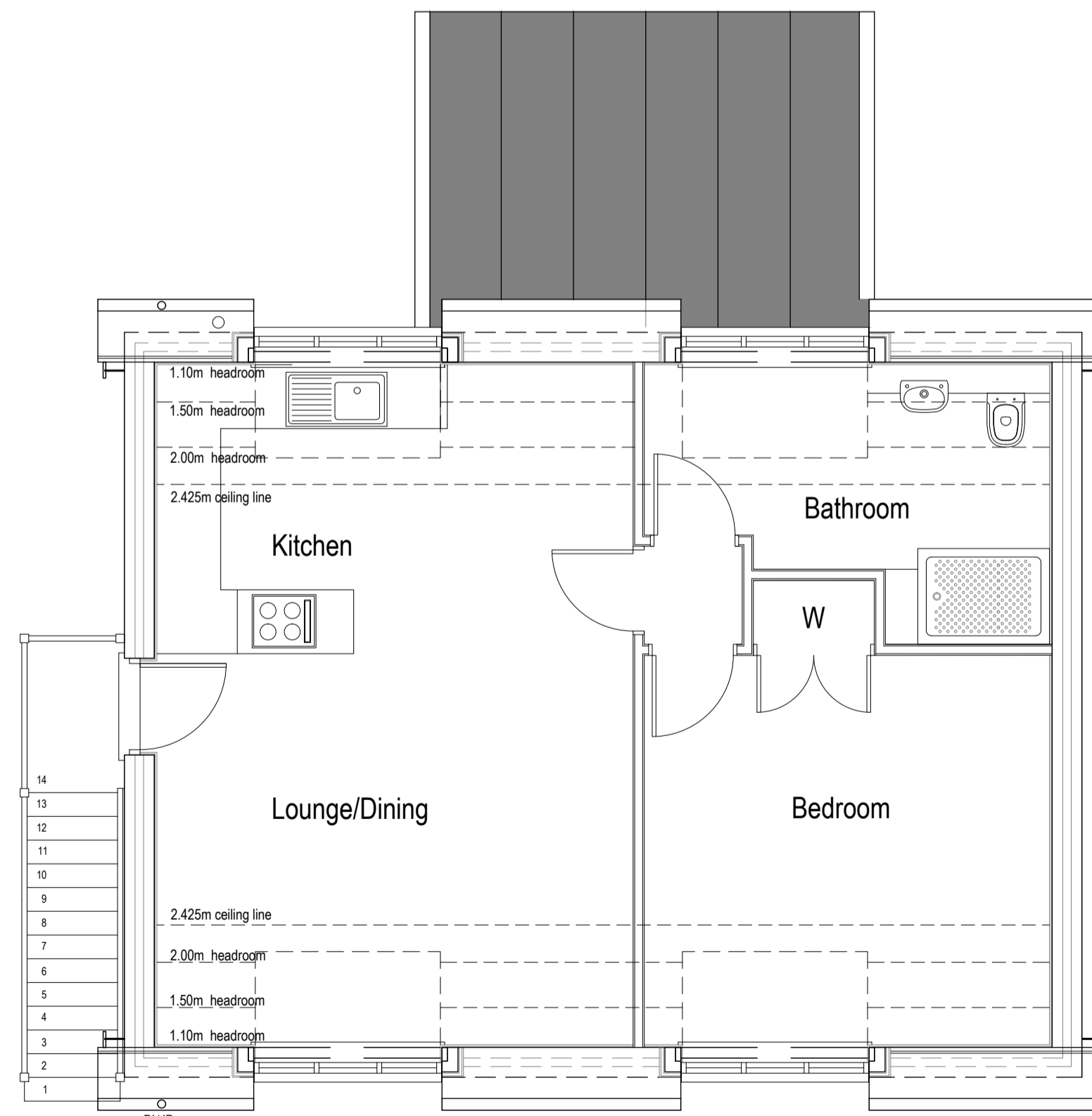
Proposed Side Elevation



Proposed Rear Elevation



Proposed Ground Floor Plan

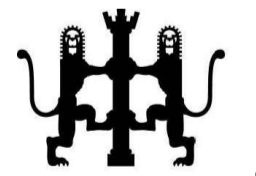


Proposed First Floor Plan



Proposed Side Elevation

Rev B Nov 2020 Revised to suit comments raised by neighbour regarding stair and door position to first floor.
Rev A Aug 2020 Revised to suit client comments.



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DRAWING STATUS: PRELIMINARY PLANNING CONSTRUCTION
FILE COPY

CLIENT: Mrs C Powell

PROJECT: 86-88 Charlemont Drive, Manea, Cambridgeshire.

DRAWING TITLE: Proposed Annex Extension Proposed Floor Plans and Elevations

SCALE: 1:50 @ A1 DATE: August 2020 DRAWN: LB CHECKED: B
DRAWING NUMBER: CH20/LBA/546/FP-1-101 REVISION: B