

AGENDA

PLANNING COMMITTEE

WEDNESDAY, 28 JULY 2021

1.00 PM

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

Committee Officer: Jo Goodrum
Tel: 01354 622285
e-mail: memberservices@fenland.gov.uk

Whilst this meeting will be held in public, we encourage members of the public to view the meeting via our YouTube channel due to the current Covid-19 restrictions.

The YouTube link for today's meeting is

- 1 To receive apologies for absence.
- 2 To report additional items for consideration which the Chairman deems urgent by virtue of the special circumstances to be now specified
- 3 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.
- 4 F/YR21/0387/F
Land North East Of The Woodlands, Days Lode Road, Fodder Fen, Manea
Temporary siting of a lodge (single storey, 2-bed) for 5 years in association with existing agricultural contractors business at the site including erection of a post and rail fence (1.2m high max, north boundary) (retrospective) (Pages 5 - 14)

To determine the application.

- 5 F/YR21/0552/F

Unit 3, Sandbank Barns Industrial Units, Sandbank, Wisbech St Mary
Conversion of existing building to form 1no dwelling (single-storey, 3-bed), erection of shed and gazebo together with installation of 2.2 metre high boundary fencing (part retrospective) (Pages 15 - 30)

To determine the application.

6 F/YR21/0600/RM

Land North Of 135, Front Road, Murrow

Reserved Matters application relating to detailed matters of access, appearance, landscaping, layout and scale pursuant to appeal decision

APP/D0515/W/18/3202467 (F/YR17/1148/O) to erect 4 x dwellings (2-storey 4-bed) and the formation of a new access (Pages 31 - 44)

To determine the application.

7 F/YR21/0680/FDC

Site Of Former 24, High Street, Wisbech

Erect a 4-storey building (comprising of 7 x 1-bed flats with retail floorspace at ground level) involving the demolition of a wall within a Conservation Area (Pages 45 - 70)

To determine the application.

8 F/YR20/0940/F

Land West of The Sportsman, Main Road, Elm

Change of use of land for use as public house car park involving the formation of hardstanding, new lighting and the siting of a storage container (part retrospective) (Pages 71 - 92)

To determine the application.

9 F/YR21/1123/F

Woadmans Arms, 343 High Road, Newton-In-The-Isle

Erect 4 x dwellings (2-storey 3-bed) and the formation of 3 x new accesses involving the demolition of existing public house (Pages 93 - 108)

To determine the application.

10 F/YR20/0780/F

11-13A And Land East Of 3-11A, High Street, Chatteris

Part change of use of existing buildings to form 3 additional dwellings (2 x 3-bed and 1 x 2-bed) and erect 2no dwellings (2-storey 3-bed) involving the demolition of existing outbuildings, a sun room and walls within a conservation area and extend existing dwelling/shop

F/YR20/0795/LB

11-13A And Land East Of 3-11A, High Street, Chatteris

Internal and external works to listed buildings to form 2 x 3-bed and 1 x 2-bed dwellings and extension to dwelling/shop (Pages 109 - 152)

To determine the applications

11 F/YR21/0361/F

Land North Of 39 To 49, Coates Road, Eastrea

Erect 5 x dwellings (1 x 2-storey 3-bed, 2 x 3-storey 5-bed and 2 x 3-storey 6-bed)
involving the demolition of existing buildings (Pages 153 - 170)

To determine the application.

12 Items which the Chairman has under item 2 deemed urgent

Members: Councillor D Connor (Chairman), Councillor I Benney, Councillor Mrs S Bligh, Councillor M Cornwell, Councillor Mrs M Davis (Vice-Chairman), Councillor Mrs J French, Councillor C Marks, Councillor Mrs K Mayor, Councillor P Murphy, Councillor M Purser, Councillor R Skoulding, Councillor W Sutton and Councillor D Topgood,

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F/YR21/0387/F

Applicant: Mr & Mrs Fowler

**Agent: Mr Tim Slater
3D Planning Ltd**

Land North East Of The Woodlands, Days Lode Road, Fodder Fen, Manea

Temporary siting of a lodge (single storey, 2-bed) for 5 years in association with existing agricultural contractors business at the site including erection of a post and rail fence (1.2m high max, north boundary) (retrospective)

Officer recommendation: Refuse

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

1 EXECUTIVE SUMMARY

- 1.1. This application is retrospective and seeks to regularise the temporary siting of a lodge for 5 years, associated with an existing agricultural contractors' business at the site, and the erection of the 1.2m post and rail fencing.
- 1.2. The application includes details regarding the use of the lodge on a temporary basis while the applicants continue to work (in semi-retirement) for the existing agricultural contractors business at the site. However, Policy LP3 requires development to be *essential* to the effective operation of such a business. By virtue that the applicants currently reside at the existing dwelling at the site known as 'The Woodlands' which is already associated with the agricultural contracting business at the site and have continued to work within the business whilst doing so, there is not a demonstrable essential need for alternative accommodation to be provided at the site to continue effective operation of the business. Thus, the proposal to provide additional temporary accommodation at the site is unnecessary, and therefore contrary to Policy LP3.
- 1.3. Furthermore, Policy LP12 Part D also considers the availability of other suitable accommodation on site or in the area (noted as e). Given that there is already suitable residential accommodation available within 'The Woodlands', there is no functional need for an alternative dwelling in this location to ensure further development and continuation of the existing business. Thus, the proposal is considered contrary to Policy LP12 Part D.
- 1.4. In addition, the absence of a functional need renders the scheme non-compliant in terms of the sequential and exceptions test and contrary to Policy LP14.
- 1.5. The proposal complies with the necessary policies regarding design and character, residential amenity, and access.
- 1.6. Notwithstanding, the principle of development is such as the proposal is considered unacceptable with regard to Policies LP3, LP12, and LP14 and hence the application is recommended for refusal.

2 SITE DESCRIPTION

- 2.1. The site is located in Flood Zone 3, on existing land associated with 'The Woodlands'. Located to the south side of Days Lode Road, within the open countryside known as Fodder Fen, Manea approximately 4 miles southeast of March.
- 2.2. The site is predominately grassland, with sporadic trees and a large man-made pond to its centre. It is bounded by a 1.2m post and rail fence to the north, east and south. The northern boundary also includes a substantial hedge blocking views to the site from the road. The site is at a lower level than the existing Days Lode Road that runs to the north. An existing mature hedge also runs along the western boundary between the site and the adjacent 'The Woodlands'.
- 2.3. The site is accessed by a compacted stone driveway to its eastern side that drops down from the bank of Days Lode Road to an area of compacted stone hardstanding apron to the front of an existing building associated with the existing agricultural contractors' business at the site.
- 2.4. To the west of the agricultural building is a single storey, 2-bed lodge. The lodge is finished externally in dark grey cladding with black fenestration. The lodge encompasses a 9.25m x 8.7m footprint, with a pyramid hipped roof reaching 4.419m to the ridge and 3.2m to the eaves.

3 PROPOSAL

- 3.1. This application is retrospective and seeks to regularise the temporary siting of the lodge for 5 years, associated with an existing agricultural contractors' business at the site, and the erection of the 1.2m post and rail fencing.
- 3.2. Information submitted with the application states that the lodge is to enable the applicant to sell their current residence 'The Woodlands' and to use the lodge as on site accommodation to enable them to live on site for limited periods of time while they continue to work at the agricultural contractors business during a period of semi-retirement.
- 3.3. Full plans and associated documents for this application can be found at:
<https://www.fenland.gov.uk/publicaccess/>

4 SITE PLANNING HISTORY

F/YR21/0236/F	Erect a building associated with existing agricultural contractors' business at the site, including hardstanding and formation of access (retrospective)	Granted 11.05.2021
F/YR16/0020/F	Erection of a farm office building and 1.5m high (max height) post and rail fencing (retrospective)	Refused 07.03.2016
F/YR15/0632/F	Erection of a farm office building and 1.4m high post and rail fencing (retrospective)	Refused 13.10.2015
F/YR13/0700/F	Erection of 1 x single-storey 3-bed log cabin for use as holiday accommodation and erection of 1.2m high post and rail fencing	Refused 13.12.2013
F/YR13/0498/F	Erection of 2 x 3-bed log cabins for use as holiday accommodation and erection of 1.2m high post and rail fencing	Withdrawn 22.08.2013

5 CONSULTATIONS

5.1. **Manea Parish Council** – *No objection*

5.2. **Environment Agency** – *We have no objection to the proposed development.*

5.3. **Cambridgeshire County Council Highways Authority**

I have no highway objections subject to the following condition:

Notwithstanding the submitted plans and prior to the commencement of use of the development (or time limited trigger point if this is retrospective) a scheme shall be submitted and approved in writing by the Local Planning Authority which details a sealed and drained access to the site 5mx10m. The use hereby approved shall not be commenced until the access has been constructed and surfaced in accordance with the approved scheme In the interests of highway safety to accord with Policy LP15 of the Fenland Local Plan, 2014.

5.4. **Environmental Health (FDC)**

This proposal will not adversely impact upon the local air quality climate. There are no concerns that this proposal creating any noise issues. There no concerns with ground contamination. However, as this proposal is for residential use, I would recommend the attachment of the standard ground contamination condition to any consent granted. Consequently, there are no objections to this proposal receiving consent, subject to the above.

5.5. **Local Residents/Interested Parties**

The LPA received two letters of support for the scheme citing that support of this application would allow an existing employer to retain business links to the area and that the proposal will not impact residential amenity or the environment.

6 STATUTORY DUTY

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

7 POLICY FRAMEWORK

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

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

Para 11 – a presumption in favour of sustainable development

Para 79 – homes in the countryside

Para 124 – good design is a key aspect of sustainable development

Para 127 – achieving well-designed places

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

- 7.2. **National Planning Practice Guidance (NPPG)**
- 7.3. **National Design Guide 2019**
- 7.4. **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
 - LP12 – Rural Area Development Policy
 - LP14 – Responding to Climate Change and Managing the Risk of Flooding
 - LP16 – Delivering and Protecting High Quality Environments
- 7.5. **Cambridgeshire Flood and Water Supplementary Planning Document**

8 KEY ISSUES

- **Principle of Development**
- **Design considerations and visual amenity of area**
- **Impact on residential amenity**
- **Flood Risk**
- **Access**

9 ASSESSMENT

Principle of Development

- 9.1. The site is located to the south side of Days Lode Road, within the open countryside known as Fodder Fen, Manea approximately 4 miles southeast of March. As such, Policy LP3 categorises this location as ‘Elsewhere’ where development will be restricted to that which is demonstrably essential to the effective operation of local agriculture, horticulture, forestry, outdoor recreation, transport or utility services and will be subject to a restrictive occupancy condition.
- 9.2. Policy LP12 Part D states proposals for new dwellings in ‘Elsewhere’ locations (as set out in Policy LP3), will be supported where the application addresses the *functional need* for a dwelling in this location (noted as a) with supporting evidence and due regard to the necessary criteria of the Policy. Proposals for temporary accommodation will be assessed against the relevant criteria, with consideration also given to a firm intention to develop the enterprise and that this has been planned on a sound financial basis.
- 9.3. The application includes details regarding the use of the lodge on a temporary basis while the applicants continues to work (in semi-retirement) for the existing agricultural contractors business at the site. As such, the link between the lodge and an existing agricultural business is established. However, Policy LP3 requires development to be *essential* to the effective operation of such a business. By virtue that the applicants currently reside at the existing dwelling at the site known as ‘The Woodlands’ which is already associated with the agricultural contracting business at the site and have continued to work within the business whilst doing so, there is not a demonstrable essential need for alternative accommodation to be provided at the site to continue effective operation of the business. Thus, the proposal to

provide additional temporary accommodation at the site is unnecessary, and therefore contrary to Policy LP3.

- 9.4. Furthermore, Policy LP12 Part D also considers the availability of other suitable accommodation on site or in the area (noted as e). Given that there is already suitable residential accommodation available within 'The Woodlands', there is no functional need for an alternative dwelling in this location to ensure further development and continuation of the existing business. Thus, the proposal is considered contrary to Policy LP12 Part D.
- 9.5. Therefore, given the above, the principle of development such as the proposed is considered unacceptable.

Design considerations and visual amenity of area

- 9.6. The site is located to the south side of Days Lode Road. The road is situated on a high bank, with the application site below its southern side. On approach to the site from the west and when directly facing south toward the site from the road, only the upper part of the roof are visible within the streetscene, shielded predominately by the existing mature hedgerow that runs along the road to the north boundary of the site. From the east, views to the lodge are shielded by the existing agricultural building at the site (approved under F/YR21/0236/F).
- 9.7. The lodge is of modest scale and design and is not dominant in the landscape, nor does it appear out of character within the countryside setting.
- 9.8. Therefore, given the above, it is considered that the proposals comply with Policies LP12 and LP16 with regard to design and character.

Impact on residential amenity

- 9.9. Policies LP2 and LP16 of the Fenland Local Plan seek to ensure that development provides a good level of residential amenity.
- 9.10. The lodge is located approximately 60m east of the nearest residential property, known as The Woodlands, which is currently owned and occupied by the applicant. There are other residential properties to the east and west of the lodge, however these are at much greater distances of over 250m. At these distances, there will be negligible impacts from the lodge on the residential amenity of these properties. The site offers considerable open space around the lodge to be enjoyed as amenity space for occupants of the lodge.
- 9.11. Whilst it is noted that the lodge is in close proximity (within approximately 6m) of the recently approved existing agricultural building (F/YR21/0236/F) used in relation to the agricultural contracting business, it is considered that as it is intended for occupants of the lodge to be employed within the business, any impact to amenity from the generation of noise, dust, etc, is accepted.
- 9.12. Therefore given the above, it is considered that the proposals will have limited impacts on residential amenity and therefore accords with Policies LP2 and LP16 of the Fenland Local Plan.

Flood Risk

- 9.13. The FRA supplied with the application suggests that *'The site is protected by the Middle Level Barrier Bank which was not considered during the preparation of the Environment Agency Flood Maps. When the Middle Level Barrier Bank is considered the site has a low probability of flooding and is considered to pass the sequential test.'* However comments received from the Environment Agency state *'Please be aware that although we have raised no objection to this planning application on flood risk grounds this should not be taken to mean that we consider the proposal to have passed the Sequential Test.'*
- 9.14. PPG indicates that *'When applying the Sequential Test, a pragmatic approach on the availability of alternatives should be taken. For example, in considering planning applications for extensions to existing business premises it might be impractical to suggest that there are more suitable alternative locations for that development elsewhere'* Paragraph: 033 Reference ID: 7-033-20140306; this is not carte blanche to accept that the development is acceptable in flood risk terms. Given that it has not been demonstrated that there is a 'functional' need for the property it is considered that the sequential test on this occasion could not be deemed as met.
- 9.15. Similarly, despite the Environment Agency raising no objection to the scheme and proposed flood mitigation measures at the site, which suggests that the scheme may be considered compliant with the 2nd part of the Exceptions Test, i.e. safe from flood risk, it is not considered that the scheme meets the 1st part of the Exception Test regarding the wider sustainability benefits of the scheme outweighing flood risk.
- 9.16. Details within the application suggest that the wider sustainability benefits to the community may be considered as the continuation of a rural enterprise, in support of the rural economy, advocated by paragraph 83 of the NPPF. However it must be again highlighted that there is nothing to suggest that the business could not continue to operate without the proposed dwelling at the site, nor indeed has it been evidenced that there is a functional need for a separate dwelling at the site, owing to the fact that applicants currently reside at the existing dwelling known as 'The Woodlands' which is already associated with the existing agricultural contracting business.
- 9.17. Therefore, based on the above evaluation it must be concluded that the development does not satisfy either the Sequential or Exceptions test and as such fails to comply with Policy LP14 of the FLP (2014), the Cambridgeshire Flood and Water Supplementary Planning Document and Chapter 14 of the NPPF.

Access

- 9.18. CCC Highway Authority concluded that the access to the site would be acceptable, subject to a scheme regarding surfacing of the mouth of the access to be agreed in writing within an appropriate time period subsequent to the approval of the application (should approval be granted).

- 9.19. Thus, it is considered that, subject to the adherence to the necessary condition, the access arrangement will accord with Policy LP15 of the Fenland Local Plan.

10 CONCLUSION

- 10.1. Whilst there are negligible impacts from the lodge with regard to visual or residential amenity, or access and it is accepted that there may be some benefits derived from positioning a dwelling on this site, these appear to be largely relating to convenience as opposed to an essential functional need being demonstrated. Similarly, it is apparent that the applicant is a well-respected and well supported business owner who is valued within his local community. However, these factors do not outweigh the planning policy relating to the provision of residential accommodation within 'elsewhere' locations.
- 10.2. Such policy, both national and local, seek to ensure that only essential development is located within the open countryside and that should residential development be proposed to support such 'essential' development there should be a clear functional need demonstrated for its provision.
- 10.3. The applicant failed to justify a functional need for an alternative dwelling in this location to ensure further development and continuation of the existing business, by virtue that the existing dwelling The Woodlands offers sufficient residential accommodation for the proprietors of the agricultural contracting business.
- 10.4. In addition, the scheme fails to satisfy the Sequential and Exceptions test relating to flood risk as no functional need has been demonstrated.
- 10.5. Based on the above evaluation the only recommendation must be one of refusal as there are no material considerations identified that would outweigh planning policy relating to non-essential development within elsewhere locations and flood risk.

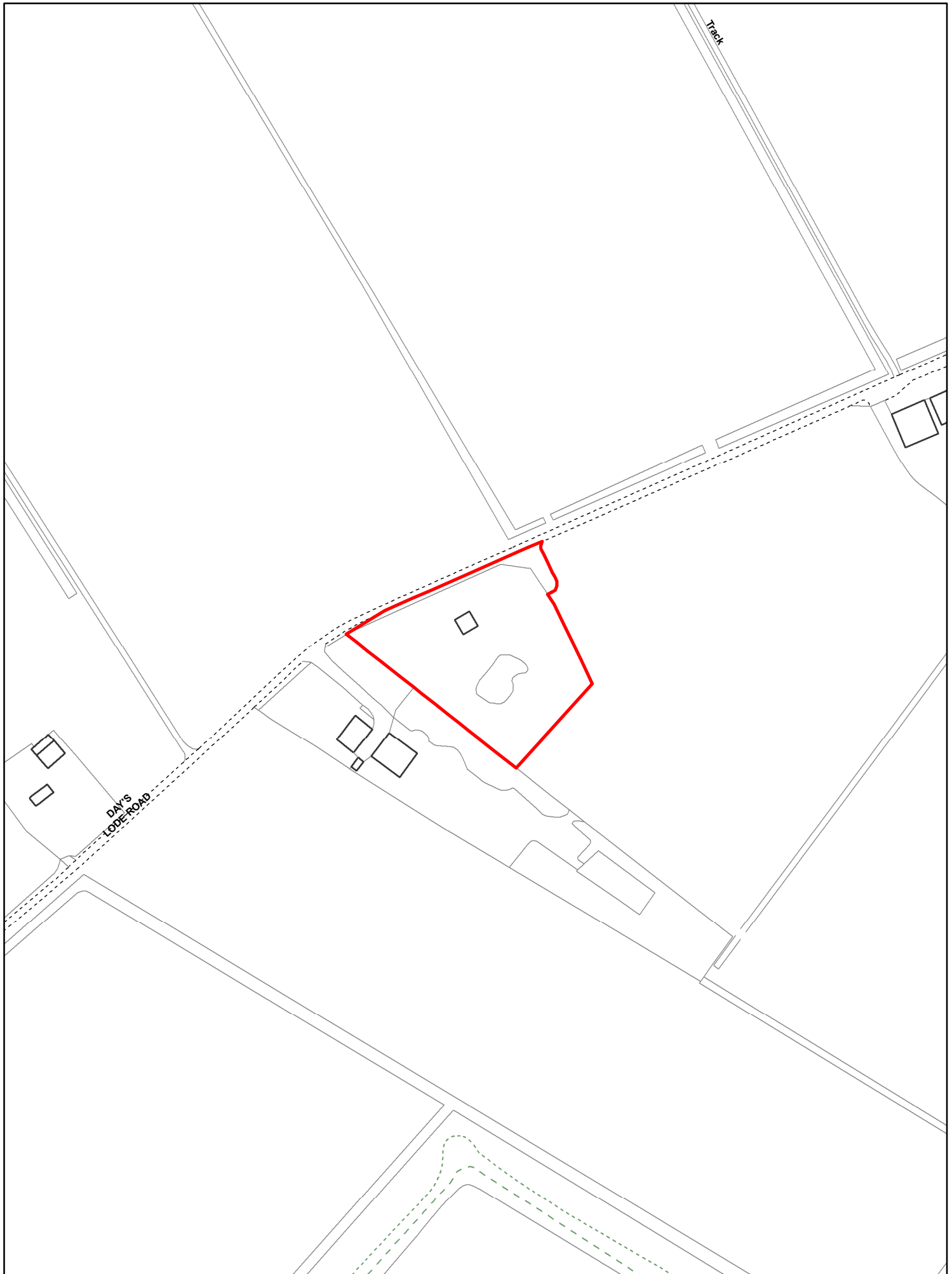
11 RECOMMENDATION

REFUSE, for the following reasons:

1. Policy LP3 requires development in 'Elsewhere' locations to be *essential* to the effective operation of local agriculture, horticulture, forestry, outdoor recreation, transport or utility services. Policy LP12 Part D states proposals for new dwellings in 'Elsewhere' locations will be supported where the application addresses the functional need for a dwelling in this location and that there is no availability of other suitable accommodation on site or in the area. NPPF Paragraph 79 (a) recommends the avoidance of the development of homes within the countryside unless there is an essential need for a rural worker to live permanently at or near their place of work in the countryside. By virtue that the applicants currently reside at the existing dwelling at the site known as 'The Woodlands' which is already

associated with the agricultural contracting business at the site, and have continued to work within the business whilst doing so, there is not a demonstrably essential or functional need for alternative accommodation to be provided at the site to continue effective operation, development or continuation of the agricultural contracting business at the site. Thus, the proposal is considered contrary to the above aforementioned local and national planning policies and cannot be supported.

2. Policy LP14 (Part B) of the Local Plan requires development in Flood Zone 3 areas to undergo a satisfactory sequential test to demonstrate that the development cannot be delivered elsewhere in a location of lower flood risk. Policy LP2 seeks to deliver high quality environments, ensuring that people are not put at identified risks from development thereby avoiding adverse impacts in the interests of health and wellbeing. The site lies within Flood Zone 3 which is a high risk flood area and the scheme proposal fails both the sequential and exceptions test given that there is no functional need for a dwelling on the site and that the submitted Flood Risk Assessment fails to demonstrate that the development will be safe for its lifetime. Consequently, the proposal fails to satisfy policies LP2, LP14 and LP16 of the Fenland Local Plan as it fails to deliver a high-quality environment and unjustifiably puts future occupants at higher risk of flooding. Furthermore the submission does not comply with the NPPF or the Cambridgeshire Flood and Water Supplementary Planning Document, adopted 15th December 2016.



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F/YR21/0387/F

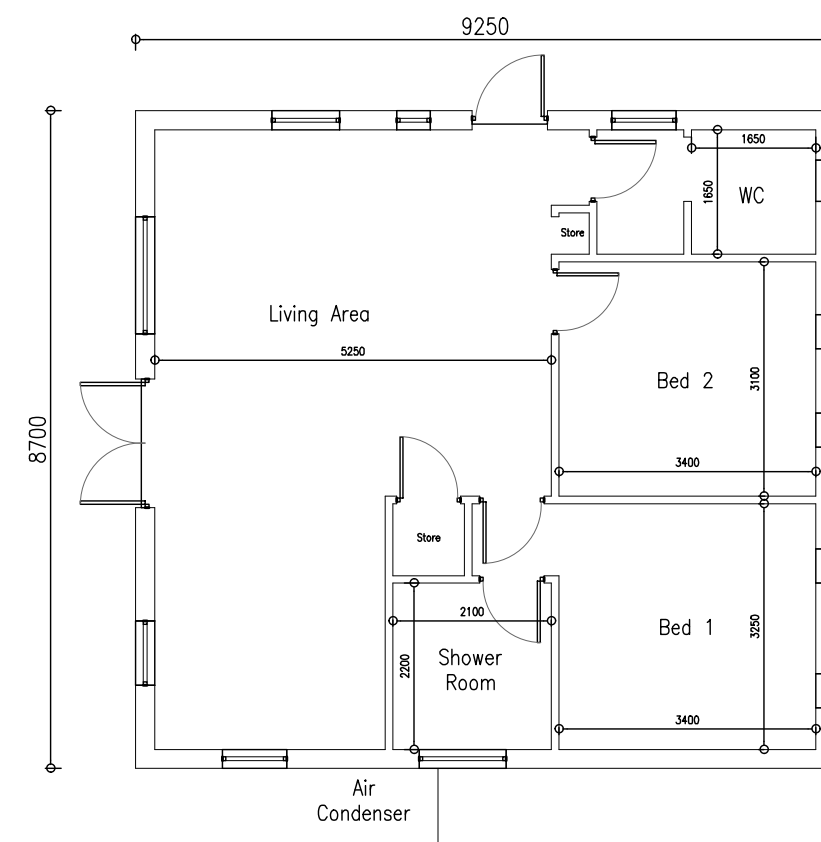
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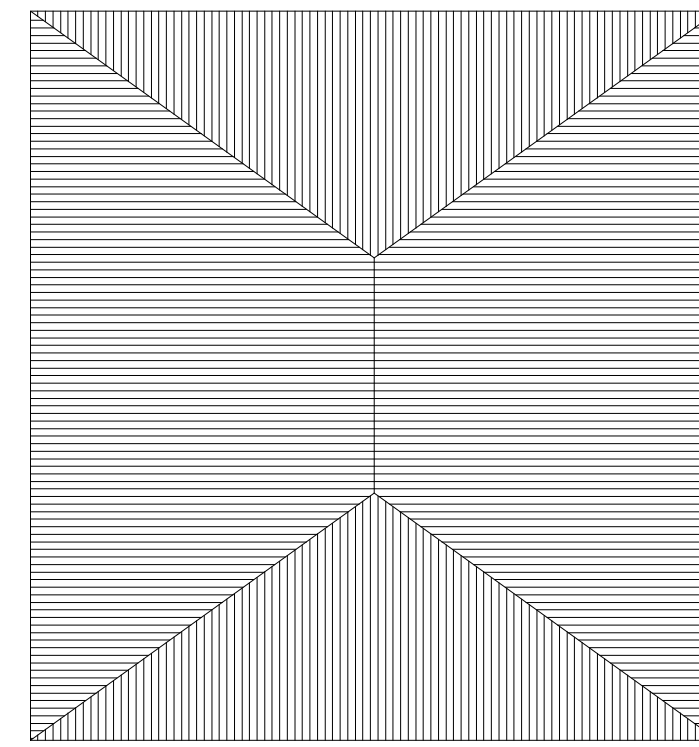


Existing & Proposed (Retrospective) Street View 1:200

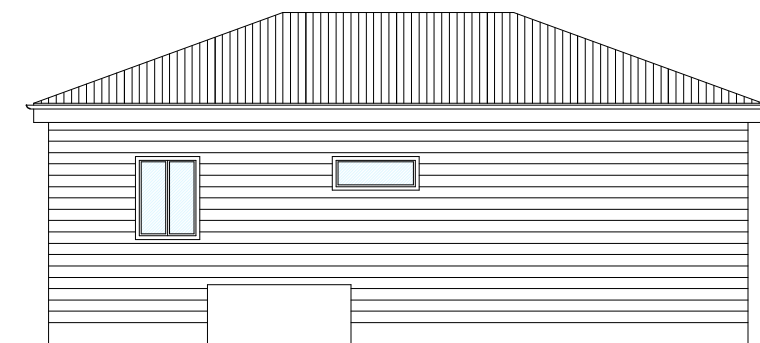
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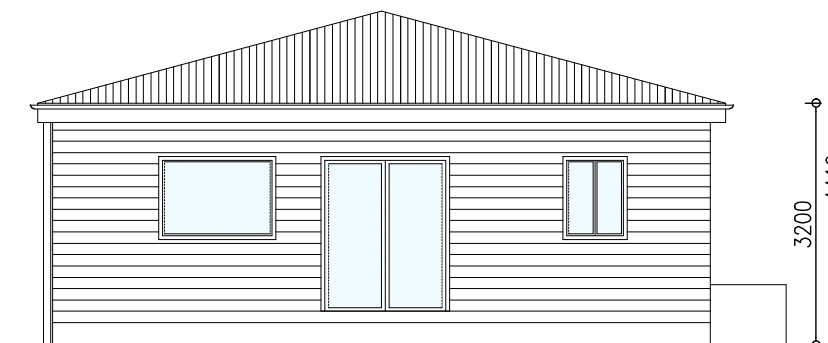
Dwelling Floor Plan 1:100



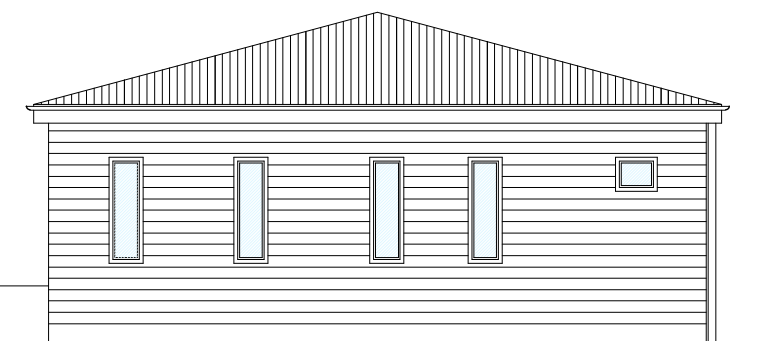
Roof Plan 1:100



Side Elevation 1:100



Front Elevation 1:100



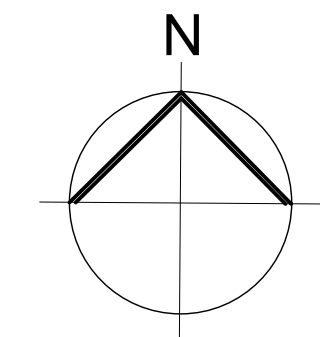
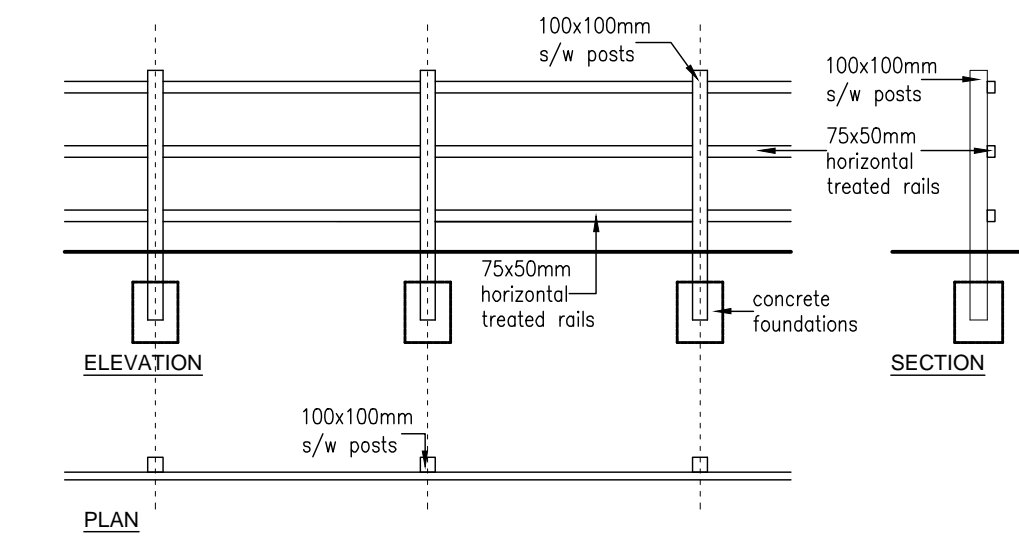
Rear Elevation 1:100



Side Elevation 1:100

Location Plan 1:1250

Fence Detail 1:50



Peter Humphrey Associates Ltd.
ARCHITECTURAL DESIGN AND BUILDING

PROJECT
RETENTION OF EXISTING DWELLING

SITE
LAND NORTH-EAST OF 'THE WOODLANDS'
DAYS LODE ROAD
FODDER FEN
MANEA
PE15 0HH

DRAWING
Existing and proposed plans/elevations
(Retrospective application)

CLIENT
Mr R Fowler

DATE: January 2021 SCALE: As Shown JOB No: 4969/01F

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F/YR21/0552/F

Applicant: Mr S Frankham

**Agent : Mrs Shanna Jackson
Swann Edwards Architecture Limited**

**Unit 3, Sandbank Barns Industrial Units, Sandbank, Wisbech St Mary
Cambridgeshire**

**Conversion of existing building to form 1no dwelling (single-storey, 3-bed),
erection of shed and gazebo together with installation of 2.2 metre high boundary
fencing (part retrospective)**

Officer recommendation: Refuse

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

1 EXECUTIVE SUMMARY

- | | |
|-----|--|
| 1.1 | The proposed scheme seeks to deliver a residential unit within an existing business site which is located outside the main developed settlement of Wisbech St Mary. |
| 1.2 | By way of justification the submission highlights the work/life benefits that would be derived to the business owner and his family through his presence on the site 24/7 and that it would be deter crime and reduce the fear of crime thereby supporting a rural business. |
| 1.3 | The use of the site, which comprises former agricultural units converted to business use, is not one which is identified as essentially located in the open countryside and by default the development identified could not be considered essential development in locational terms; that said it is an established business and it could be argued that if there was sufficient justification of a residential presence on the site the wider policy considerations of Policy LP6 and LP12 could be enacted. |
| 1.4 | However, the thrust of the argument put forward by the applicant does not demonstrate a functional need as outlined in Policy LP12(D) and as such the submission fails on these grounds. |
| 1.5 | Furthermore, the absence of a functional need renders the scheme non-compliant in terms of the sequential and exceptions test and contrary to Policy LP14. In addition, the submitted Flood Risk Assessment fails to demonstrate due regard for flood risk management and the safety of the intended occupants and this alone would render the scheme unacceptable on policy grounds; albeit a revised FRA has been submitted which seeks to overcome this issue and the consultation response of the Environment Agency in this regard will be reported to committee. |
| 1.6 | Based on the above the only appropriate response must be to recommend refusal of the scheme given that it does not comply with Policies LP3, LP12 and LP14 of the Fenland Local Plan (2014). In addition, the proposal is deemed contrary to the NPPF which seeks to ensure that only essential |

development is located in the open countryside and the Cambridgeshire Flood and Water SPD which seeks to direct development to areas of lowest flood risk.

2 SITE DESCRIPTION

- 2.1 The application site is located along Sandbank on the south-western side of the highway. The application site comprises of Unit 3 of the Sandbank Barns complex which accommodates Fenland Timber. Unit 3 is located towards the rear of the site, close to the north western boundary and adjoining Unit 2.
- 2.2 There is a terrace of 3 dwellings to the north of the Sandbank Barns complex and agricultural fields to the east, west and south, with the area to the north-west utilised for equestrian purposes.
- 2.3 Access to the wider site is located to the north east of Unit 3 and is shared with the neighbouring dwellings to the north.
- 2.4 The Environment Agency Flood Maps identify the site as being within Flood Zone 3.

3 PROPOSAL

- 3.1 The proposal seeks full planning permission for the conversion of Unit 3 to form a single-storey 3-bed dwelling. The works involve the erection of a porch on the south elevation and the insertion of domestic doors and windows to serve the property.
- 3.2 A garden area will be located towards the north of the building, between the western boundary and Unit 1, and 2 parking spaces for the dwelling will be positioned to the south of the site.
- 3.3 In addition a small timber shed is shown to be erected to the south of the proposed parking area.
- 3.3 The residential curtilage is shown on the submitted drawings to be separated from the remainder of the site by 1.8m high close boarded fencing and a sliding gate to the parking area.
- 3.4 At the time of site inspection the rear garden area featured a range of decked areas and a gazebo structure and it was evident that the rear boundary treatments, the common boundary with land to the west, exceeded the 1.8 metres specified in the original submission. This matter was raised with the agent and amended drawings submitted to reflect the on-site situation.

Full plans and associated documents for this application can be found at:
[Simple Search \(fenland.gov.uk\)](https://www.fenland.gov.uk)

4 SITE PLANNING HISTORY

20/0155/PREAPP	Siting of 1 mobile home	Response not favourable
F/YR19/0304/F	Erection of a building (Unit 3) and change of use from B1 to B2 with ancillary sales and trade counter (retrospective)	Granted 28.06.2019
F/1785/89/F	Change of use of buildings from agricultural to light industrial	Granted 10.07.1990.

5 CONSULTATIONS

- 5.1 Parish Council:** *'At the meeting of Wisbech St. Mary Parish Council on 14th June 2021, the Council recommended APPROVAL. The Council wish to support a local business with its need to be on site for the future security of the business. They also recognise that Wisbech St. Mary is designated as a growth village and as it is a brownfield site they have no concerns by supporting the application as we do not consider it to be development in the open countryside'.*

*It is noted that the Parish Council due to their meeting schedule were unable to provide a response in respect of the re-consultation.

- 5.2 Cambridgeshire County Council Highways Authority:** *'The proposal results in no material highway impact. I have no highway objections'.*
- 5.3 Environment Agency:** *'In the absence of an acceptable Flood Risk Assessment (FRA) we object to this application and recommend that planning permission is refused. Reason(s) The submitted FRA does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 30 to 32 of the Flood Risk and Coastal Change section of the planning practice guidance. The FRA does not therefore adequately assess the flood risks posed by the development. In particular, the submitted FRA undertaken by Ellingham Consulting Ltd (ref: ECL0479/Swann Edwards Architecture, dated May 2021) fails to adequately assess the risk of flooding to all aspects of the development and consider how people will be kept safe from the identified flood hazards for the lifetime of the development.*

Hazard mapping

The FRA incorrectly identifies the hazard mapping depths the development site could experience. Section 4.6 and figure 3 states that the 'estimated depth of flooding at the dwelling during a breach is 1.0m. Viewing the mapping in ArcGIS confirms the majority of the proposed dwelling could experience depths of between 1.0 - 1.6m arising from a breach in the defences during a flood that has a 0.1% tidal chance of occurring in any one year up to 2115.

Flood risk mitigation

We acknowledge that this is a proposed change of use application, however the predicted depths within the dwelling could be significant (up to 1.2m) and the mitigation does not demonstrate that the development and its future occupants will be safe for the lifetime of the development. The finished floor levels (FFL)

should be informed by the predicted flood depth maps and single storey proposals must use the 0.1% event, 2115 scenario. The Wisbech Level 2 SFRA Site Specific Flood Risk Assessment Toolkit (June 2012) section 1.3.11 states "Finished floor levels for all types of development (not just dwellings) must be set above maximum flood depth ... If single storey dwellings are proposed this is essential. Where this is not possible (potentially in combination with some raising of finished floor levels) then a range of measures including safe refuge and a means of escape must be considered. This could be achieved by, but is not restricted to:

- Adding a first floor;*
- The addition of a mezzanine floor;*
- Altering a bungalow to become a chalet bungalow; or*
- Providing room within an easily accessible loft space with velux windows added".*

Flooding with little or no warning if defences are overtopped or breached could occur at any time of the day or night and in any season and flood waters may remain high for several days before it is possible to drain the area down. During a flood, residents trying to leave the site would be at considerable danger from the floodwater itself and also from various other hazards such as water bourn debris. The journey to safe, dry areas completely outside the floodplain would involve crossing areas of potentially fast flowing floodwater. Section 1.3.13 of states that in some instances, where finished floor levels cannot be raised high enough, sleeping accommodation on the ground floor levels may not be permitted. The FRA states that 'it is recommended that a safe refuge is provided in the loft space and a velux window fitted to facilitate emergency evacuation'. An existing velux window is shown above the bathroom, however there is very limited headroom given the pitch of the roof so it is unclear as to whether adequate safe refuge for the occupants achievable. Further information should be provided.

Overcoming our objection

To overcome our objection, the applicant should submit a revised FRA which addresses the points highlighted above. If this cannot be achieved, we are likely to maintain our objection.'

- 5.4 Designing Out Crime Officers:** *'The design and access statement mentions high crime figures collected from www.police.uk - these will probably relate to statistics covering the whole of Wisbech. I have completed a search of the Constabulary crime and incident systems for Wisbech St Mary covering the last 3 years. I consider this to be an area of low vulnerability to crime at present, the relevant offences during this period are listed below:-*

*6 x business burglary
12 x dwelling burglary
23 x vehicle crime (11 theft from and 12 theft of - 3 in Sandbank)
35 x criminal damage (2 in Sandbank)
48 x public order (3 in Sandbank)
13 x drug offences (all trafficking - 4 in Sandbank)*

I have been unable to research our incident system for anti-social behaviour incidents at present.

However, I have no further comment or objections at this time and support this application'.

5.5 Local Residents/Interested Parties:

Support: 11 letters of support have been received all originating from the parish of Wisbech St Mary; these may be summarised as follows:

- We support this application as the business is a necessity to the area
- From a security point of view it makes sense for the owner to live on site.
- The site is very well maintained and the business owner prides himself on keeping the yard and area around tidy and well kept
- will give the applicant a much better work/family life balance.
- Applicant is a very good neighbour and works very hard
- Support this application because it will give the business the security factor needed and help make this business grow; *'will help to cement this worthy business in our local area'*.
- *'Having lived in this village for over 20 years, I have never seen this property looking so well kept and professional. I fully support their decision to apply for planning, as I am also aware of the security implications, should a property not be attended at all times'*.
- *'As to location of the proposed building, I see no problems with regards to interfering with any other property or persons, as it is set back off the road and out of the way, in fact as there are already a number of buildings, this can only improve the look of the property further. The Roadway is well maintained, and customer service and safety are at the forefront of this persons business at all times, which is commendable'*.
- *'I know of other businesses that have done the same and has made a great deal of difference to their security and availability to customers'*.
- *'The barns in question were built in 1960 and used as farm buildings on a 60 acre holding, the land around the buildings being sold away from the buildings in 1998, since then the barns have had numerous owners but it was not until they were purchased by the present owner they have took on a new lease of life, employment involving 6 local people making sheds, fencing and all types of timber work and landscaping'*.
- *'I see no reason why Mr Franklin and his family cannot be allowed to convert one of the smallest barns into a family home so helping with security and being on hand to run his thriving business'*.
- *'Converting former Agricultural buildings into accommodation is quite common in Fenland & the UK'*
- Applicant *'is a very responsible person and that his business helped many people during covid for improvements to their homes'*.

Objection: One letter of objection has been received from the adjoining landowner that may be summarised as follows:

- Notes that there has been an unresolved boundary dispute for many years regarding this land which the applicant was fully aware of when he purchased the barns; this matter having escalated on occasions between the respective parties
- Highlights that work has been undertaken to create a garden area which is not shown on the drawing
- Note that Cambridgeshire Constabulary have challenged Mr Frankham's view of the crime rate for the area
- Highlight that they were not consulted on the first planning application
- Highlight that there is no mention of where the soakaways or septic tank are to be located and raise serious concerns about this as their *'land has been subject to becoming waterlogged ever since the building proposed for conversion was*

erected and since Mr Frankham has removed [their] conifers which did have the effect of reducing the moisture content of the land. He [the applicant] has also raised the level of the land alongside the barn which is pushing the fence boards off from my fence and allowing sand and gravel onto my grazing land. This can have serious or even fatal results for the horses kept on the land'.

- Query whether the existing septic tank is adequate for the needs of a family and the workforce at Mr Frankham's business, concerned that their grazing land would become contaminated.
- Concern re soakaways and likely impact on grazing land
- Note that the fence blocks views of their property but would be concerned should the window in the roof become a source of light for liveable space
- Notes that a water supply serving the fields has its stop taps located under where the development now stands
- Observes '*that the only access and more importantly means of escape from the proposed development would be through the timber yard which the barn adjoins, not exactly ideal should there be an incident at the business premises.*'

6 STATUTORY DUTY

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

7 POLICY FRAMEWORK

7.1 National Planning Policy Framework (NPPF)

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

Para. 10 - Presumption in favour of sustainable development

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

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

Para. 78 - Introduction of housing where it will 'enhance or maintain the vitality of rural communities'

Para. 79 - Planning [...] should avoid the development of isolated homes in the countryside unless [...] there is an essential need of a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside.

Para. 83 - Planning policies should enable sustainable growth and extension of all types of businesses in rural areas both through the conversion of existing buildings and well-designed new buildings; [...]

Chapter 9 - Promoting sustainable transport

Para. 127 - achieving well designed places

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

7.2 National Planning Practice Guidance (NPPG)

7.3 National Design Guide 2019

Context C1 - Relationship with local and wider context

Uses U1 A mix of uses

7.4 **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

7.5 **Cambridgeshire Flood and Water Supplementary Planning Document**

Developed by Cambridgeshire County Council as Lead Local Flood Authority and adopted by FDC Full Council on 15th December 2016 as SPD

8 **KEY ISSUES**

- **Principle of Development**
- **Justification of need**
- **Character and visual amenity of the area**
- **Residential amenity**
- **Highways and access**
- **Flood risk**
- **Other matters**

9 **BACKGROUND**

- 9.1 The submitted Design and Access statement highlights that *‘Planning permission was granted under F/YR19/0304/F for the erection of Unit 3 and the change of use of the buildings within Sandbank Barns to B2 use. Unit 3 was proposed as the workshop area and the plans for the site were to expand the business to employ a further 2-4 people over the next 18 months following the application’.*
- 9.2 *The submission goes on to note that ‘Unfortunately, like many small businesses, Fenland Timber has suffered as a result of the current health pandemic and has not been able to expand as originally intended. To keep the business afloat, Mr Frankham (the applicant and owner) has had no choice but to increase his working hours, often working over 12 hours a day 7 days a week. Clearly this is taking it[s] toll on his health and well-being given the poor work/life balance. The situation is compounded by the crime and fear of crime in the locality which adds to the stress of Mr Frankham. Since the previous application was approved, there have been on average between 5 and 13 incidents of antisocial behaviour/theft/burglary etc reported every month within Wisbech St Mary, as can be seen in the statistics published on www.police.uk. Considering that large portions of 2020 were spent under national lockdown, the amount of crimes reported is significant and therefore the fear of crime and fear of losing his livelihood Mr Frankham currently suffers from is becoming increasingly more acute’.*
- 9.3 Members are also advised that a pre-application enquiry was submitted in November 2020 for the stationing of a mobile home on the site, this enquiry again postulated the work/life balance justification and security considerations. An unfavourable response was forthcoming on the basis that the use did not fall within one of the categories outlined in Policy LP3. Although the accommodation

proposed was temporary in nature it would be subject to the same policy considerations as permanent accommodation. It was further noted that notwithstanding the type of business no functional need had been demonstrated and as such Officers were unable to encourage the submission. It was also identified in the pre-application response that in the absence of a functional need the scheme would fail on flood risk grounds as well in terms of the sequential test.

10 ASSESSMENT

Principle of Development

- 10.1 This is an 'elsewhere' location when applying the criteria outlined in Policy LP12; given that it is clearly outside the built-up settlement of the nearest villages of Wisbech St Mary. Whilst the existence of other dwellings in the vicinity results in the site not being 'physically' isolated the lack of nearby services and facilities would render the location 'functionally' isolated as such the provisions of Para. 78 of the NPPF and the tests established by the Braintree judgement would not be relevant and as such would not outweigh Policy LP12 in this instance.
- 10.2 As identified under Policy LP3 development in such areas should be restricted to that which is essential for agriculture, horticulture, forestry, outdoor recreation, transport or utility services and to minerals or waste development. It is contended that the site does not fall under any of these specified uses and as such the presumption must be against development.
- 10.3 Even in the case of a dwelling to serve one of the specified uses, there would be a need to meet the tests laid down in Part D of Policy LP12 which would require the application to demonstrate:
- (a) An existing functional need
 - (b) The number of part time and full-time worker(s) to live in the dwelling
 - (c) The length of time the activity has been established
 - (d) The financial viability of the enterprise
 - (e) The availability of other suitable accommodation on site or in the area
 - (f) How the proposed size of the dwelling would relate to the viability of the enterprise
- 10.4 Notwithstanding the above 'principle' matters it is also necessary to consider the acceptability of the proposal in terms of visual impact, residential amenity, highway safety and flood risk as required by Local Plan Policies LP2, LP12, LP14, LP15 and LP16.

Justification of need

- 10.5 The key thrust of the argument put forward within the design and access statement (D&A) is that by living on site the applicant will achieve a better work/life balance and that by residing at the premises he will reduce the risk of crime/fear of crime. This will, it is contended in the D&A, accord with Policy LP6 of the FLP and Section 6 of the NPPF which seek to retain and promote the rural economy, enabling retention of local shops and services. Also highlighted within the D & A is the schemes compliance with Policy LP2 which seeks to promote healthy lifestyles, helping to reduce crime and the fear of crime and Policy LP17 which seeks to create safe environments and reduce crime.

- 10.6 It is noted, based on the response of the Crime and Design team, that the crime statistics quoted appear to be those relating to Wisbech as a whole. Clarification has been provided by the Crime and Design team of the local constabulary which indicate that this is '*an area of low vulnerability to crime at present*'.
- 10.7 There is nothing within the submission to indicate that other measures to combat crime vulnerability have been explored and mindful that planning case law indicates that security in itself would not be sufficient grounds to outweigh planning policies which seek to restrict development outside the main settlements to that which is considered essential it is not considered that security alone would demonstrate a functional need to reside on the site.
- 10.8 It is contended in this instance that the case to live on the site is largely borne from 'convenience' as opposed to being 'essential' and as such it is not considered that sufficient justification exists to deviate from planning policy in this instance.

Character and visual amenity of the area

- 10.9 The workshop building is an existing feature of the locality and whilst visible from Sandbank, in distance views, its location within the existing complex is such that it does not have an adverse impact on the character of the locality nor would its conversion have any implications for the character and visual amenity of the surrounding area.
- 10.10 Whilst the existing landscaping which bordered the site has been removed and replaced with close boarded fencing again the distance from the main highway is such that this is not detrimental to the character of the area.
- 10.11 The conversion works proposed are relatively modest and largely contained within the existing building envelope, excepting for the porch addition to the front of the building which will face into the existing yard area and would therefore not have any adverse impact on the character of the area. Similarly the gazebo as erected is inconsequential in terms of its presence and would not adversely impact on the visual amenity of the locality.
- 10.12 Accordingly there would be no grounds to withhold consent in terms of Policies LP12 and LP16 of the FLP (2014).

Residential amenity

- 10.13 The development would have no implications for the residential amenities of adjacent occupants given its positioning and scale. Access will be derived from the existing business access and given that the proposal is a single dwelling there are no likely noise and disturbance impacts envisaged.
- 10.14 The adjoining field is used for equestrian purposes (F/YR15/0688/CERTLU) and the nearest residential dwellings are situated to the north east of the proposed dwelling adjacent to the access to the site.
- 10.15 The scheme makes provision for a garden of circa 181 square metres, whilst when factoring in the wider access arrangements this is a shortfall in terms of LP16(h) when considering solely the parking area, dwelling and garden it represents 38% of the curtilage.

- 10.16 With regard to refuse collection the proposal is silent although it is anticipated that refuse bins would be placed kerbside, whilst this would exceed the maximum bin travel distances there would be a trade-off for the resident in this regard when considering the benefits derived from living on the site.
- 10.17 It is considered that there are no residential amenity impacts which would render the scheme unacceptable when viewed in the context of Policies LP2 and LP16 of the FLP (2014)

Highways and access

- 10.17 There are no highway implications arising from the proposal and the scheme makes appropriate provision of parking and turning within the site accordingly compliance with Policy LP15 of the FLP (2014) is achieved.

Flood risk

- 10.18 The agent identifies that *'due to the specific locational requirements for the development, i.e. that it has to be positioned within the Sandbank Barns complex, there is no other land available to accommodate the development. As such the proposal passes the Sequential Test'*
- 10.19 PPG indicates that *'When applying the Sequential Test, a pragmatic approach on the availability of alternatives should be taken. For example, in considering planning applications for extensions to existing business premises it might be impractical to suggest that there are more suitable alternative locations for that development elsewhere'* Paragraph: 033 Reference ID: 7-033-20140306; this is not carte blanche to accept that the development is acceptable in flood risk terms. Given that it has not been demonstrated that there is a 'functional' need for the property it is considered that the sequential test on this occasion could not be deemed as met.
- 10.20 Similarly, notwithstanding the objection raised to the development in terms of the Flood Risk Assessment which renders the scheme at present non-compliant with the 2nd part of the Exceptions Test, i.e. safe from flood risk, it is not considered that the scheme meets the 1st part of the Exception Test. As noted in the summary a revised FRA has been submitted and the Environment Agency reconsulted in this regard.
- 10.21 The agent asserts that the *'wider sustainability benefits to the community that outweigh flood risk'* derived from the development would be *'the proper functioning of a rural enterprise which will support the rural economy which is advocated by paragraph 83 of the NPPF'*. However it must be again highlighted that there is nothing to suggest that the business could not continue to operate without a dwelling on the site, nor indeed has it been evidenced that there is a functional need for such a dwelling.
- 10.22 Based on the above evaluation it must be concluded that the development does not satisfy either the Sequential or Exceptions test and as such fails to comply with Policy LP14 of the FLP (2014), the Cambridgeshire Flood and Water Supplementary Planning Document and Chapter 14 of the NPPF.

Other matters

10.23 The issue of land ownership has been strongly rebutted by the applicant and satisfactorily addressed in terms of the planning submission with the applicant providing Land Registry details and a previous owner of an adjoining property providing further supporting information. Essentially this is a civil matter between the two parties and it is not the role of the LPA to mediate or engage in this dispute; hence a decision was taken to upload the response from the applicant as sensitive so as not to escalate what is obviously a sensitive issue.

10.24 The agent has further highlighted in response to the other matters raised that:

- Neither they nor the applicant have any influence over who is consulted by the LPA*
- Matters of surface water and foul drainage will be assessed under the Building Regulations; further noting that the existing roof of the building is not being altered
- Fire safety and access will again be considered under Building Regulations, however a gate has recently been installed in the common boundary with the adjoining agricultural land, in consultation with the land owner with this providing an alternative access to the Fenland Timber site.
- With regard to privacy it is noted that the adjoining land is not private amenity space it is agricultural and paddock land; notwithstanding this there are no windows that will overlook this area.

* Consultations undertaken in respect of F/YR19/0304/F (the earlier application) were undertaken in accordance with the statutory requirements, supplemented by a site notice. It is not usual practice to consult 'land' unless there is a residence on the property. A formal consultation was however sent out to the adjoining landowner at their request.

10.25 In light of the above it is considered that the LPA may proceed with the determination of the submission and that there are no matters arising, in so far as they relate to the comments made, that would be deemed material to the consideration of the application before the committee.

11 CONCLUSIONS

11.1 Whilst it is accepted that there may be some benefits derived from positioning a dwelling on this site, these appear to be largely relating to convenience as opposed to an essential functional need being demonstrated. Similarly, it is apparent that the applicant is a well-respected and well supported business owner who is valued within his local community. However, these factors do not outweigh the planning policy relating to the provision of residential accommodation within 'elsewhere' locations.

11.2 Such policy, both national and local, seek to ensure that only essential development is located within the open countryside and that should residential development be proposed to support such 'essential' development there should be a clear functional need demonstrated for its provision.

11.3 The operation of a timber yard with associated sales does not fall within any of the categories listed under Policy LP3 as being essentially located outside of a main settlement and as such even if a functional need was accepted the submission would fail on these grounds.

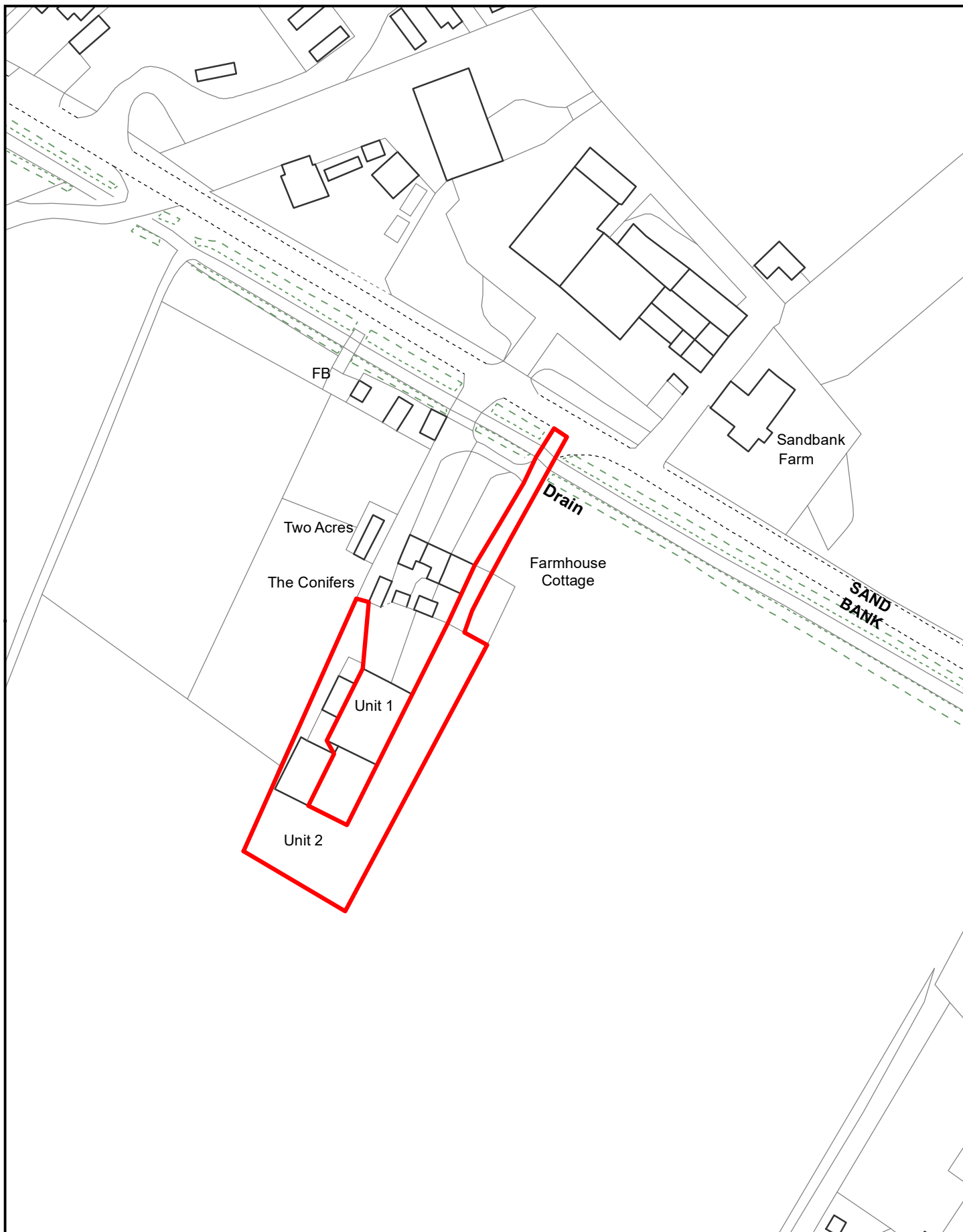
- 11.4 The argument put forward regarding security does not appear to be appropriately evidenced when viewed in the context of the formal consultation response from the Police in terms of actual crime data and there is no indication as to other security measures in place at the site to address potential crime or alleviate the fear of crime. Notwithstanding this planning case law indicates that security will rarely be sufficient justification to support the delivery of residential accommodation.
- 11.5 Finally the scheme fails to satisfy the Sequential and Exceptions test relating to flood risk as no functional need has been demonstrated, nor has it been demonstrated that the site is safe from flooding, noting the deficiencies of the submitted Flood Risk Assessment as identified by the Environment Agency.
- 11.6 Based on the above evaluation the only recommendation must be one of refusal as there are no material considerations identified that would outweigh planning policy relating to non-essential development within elsewhere locations and flood risk.

12 RECOMMENDATION: Refuse

Refusal reasons:

1	Policy LP3 of the Fenland Local Plan 2014 and National Planning Policy guidance steer new development to sustainable areas that offer the best access to services and facilities. This is unless it can be demonstrated that such development is essential to the effective operation of local agriculture, horticulture, forestry, outdoor recreation, transport or utility services, or that there is a justifiable reason for locating development in otherwise unsustainable locations. The proposed dwelling would be located in the open countryside and whilst it is asserted that it is essential for business reasons, therefore consistent with LP3, the justification given does not meet the requirements of LP12(D) in terms of evidencing a clear functional need or that no other suitable accommodation is available, nor does the use of the site fall within one of the listed categories which would warrant location in the open countryside . Whilst the national planning guidance seeks to support a prosperous rural economy this does not override the need to ensure that development is located in the most accessible and sustainable locations. The proposed development is located outside any settlement limits and the justification given in terms of business efficiency and site security is not sufficient to justify the development being considered as an exception. The proposal is therefore contrary to Local Plan Policies LP3 and LP12 of the Fenland Local Plan (adopted May 2014).
2	Policy LP14 (Part B) of the Local Plan requires development in Flood Zone 3 areas to undergo a satisfactory sequential test to demonstrate that the development cannot be delivered elsewhere in a location of lower flood risk. Policy LP2 seeks to deliver high quality environments, ensuring that people are not put at identified risks from development thereby avoiding adverse impacts in the interests of health and wellbeing. The site lies within Flood Zone 3 which is a high risk flood area and the scheme proposal fails both the sequential and exceptions test given that there is no functional need for a dwelling on the site and that the submitted Flood Risk Assessment fails to demonstrate that the development will be safe for its lifetime. Consequently, the proposal fails to satisfy policies LP2, LP14 and

	LP16 of the Fenland Local Plan as it fails to deliver a high-quality environment and unjustifiably puts future occupants at higher risk of flooding. Furthermore the submission does not comply with the NPPF or the Cambridgeshire Flood and Water Supplementary Planning Document, adopted 15th December 2016.
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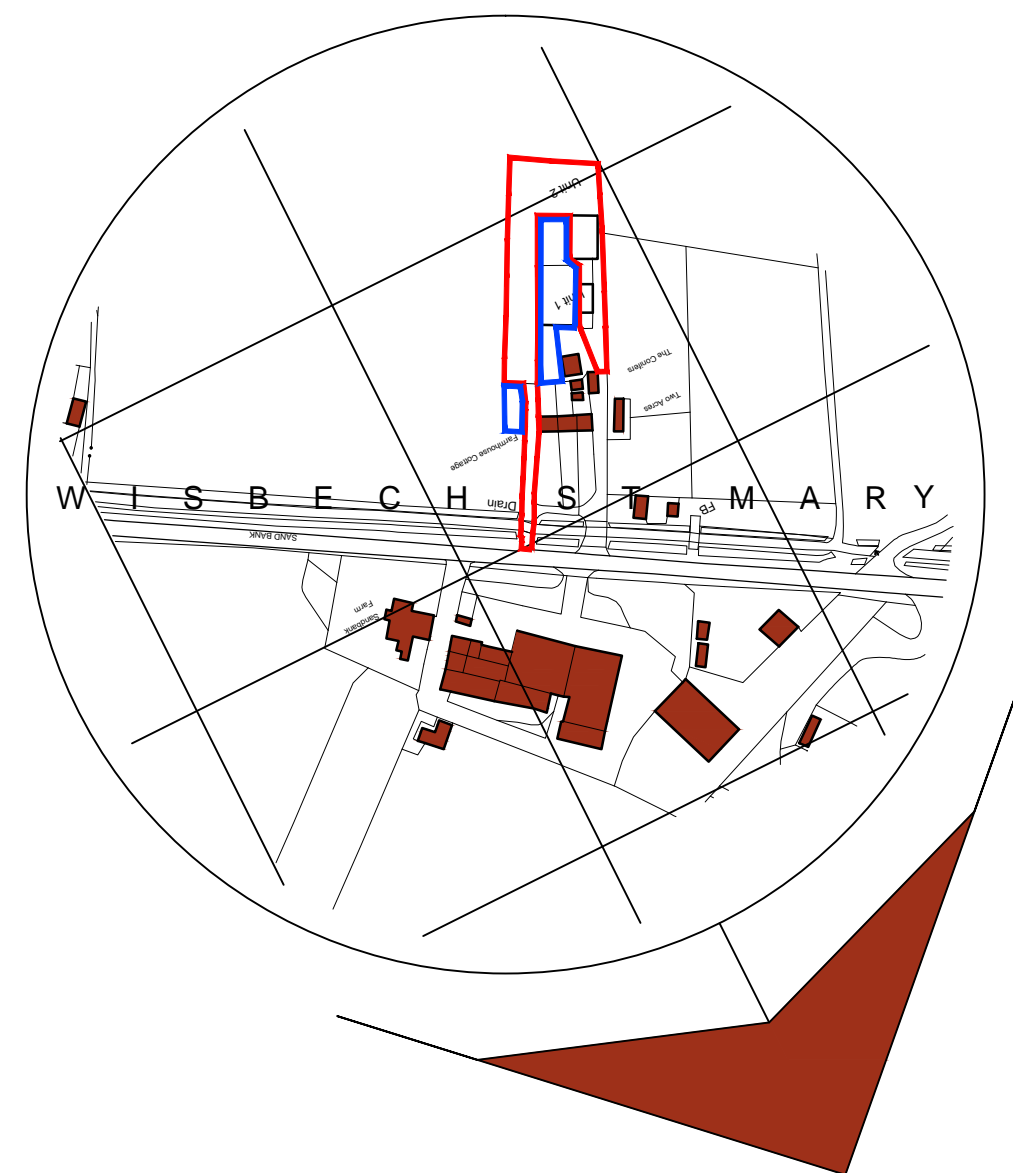
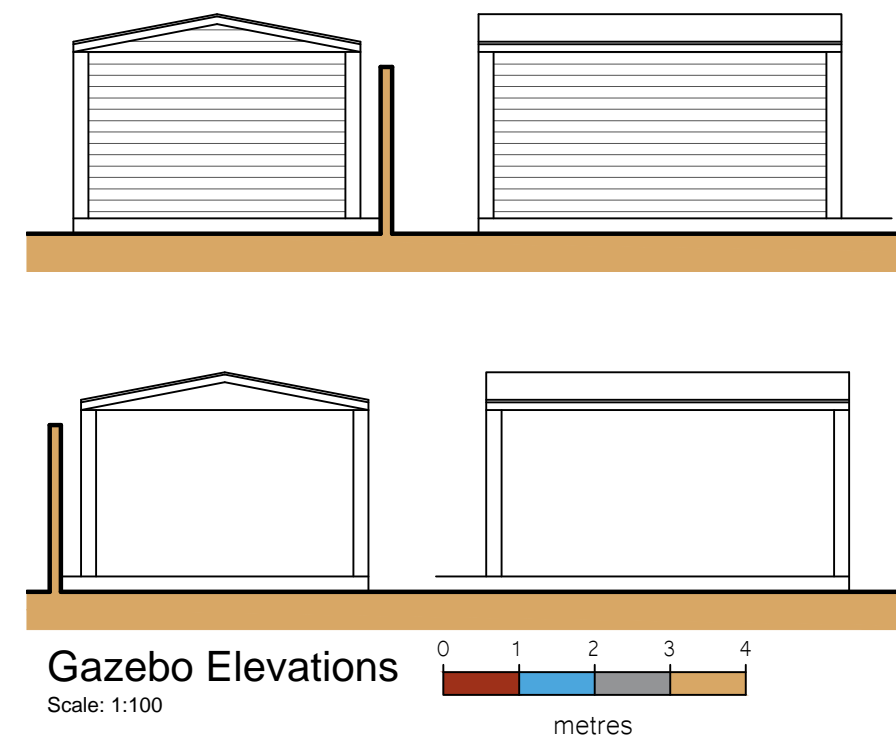
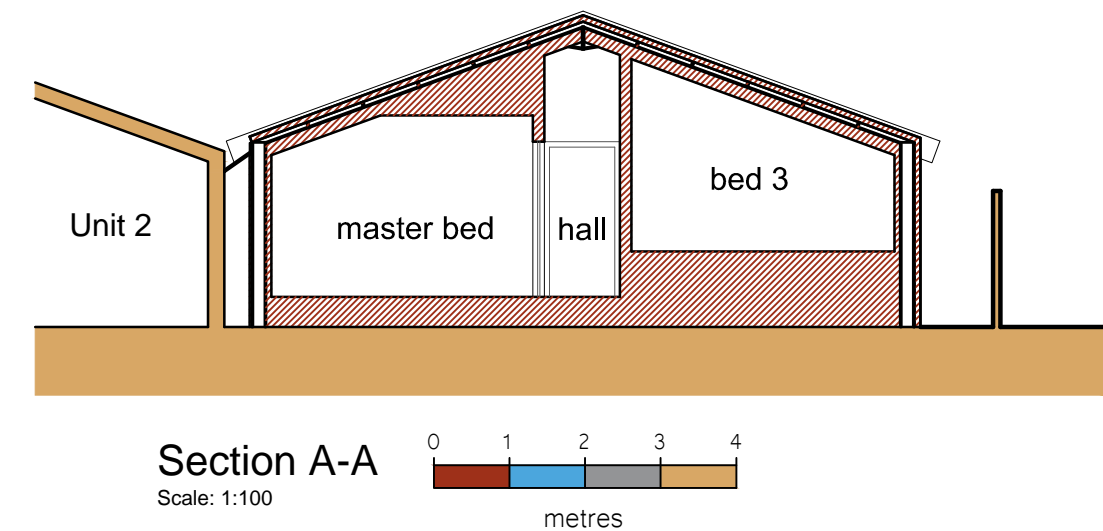
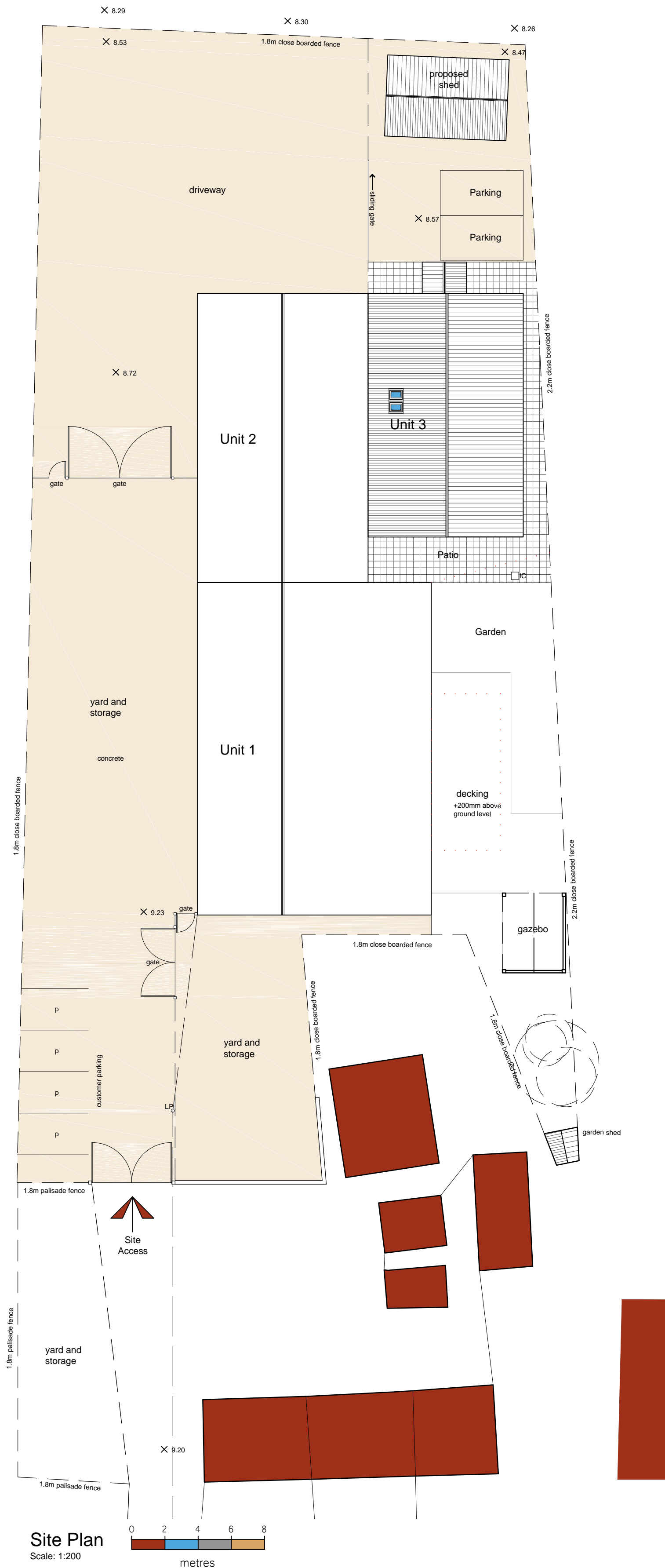
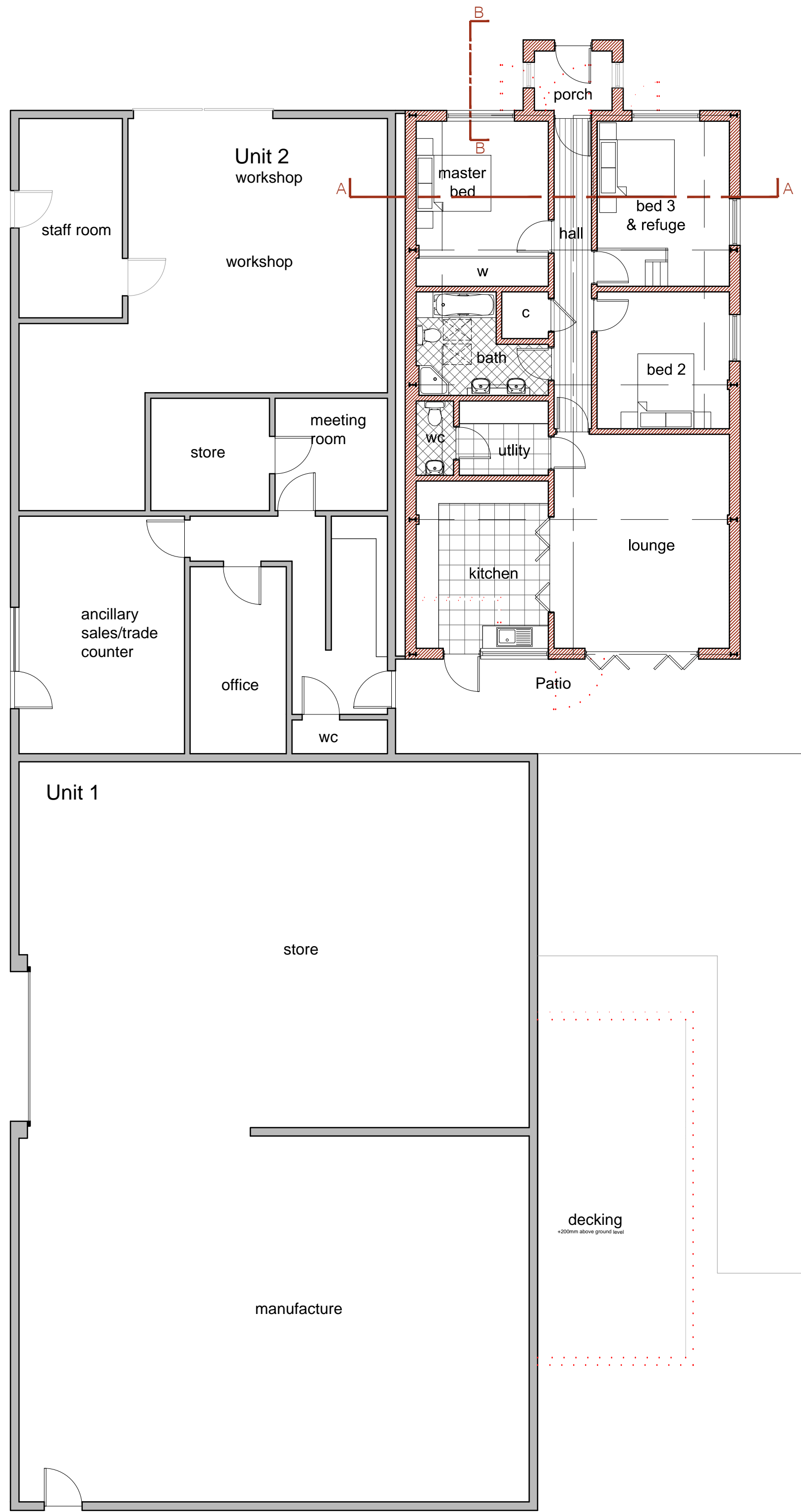
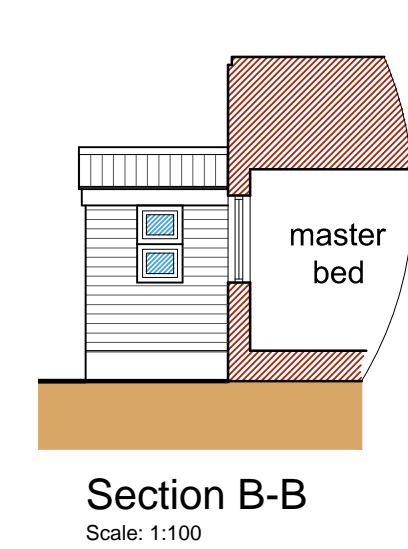
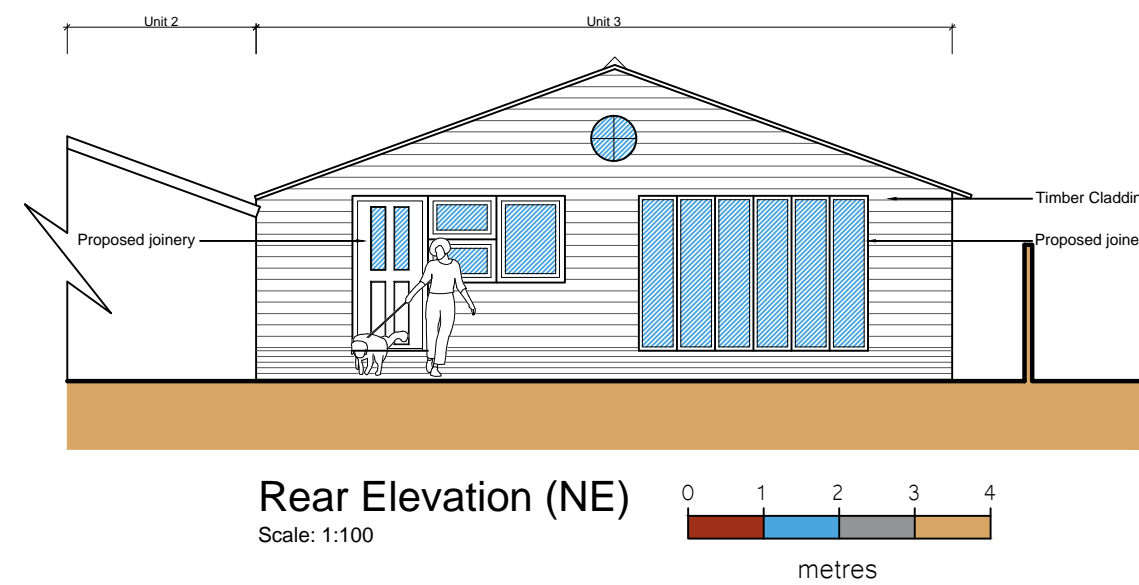
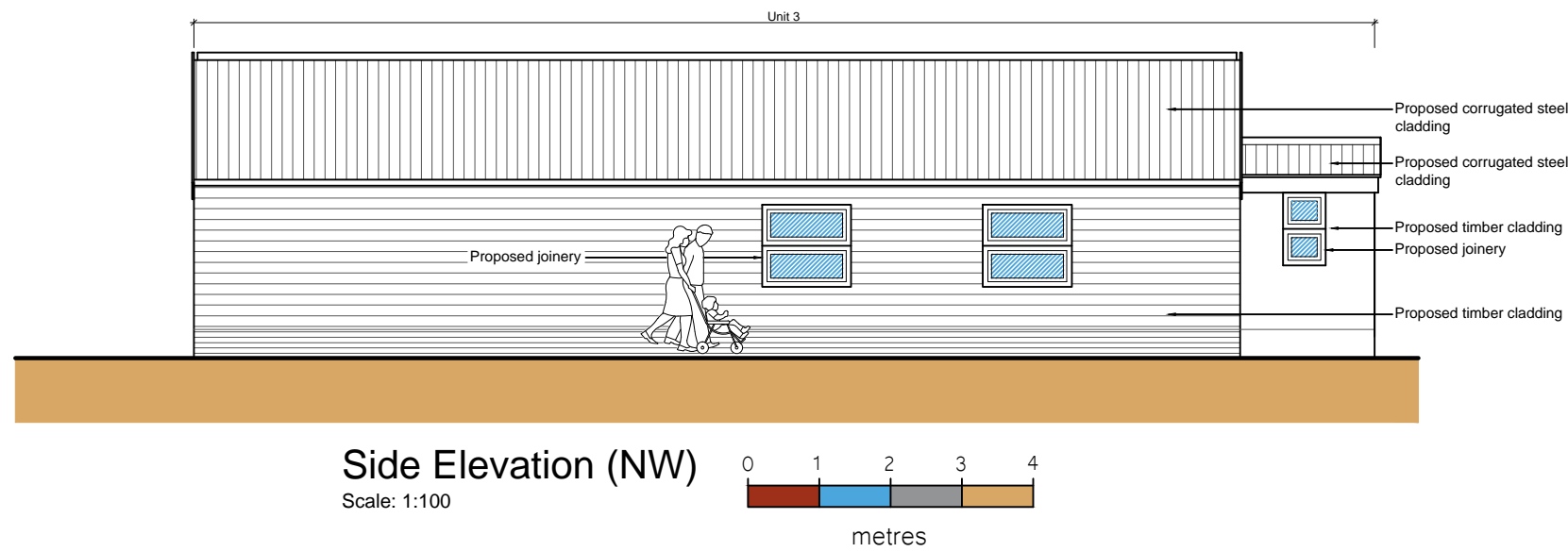
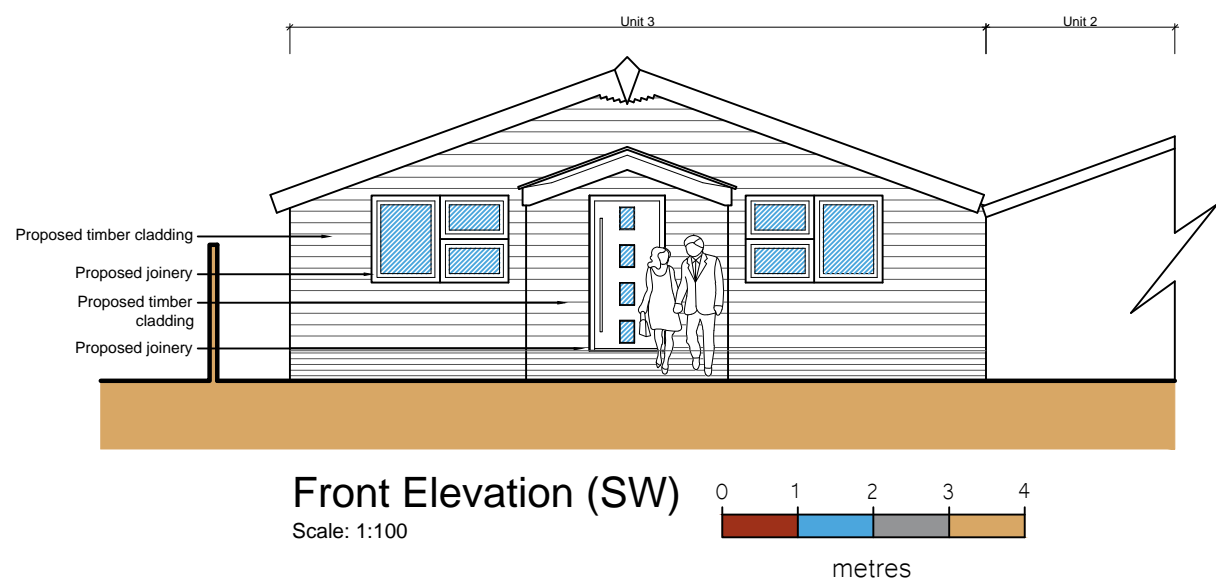
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F/YR21/0552/F

Scale = 1:1,250





- General Notes
1. All dimensions are shown in 'mm' unless otherwise stated.
 2. The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
 3. This drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.
 4. Any discrepancies are to be brought to the designers attention.

SITE PLAN KEY

- Indicates surveyed buildings
- Indicates proposed barn conversion
- Indicates un-surveyed buildings taken from OS map
- Indicates existing site access point
- Indicates existing site levels

WALL KEY

- Indicates existing
- Indicates proposed
- Indicates to be demolished

Revisions		
A	July 2021	Levels Added, Gazebo, Shed and Decking Added

Status

FOR APPROVAL

SWANN EDWARDS
ARCHITECTURE

Swann Edwards Architecture Limited, Swann Edwards Architecture,
Black Barn, Fen Road, Guyhirn, Wisbech, Cambs. PE13 4AA
t 01945 450694 e info@swannedwards.co.uk w www.swannedwards.co.uk

Job Title		Date	Drawn by
Proposed Barn Conversion		April 2021	GT
Drawing Title		Job No.	Sheet Size
Planning Drawing		SE-1590	A1
Dwg No.		Revision	
PP1000		A	

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F/YR21/0600/RM

Applicant: Mr Allen

**Agent : Mr Chris Walford
Peter Humphrey Associates Ltd**

Land North Of 135, Front Road, Murrow, Cambridgeshire

**Reserved Matters application relating to detailed matters of access, appearance, landscaping, layout and scale pursuant to appeal decision
APP/D0515/W/18/3202467 (F/YR17/1148/O) to erect 4 x dwellings (2-storey 4-bed) and the formation of a new access**

Officer recommendation: Approve

Reason for Committee: Parish Council comments contrary to Officer recommendation

1 EXECUTIVE SUMMARY

- 1.1 This submission relates to the reserved matters pertinent to appeal decision APP/D0515/W/18/3202467 which was allowed by the Planning Inspectorate on 18.03.2019
- 1.2 Whilst the detailed elements of the scheme align with the original outline approval objection has been raised to the scheme on the basis that it fails to deliver the pedestrian infrastructure required by Policy 5 of the Parson Drove Neighbourhood Development Plan (which was made on 06 August 2020).
- 1.3 It is noted that the matter of a footpath was fully considered by the Planning Inspectorate as part of the appeal and a requirement to provide a footway did not ultimately manifest itself in a condition of the appeal as allowed. Against this backdrop it is not considered that a requirement for a footpath could be legitimately or reasonably pursued. Accordingly, the recommendation must be one of approval.

2 SITE DESCRIPTION

- 2.1 The site lies to the north of Back Road Murrow and whilst it is surrounded by open countryside to two sides, it is located midway along Back Road, which is generally developed with dwellings on each side. Despite the rural unbuilt nature of the site and the neighbouring agricultural land, Back Road is generally characterised by dwellings of a mix of architectural types and styles, with modest spacing between buildings that allow for glimpses of the open countryside that lay beyond the curtilage of each plot. Dwellings are delivered typically in a linear form although immediately to the north-eastern corner of the site is a modest barn conversion with associated workshop building which is set back from the highway.

- 2.2 The western and northern boundaries are formed by established landscaping with a managed hedge to the west and a tree belt to the north. There is lower level hedging to the eastern boundary.
- 2.3 The site is within a flood zone 1 location, with the section of paddock to the west of the site (excluded from this application and the earlier outline scheme) falls within Flood Zone 2.

3 PROPOSAL

- 3.1 This submission seeks approval of reversed matters relating to outline planning permission F/YR17/1148/O which was granted on appeal under reference APP/D0515/W/18/3202467. The outline approval was for a scheme of up to 4 dwellings and as such the submission aligns with this consent.
- 3.2 The detailed scheme shows a shared access to the eastern end of the site and excludes an area of paddock (at a depth of 30 metres tapering to 23 metres) along the Back Road frontage as per the original outline.
- 3.3 The scheme comprises 4 detached dwellings with Plots 1 and 2 being of the same design and Plots 3 & 4 being of an alternative design albeit handed.
- 3.4 Plots 1 and 2 each comprise a 4-bedroom dwelling with attached double garage, each has a maximum footprint (excluding garaging) of 12 metres wide x 11.6 (including a 2.2 metre forward projection); with an overall ridge height of 9.2 metres and an eaves height of 5 metres. The attached garaging is delivered as a single storey side projection with a footprint of 6.85 metres wide by 9 metres deep, the ridge height being 6.5 metres and eaves height 2.6 metres.
- 3.5 Plots 1 & 3 will be constructed of Vandersanden Flemish Antique Bricks with the roof being Redland Grovebury MK2 double pantiles finished in red. The windows will be white casement UPVC.
- 3.6 Plots 3 and 4 each comprise 4 bedroom dwellings with attached double garages. These properties are shown to have a maximum footprint of 14 metres wide x 10.250 metres deep; and feature a ridge height of 9.5 metres and an eaves height of 5.1 metres. The garaging element again is attached to the side of each dwelling and feature accommodation in the roof-space, the ridge height of these elements is 7.9 metres with an eaves height of 4.1 metres.
- 3.7 The main section of Plots 3 & 4 will be finished in Vandersanden Flemish Antique Bricks with the garaging clad in grey fibre cement cladding over a brick plinth. The roofs will be finished in Marley Modern Rooftiles in Old English red. Each property will have PV cells on the forward roof slope.
- 3.8 Landscaping proposals for the site are relatively modest with a number of specimen trees detailed along with a post and rail fence and hedging where the site meets Back Road. Most of the undeveloped land will be grassed with the access road, save where it meets the highway, finished in gravel. Between the individual plots there will be 1.8-metre high close boarded fencing which will drop to 1.2 metres in front of the plots

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

4 SITE PLANNING HISTORY

F/YR21/0248/F	Erect 4 x dwellings (2-storey 4-bed), the formation of 3 x new accesses and the temporary siting of 4 x mobile homes during construction	Pending
F/YR17/1148/O	Erection of up to 4no. dwellings (outline application with all matters reserved)	Refused 22.01.2018 Allowed on Appeal 18.03.2019

5 CONSULTATIONS

- 5.1 **Parish Council:** 'Councillors agreed their opinions for comment in that the Neighbourhood plan was agreed so that all new properties had a footpath as a condition outside the front of their property and this did not respect that plan'. Subsequent to their meeting it has been confirmed that the above represents an objection to the application.
- 5.2 **Cambridgeshire County Council Highways Authority:** Initially requested tapers to both sides of the access and noted that the shared access should be sealed and drained 5 m x 10m.
- Following submission of a revised drawing confirm 'no highway objections subject to [...] conditions.'
- 5.3 **North Level Internal Drainage Board:** 'North Level District IDB has no comment to make with regard to this application'.
- 5.4 **Environment & Health Services (FDC):** '[...] note and accept the submitted information and have 'No Objections' to the proposed development. The proposal is unlikely to have a detrimental effect on local air quality or the noise climate. I note that our response to the full application at this site, F/YR21/0248/F, includes a condition for unsuspected ground contamination. Therefore, I would also recommend the [unsuspected contamination] condition should be imposed.'
- 5.5 **Local Residents/Interested Parties:** None received

6 STATUTORY DUTY

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

7 POLICY FRAMEWORK

- 7.1 **National Planning Policy Framework (NPPF)**
Paragraph 2 - Applications must be determined in accordance with the development plan unless other material considerations indicate otherwise
Paragraph 10 - Presumption in favour of sustainable development

Paragraph 12 - Applications must be determined in accordance with the development plan unless other material considerations indicate otherwise

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

Paragraphs 55-56 - Outline the tests to be applied with regard to conditions

7.2 National Planning Practice Guidance (NPPG)

Use of Planning Conditions - Paragraph: 003 Reference ID: 21a-003-20190723

7.3 National Design Guide 2019

Context: C1 - Relationship with local and wider context

Identity: I1 - Respond to existing local character and identity and I2 - Well-designed, high quality and attractive

Built Form B2 - Appropriate building types and forms

Homes and Buildings: H1 - Healthy, comfortable and safe internal and external environment and H3 - Attention to detail: storage, waste, servicing and facilities

7.4 Fenland Local Plan 2014

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP12 – Rural Areas Development Policy

LP15 – Facilitating the Creation of a More Sustainable Transport Network in Fenland

LP16 – Delivering and Protecting High Quality Environments across the District

7.5 Parson Drove Neighbourhood Plan 2020

Policy 5 – Road and Pedestrian Safety

8 KEY ISSUES

- **Principle of Development**
- **Appearance, layout and scale**
- **Materials**
- **Residential amenity**
- **Access and Highways**
- **Landscaping**
- **Other matters**

9 BACKGROUND

- 9.1 Outline planning permission was granted on appeal under APP/D0515/W/18/3202467 following refusal of F/YR17/1148/O; this submission having been refused for the following reasons:

(1) The proposed development would result in development located in the open countryside and does not constitute limited infilling. There will be moderate economic benefit, with some, albeit limited, opportunity for social cohesion. Any benefits would not outweigh the significant adverse environmental impacts arising from the limited services and facilities available in Murrow and the distance from the site to these. As such, the proposal is considered unsustainable development contrary to the aims and objectives of the NPPF.

(2) Policy LP16 (d) requires development to contribute to local distinctiveness and the character of the area, and would not allow development that adversely

impact on the street scene, settlement pattern or the landscape character of the open countryside. The development proposal would result in development that would be out of keeping with the rural location and the would result in unacceptable changes to the character of the area which fails to enhance its local setting and adversely impacts on the landscape character of the surrounding area. The development is therefore considered to be contrary to Policy LP16 of the Fenland Local Plan and aims and objectives of the NPPF.

(3) The proposal would not constitute limited infill, nor be of a shape and in a location that is in keeping with the core shape of the settlement and would therefore be harmful to its character and appearance. The proposal would therefore be contrary to the provisions of Policy LP12.

- 9.2 The Inspector allowed the appeal as it was considered that the site was sustainable in a rural village context and constituted infill development that would not be detrimental to the character of the area. It is also noted that the Inspector discounted the request by the LHA that a footway condition be imposed.
- 9.3 It is noted that there is a pending application relating to the site, which includes the area of paddock that was previously excluded from the outline application site red line. This submission has been superseded by the current proposal as following an objection from the Parish Council, and guidance from the LPA that the matter of footway provision would have to be revisited as part of a full submission the agent/applicant decided to revert back to the original outline and submit a reserved matters scheme as the issue of a footway had previously been discounted by the Planning Inspector; it is against this backdrop that the current application must be considered.

10 ASSESSMENT

Principle of Development:

- 10.1 The principle of development has been firmly established by virtue of outline planning permission and it is on this basis the scheme details are considered. It is however necessary to assess matters of access, appearance, landscaping, layout and scale in accordance with Local Plan policies LP2, LP12 and LP16 and the NPPF and NDG.

Appearance, layout and scale:

- 10.2 Considering firstly matters of scale it is noted that 115 Back Road Murrow has an overall height of 8.35 metres, with its neighbour 117 to the east being circa 8.7 metres to ridge. There is an intervening dwelling situated between 115 and Plot 4 this is a single storey barn conversion set back some 45 metres from the back edge of the Back Road carriageway, thereby occupying a secondary position in the street scene.
- 10.3 Given the separation achieved between the existing and proposed dwellings no concern is raised relating to scale in so far as it relates to height, whilst the proposed dwellings will be taller than the neighbouring properties the set back of the dwellings is such that this may be absorbed without adverse consequence to the street scene.
- 10.4 Similarly the overall mass in terms of the individual widths of the dwellings proposed aligns with other properties along Back Road when considering the

main sections of the properties. Whilst the garaging elements do result in increased widths these adopt a lesser ridge height thereby reducing the overall mass and do not appear disproportionate with other dwellings along the Back Road frontage when viewed in the context of the individual plots.

- 10.5 Overall, the scheme is considered compliant with Policy LP16 in terms of its design and how it will sit within the locality as such a favourable recommendation may be forthcoming in this regard as compliant with Policies LP12 and LP16 of the FLP (2014)

Materials

- 10.6 The materials selected are appropriate to the setting noting that terracotta and red hues are evident within the immediate locality.

Residential Amenity:

- 10.7 The dwellings are delivered on a linear alignment and whilst Plots 1 & 2 will have a window in the first floor of their flank elevations this will serve en-suite accommodation. There are no first-floor flank windows in either Plots 3 & 4.
- 10.8 Whilst there will be a level of overlooking with regard to Plot 4 and the barn conversion to the north-east which has windows serving its lounge and kitchen in the rear elevation this will be at a very oblique angle and as such not significant in terms of impact.
- 10.9 Each plot makes provision for private amenity space in accordance with the minimum standards specified under LP16(h). No mention is made of bin collection provision and it is clear that the travel distance of the refuse bins will exceed the distances specified in the RECAP guidelines however there is an extant outline planning permission in place and suitable space adjacent to the highway on which refuse bins could be placed on collection days.
- 10.10 No issues are identified with regard to residential amenity and as such the scheme is deemed compliant with Policies LP2 and LP16 of the FLP (2014).

Access and Highways

- 10.11 The access details have been accepted by the LHA and appropriate provision is made for parking within each plot to accord with Appendix A of the FLP as such the scheme complies with Policy LP15 of the FLP.
- 10.12 It is noted that Policy 5 of the Parson Drove Neighbourhood Development Plan requires that schemes should make provision for adequate footways, and especially highlights Back Road, Murrow as an area where there is a deficit in such provision. However this matter was clearly addressed in the Appeal decision with the Inspector noting that whilst *'The Highway Authority [had] requested a condition requiring the provision of a footway along Back Road, however, on the information before me and given the relatively small scale of the scheme, I do not consider that this meets the test of necessity in this instance'*; against this backdrop and mindful that this is a reserved matters submission it is not considered that this matter may be reasonably revisited.
- 10.13 Although in more general terms it could be argued that consideration of 'means of access' should include the wider links external to the site to established

infrastructure officers are mindful of the appeal decision issued by the Planning Inspectorate which fully considered the provision of such a footpath in response to the recommendations of the Local Highway Authority as part of the appeal process.

- 10.14 Should the Planning Inspectorate not have explored this element of the proposal as part of their consideration of the appeal there may have been a legitimate opportunity to do so as part of this submission; however as this is not the case such a condition is considered to fail the tests outlined in Para 55 of the NPPF in terms of necessity and reasonableness.

Landscaping:

- 10.15 Appropriate landscaping is proposed in the context of the development noting that the existing landscaping is shown to be retained.

Other matters:

- 10.16 The standard reserved matters conditions formed part of the appeal decision relating to approval of reserved matters, submission timings and start date (conditions 1 – 3). There was also a requirement that no development would commence until a scheme of hard and soft landscaping was agreed and directing implementation of the landscaping (condition 4).
- 10.17 Similarly, there was a requirement for on-site parking details and delivery together with access construction and visibility (conditions 5 & 6)
- 10.18 It is noted that the conditions as recommended by the LHA relating to access, parking and visibility are already in place by virtue of conditions 5 & 6; and that the recommended condition relating to unsuspected contamination is again a component of the appeal decision (condition 7) as such these conditions do not need to be reimposed.
- 10.19 Finally the outline approval conditioned the appropriate response to unsuspected contamination (condition 7) and as such this condition does not require reimposition.

11 CONCLUSIONS:

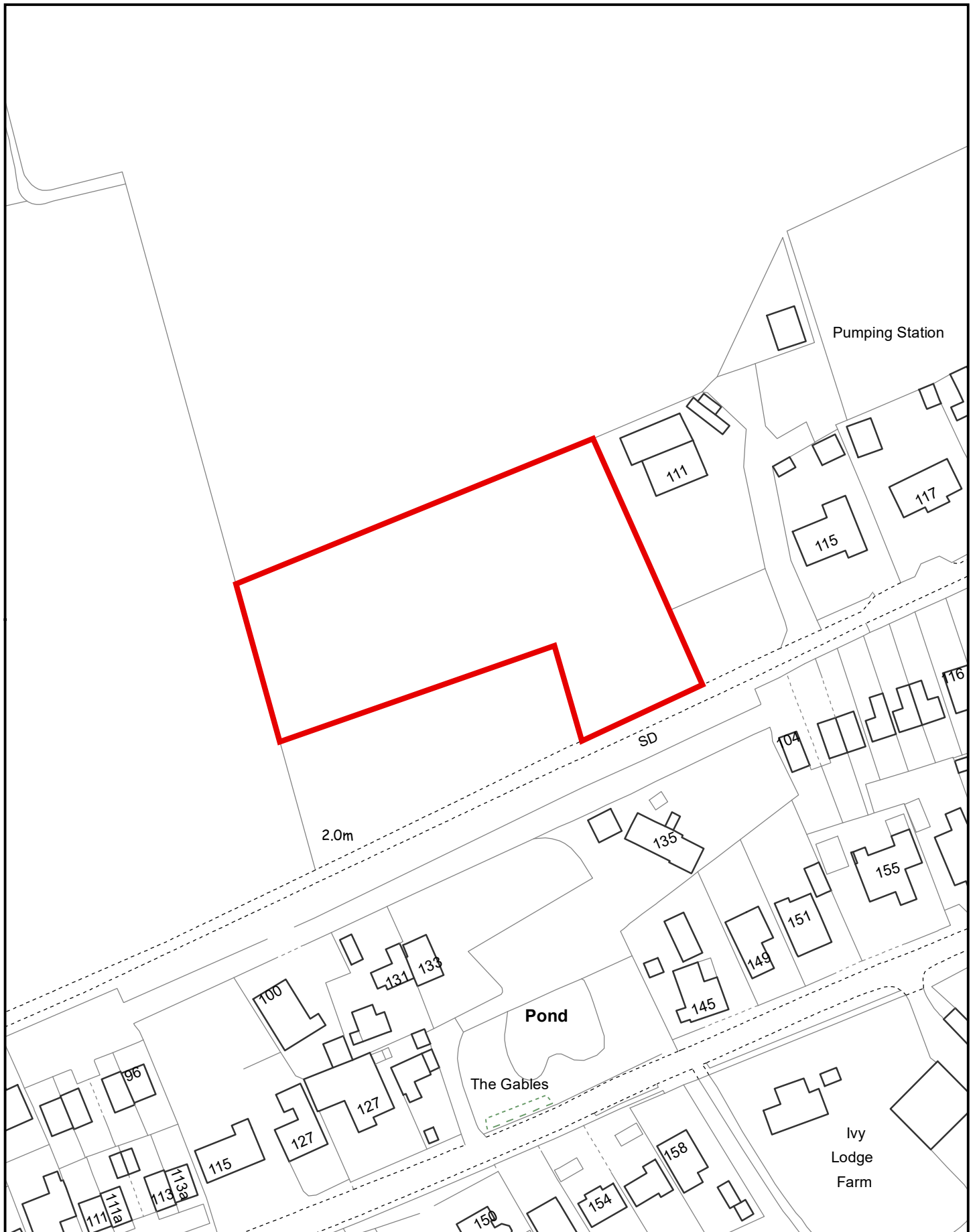
- 11.1 Overall, the proposal creates a development which responds to the opportunities and constraints of the site and to relevant planning policies. The development is not considered to have a detrimental impact upon the neighbouring dwellings and is acceptable in terms of highway safety and will provide a good quality residential environment.
- 11.2 Whilst the scheme is at conflict with the Parson Drove Neighbourhood Development Plan with regard to the provision of a footway it must be noted that the original outline appeal decision predates this document and it is considered unreasonable to place this obligation on the developer; especially given that the matter of a footway link was specifically addressed and found un-warranted in the Planning Inspector's decision.
- 11.3 The proposal aligns with the policies of the Local Plan and the NPPF. There are no other material planning considerations which would lead to the conclusion that

the proposal is unacceptable. It is therefore recommended that reserved matters approval be granted subject to conditions.

12 RECOMMENDATION: Grant

Conditions

1	<p>Before the development hereby approved is first occupied, the proposed first floor en-suite windows in the eastern elevations of the dwellings situated at Plots 1 & 2 shall be glazed with obscure glass and fixed shut to a height of no less than 1.7 metres above the floor level of the room within which it is installed and so maintained in perpetuity thereafter.</p> <p>Reason - To safeguard the amenities of the occupants of the adjoining dwelling in accordance with Policies LP2 and LP16 of the Fenland Local Plan, adopted May 2014.</p>
2	Approved Plans



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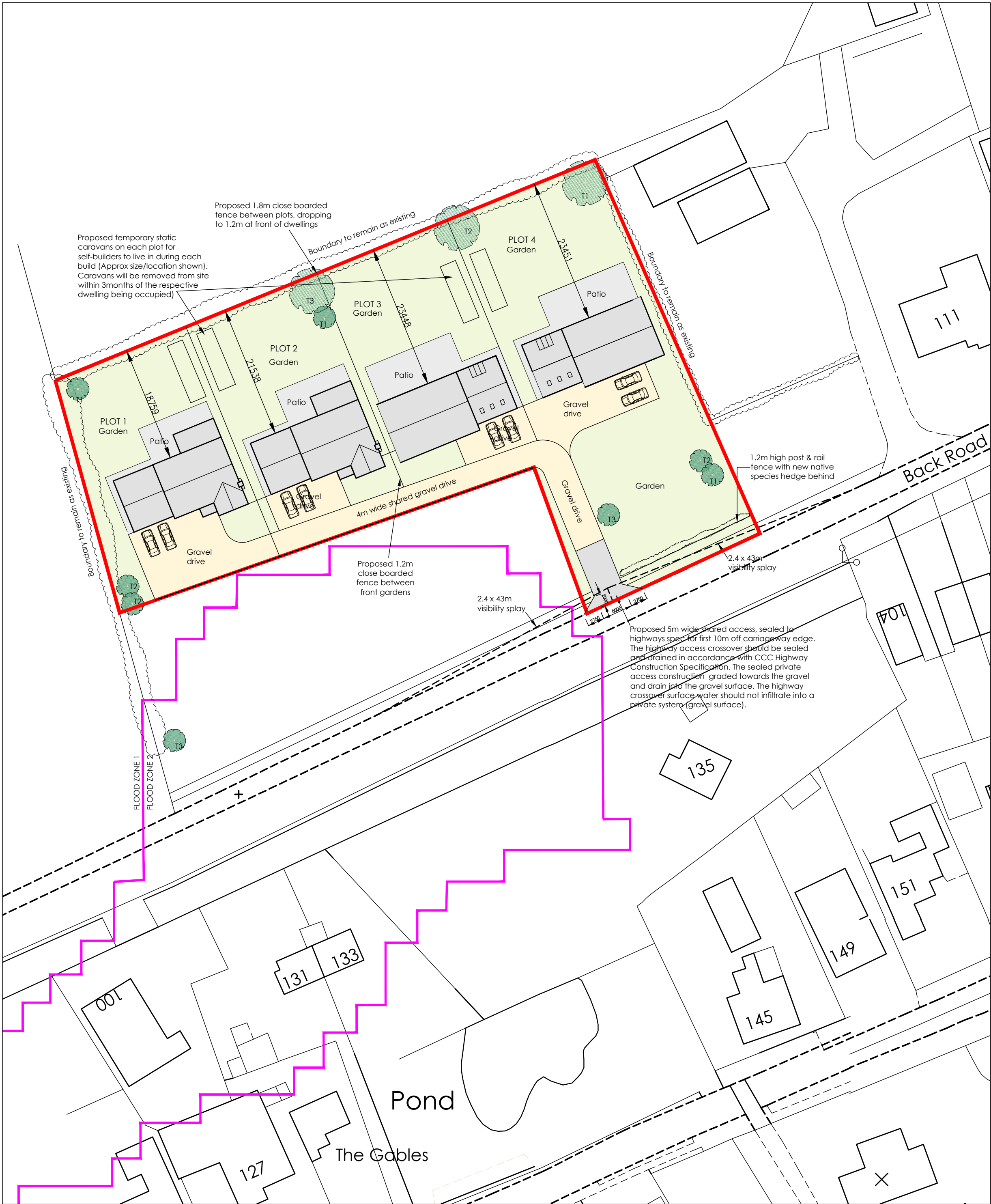
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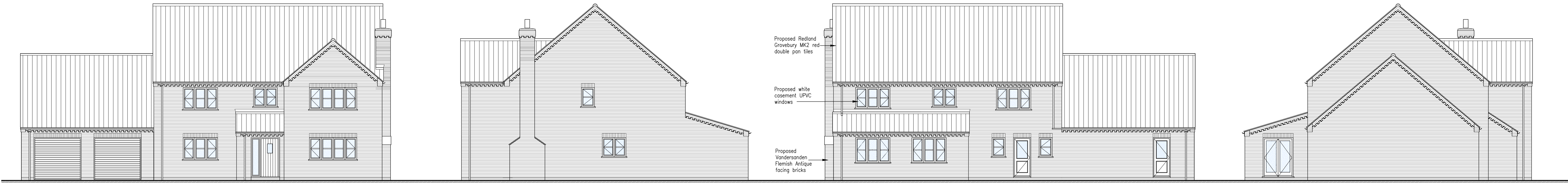
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Fenland District Council



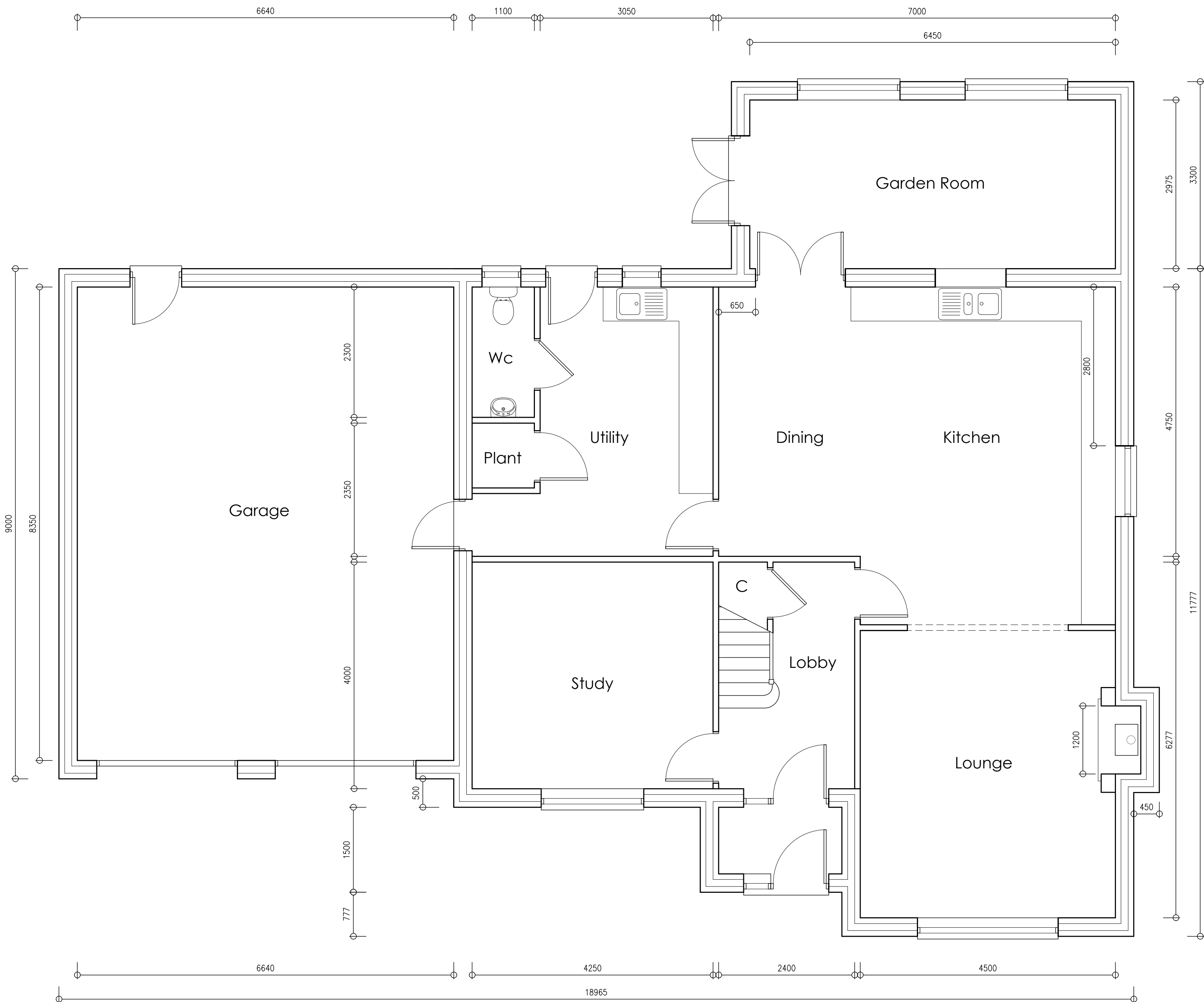


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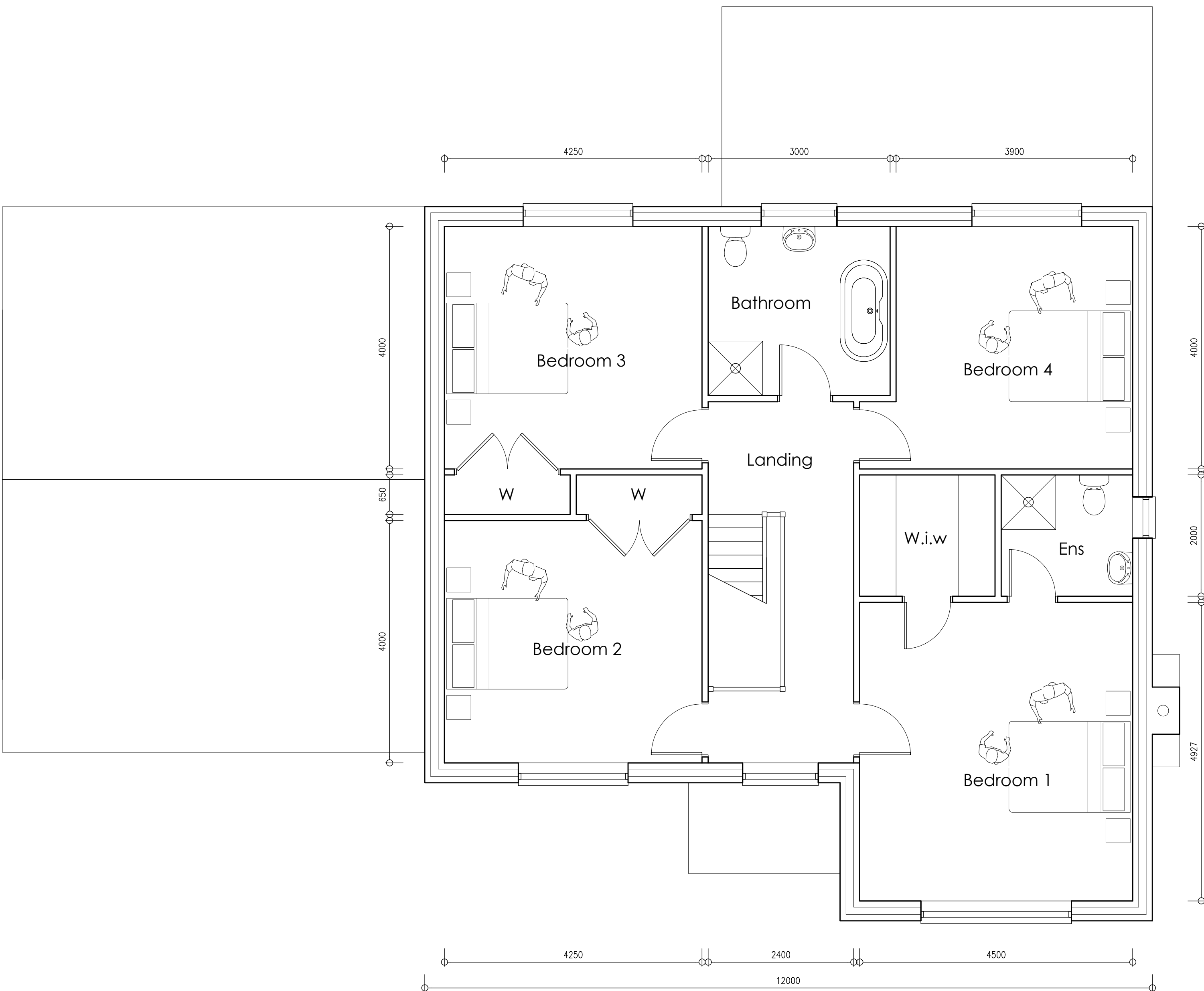
PROPOSED SIDE ELEVATION 1:100

PROPOSED REAR ELEVATION 1:100

PROPOSED SIDE ELEVATION 1:100



PROPOSED GROUND FLOOR PLAN 1:50



PROPOSED FIRST FLOOR PLAN 1:50

Peter Humphrey Associates
ARCHITECTURAL DESIGN AND BUILDING

PROJECT
Residential Development
West of 111
Back Road
Murren
PE13 4JW

CLIENT
Mr Allen

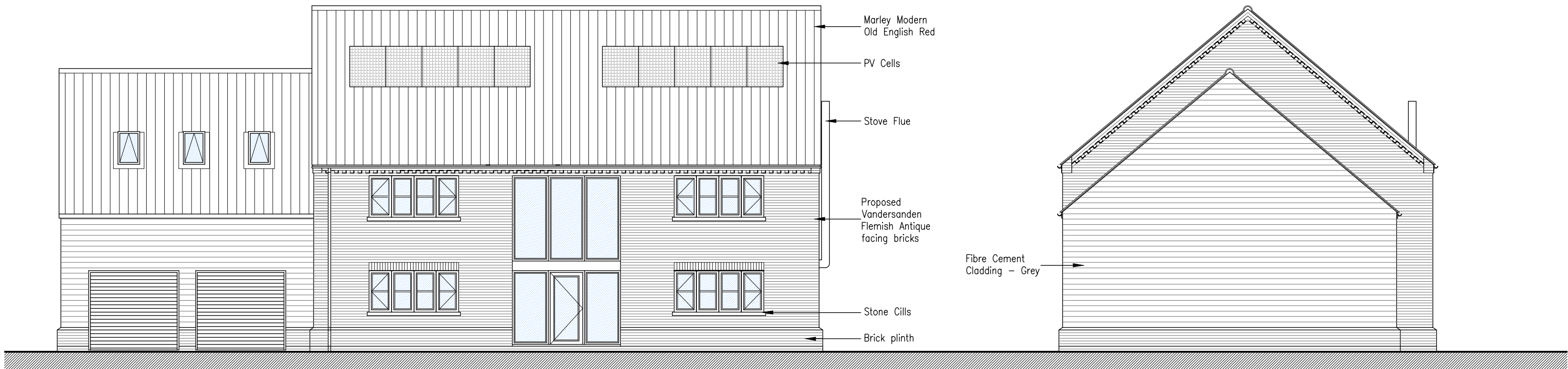
DRAWING TITLE
Planning Drawing 2 - Plot 1&2

DATE Nov 2020 SCALE AS SHOWN JOB No. 6223/02A

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31 OLD MARKET WISBECH CAMBS PE13 1AB
Planning Design Council
Building
Design Award
Category Winner 2008



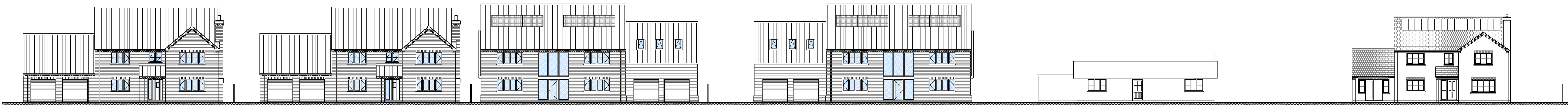
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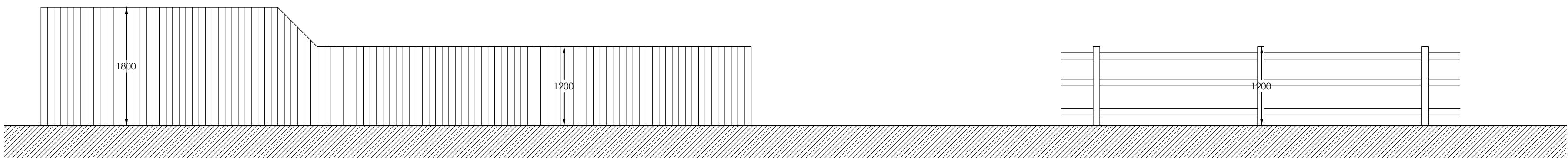


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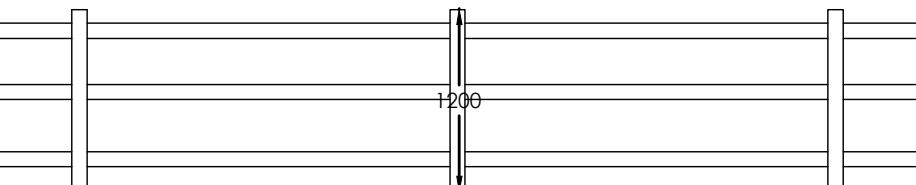
PROPOSED SIDE ELEVATION 1:100



PROPOSED STREET SCENE 1:200



PROPOSED SIDE BOUNDARY FENCE DETAIL 1:50



PROPOSED FRONTAGE FENCE DETAIL 1:50

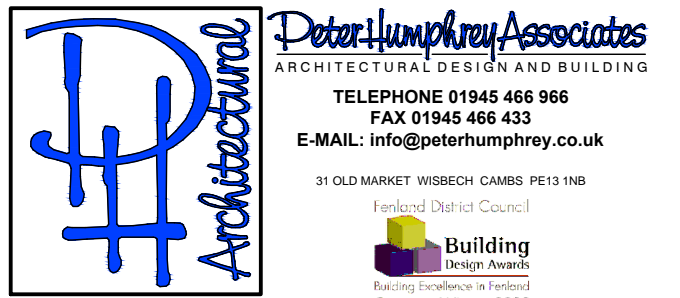
PLOT 4 (PLOT 3 SAME BUT HANDED)

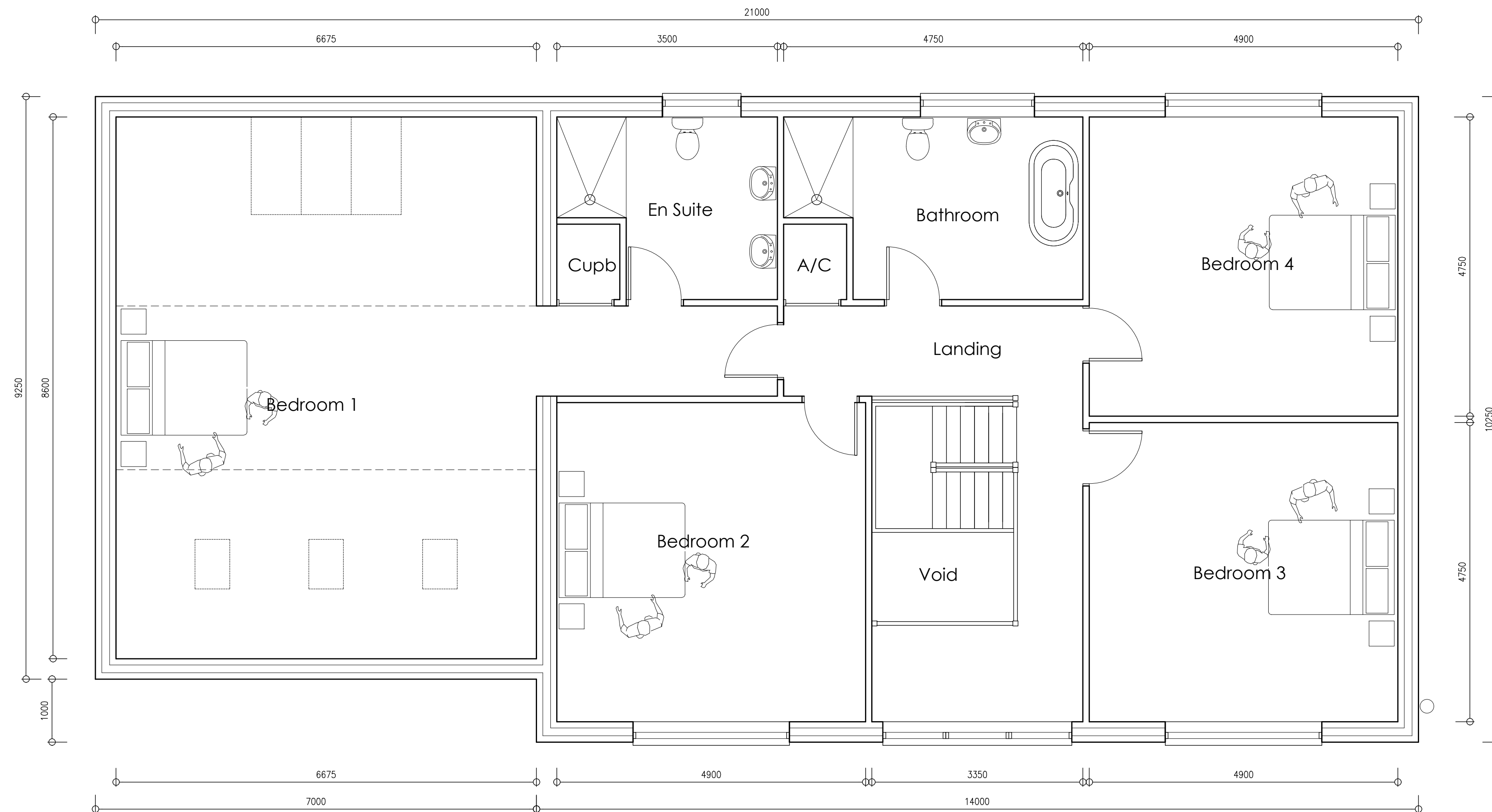


PROJECT
Residential Development
West of 111
Back Road
Murrow
PE13 4JW
CLIENT
Mr Allen

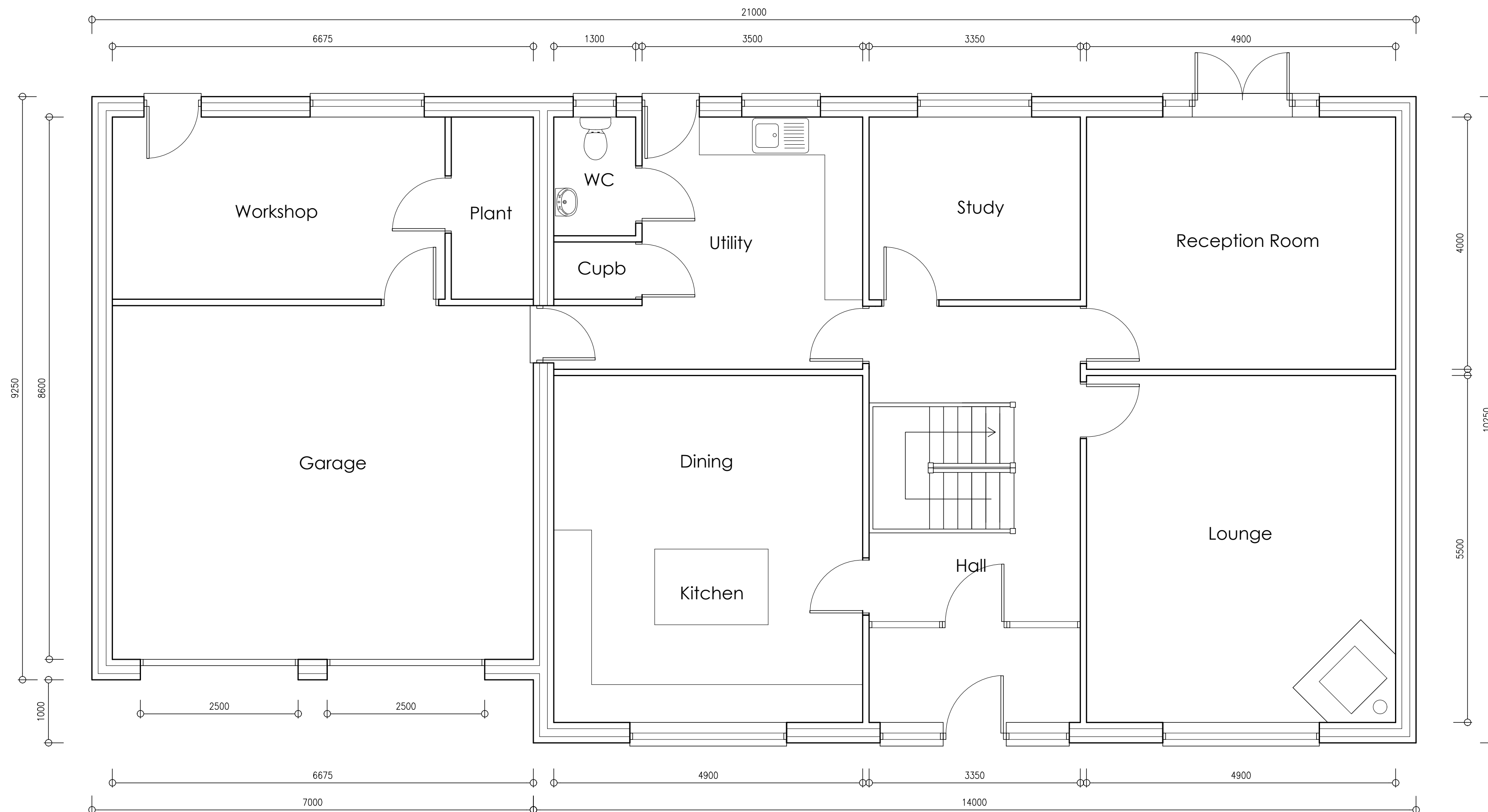
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Planning Drawing 4 - Plot 3 & 4 part 2
DATE Nov 2020 SCALE AS SHOWN JOB No: 6223/04E

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PROPOSED FIRST FLOOR PLAN 1:50



PROPOSED GROUND FLOOR PLAN 1:50

PLOT 4 (PLOT 3 SAME BUT HANDED)



PROJECT
Residential Development
West of 111
Back Road
Murrow
PE13 4JW
CLIENT
Mr Allen
DRAWING TITLE
Planning Drawing 3 - Plot 3 & 4 part 1
DATE Nov 2020 SCALE AS SHOWN JOB No. 6223/03C



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F/YR21/0680/FDC

**Applicant: Mr Justin Wingfield
Fenland District Council**

**Agent : Mrs Molly Middleditch
Wilby and Burnett**

Site Of Former 24, High Street, Wisbech, Cambridgeshire

Erect a 4-storey building (comprising of 7 x 1-bed flats with retail floorspace at ground level) involving the demolition of a wall within a Conservation Area

Officer recommendation: Grant

Reason for Committee: Fenland District Council are the landowner and applicant.

1 EXECUTIVE SUMMARY

- 1.1 This application proposes the redevelopment of a vacant and derelict site situated within the Wisbech Conservation Area. It will deliver a mixed retail and residential scheme providing a ground floor retail unit and 7 units of residential accommodation; 6 x 1-bedroom flats and 1 x studio flat.
- 1.2 The scheme has been developed as part of the Wisbech High Street Project which is a Heritage Lottery Funded Townscape Heritage project focusing on improving the High Street townscape by addressing derelict buildings/sites and making general improvements to buildings. The Wisbech High Street Project was awarded £1.9million pounds of funding in 2016 and the project to rejuvenate the High Street is set to last 5 years. 'The Gap' at 24 High Street has been owned by Fenland District Council since 2010 and it is a priority site under the Wisbech High Street Project.
- 1.3 Although initially the plans for 'The Gap' focused on bringing this space to life by developing the area as 'an inspiring piece of public realm' these plans have been superseded by this current scheme which will see this derelict site, located in the heart of Wisbech Conservation Area, being brought back into active use through the delivery of housing which will, along with the proposed retail unit, contribute to the vitality and viability of the town centre whilst also securing an uplift in the environmental quality of the area.
- 1.4 Pre-application discussions have been undertaken and the submission largely accords with the considerations of the project group which in turn has facilitated a positive recommendation for this proposal.
- 1.5 The application is recommended for approval as set out in the body of the report below having due regard to the duty in law under S16 Planning (Listed Buildings and Conservation Areas) Act 1990 and also the requirements of the National Planning Policy Framework 2019 and Policy LP18 of the Fenland Local Plan 2014.
- 1.6 Matters of flood risk, highways, residential amenity, security and servicing have also been considered alongside heritage and character considerations and it is considered that the scheme aligns with the relevant policy

framework; whilst it will be necessary to secure further details with regard to materials and servicing this may be achieved through the imposition of conditions.

2 SITE DESCRIPTION

- 2.1 The site is located at 24 High Street, Wisbech, which is a 'gap' site on the west side of High Street in an otherwise continuous street scene of adjoining buildings.
- 2.2 The site is located within Wisbech Conservation Area and is adjacent to 23 High Street which is a Grade II Listed Building. There are many other Listed Buildings within the High Street and also within the immediate vicinity of No. 24.
- 2.3 No.24 partially collapsed in the late 1980's and was de-listed on 31 October 2010 resulting in the building/site no longer being Listed. The site is now vacant with no building situated there with the last remaining buildings to the rear of the site having been demolished a couple of years ago due to structural instability. The once adjoining buildings at Nos. 23 & 25 have been propped up with steelwork to protect their own stability and the former basement to No. 24 remains as a void in the site.
- 2.4 There is a rear pedestrian access from Nene Quay which also incorporates access to neighbouring properties.
- 2.5 The site is within the 'Primary Shopping Area' for Wisbech and forms part of the 'Primary Shopping Frontage' of Wisbech; in addition, it is designated a Flood Zone 1 area.

3 PROPOSAL

- 3.1 The proposal seeks full planning permission for a replacement building on the site. The proposed building comprises four-storeys delivering a retail unit, 7 flats and communal facilities.
- 3.2 At ground floor there will be a small retail unit (24 square metres) with a storage area that is accessed from the High Street. Also accessed from the High Street, through a separate entrance, will be a passageway for residents of the seven flats. This passage will lead through the building to a protected stairwell with access to cycle storage and a ground floor studio flat. The studio flat consists of a living room / kitchen / sleeping area and a separate shower room and storage cupboard.
- 3.3 There will be an external door to the rear passage from the communal stairwell to Nene Quay which will be the primary fire escape route for the residential units. Further along the external passage to the rear of the site is a secure waste storage area.
- 3.4 Accommodation on the first, second and third floors will mirror each other with the exception of the third floor which will incorporate an access hatch from the communal stairwell onto the roof space for maintenance purposes, and at first floor there will be an external door onto the lightwell, also for maintenance purposes.
- 3.5 The layout of accommodation on each of these floors will consist of the communal protected stairwell, with access to two one-bedroom flats. The flats will

each have a separate bedroom, shower room, kitchen / living room and service cupboard where the electric heating system will be located. The shower rooms in each flat will have extract ventilation to the roof but all other rooms will have natural light and ventilation.

- 3.6 The flats on each floor which front the High Street will have a lightwell to provide the natural light and ventilation to the bedrooms and lobby areas.

Full plans and associated documents for this application can be found at:
[F/YR21/0680/FDC | Erect a 4-storey building \(comprising of 7 x 1-bed flats with retail floorspace at ground level\) involving the demolition of a wall within a Conservation Area | Site Of Former 24 High Street Wisbech Cambridgeshire \(fenland.gov.uk\)](#)

4 SITE PLANNING HISTORY

F/YR19/3112/COND	Details reserved by conditions 3, 4, 5 and 6 of Planning Permission F/YR19/0257/F	Approved 28.11.2019
F/YR19/0257/F	Demolition of existing building in Wisbech Conservation Area and erection of 3 No. temporary storage/toilet buildings and provision of decking for site storage and visitors welfare facilities	Granted 18.07.2019
F/YR17/1198/FDC	Installation of structure to facilitate an area of public realm for use by the community at ground floor and the formation of a 12.5 metre high viewing platform	Granted 01/03/2018
F/99/0625/F	Erection of 6 x 2 bed flats and 1 x 1-bed flat	Granted 22/3/2000
F/92/0482/LB	Underground works to strengthen and support proposed reconstruction of carriageway	Granted 26/11/1992
F/1099/88/F F/1060/88/LB	Reconstruction of partly collapsed building for retail on ground floor with ancillary cellar storage and 3 self-contained flats above	Granted 11/10/1988
F/0573/88/LB	Demolition of front elevation (all that remains after a partial collapse)	Withdrawn
F/0560/87/F F/0561/87/LB	Alterations to shop including removal of shopfront and chimney stack	Granted 21/9/1987

5 CONSULTATIONS

- 5.1 **Town Council:** Recommend that *'the application be supported, subject to the proposed works according with the professional opinion of FDC's Conservation Officer'*.

- 5.2 **Conservation Officer (FDC):** *'Approve subject to conditions'* (for detailed comments please refer to Heritage section of this report).
- 5.3 **Wisbech Society:** *'The Wisbech Society fully supports this application as part of the HLF supported Townscape Heritage Project in the High Street. The society recognises Wisbech's need of good quality accommodation that gives the tenant their own 'front door' and independent living accommodation in tandem with retail space and, in this way, this development will help ensure the long term sustainability of the High Street.*
- The society also agrees with the 'conditions' set out by the FDC Conservation Officer.'*
- 5.4 **Business and Economy Team:** *'No objections'*
- 5.5 **Environment Agency:** *'We have reviewed the information submitted and have no comment to make on this application'.*
- 5.6 **CCC Highways:** *'The proposal is in a sustainable town centre location and replaces an existing building. The development proposal results in no material highway impact. I have no highway objections'.*
- 5.7 **FDC Environmental Health:** *'The Environmental Health Team have read the submitted information and have 'No Objections' in principle to the proposed scheme.*

The application site lies central to the historic central business district within the town of Wisbech. Sharing such areas with sensitive or otherwise residential uses, will require greater measures to control adverse impacts such as noise and odour from a variety of different sources such as early morning deliveries. In such areas where noise or other forms of pollution might be an issue, greater emphasis on ventilation will be required so that an acceptable living environment can be achieved; where windows are to be kept closed for reasons due to noise or odour for example, additional provision in the form of a mechanical ventilation system may be necessary along with enhanced glazing specification to address unwanted noise potential. As the intention is to redevelop a site to provide sensitive end use, measures should also include the correct level of insulation to ensure thermal comfort can also be achieved. We note from the submitted information measures to address ventilation has been covered.

The proposed external appearance is stated to include timber sash windows. We note the absence of window specification so would advise as the proposed development is to be built within an established commercial district, windows with a suitably high sound reduction index should be fitted so that an acceptable internal noise level can be achieved inside the property.

We have observed from the submitted information that contamination is unlikely to be an issue at the application site. While we note there is little information detailing historical use of the previous structure or information that describes or otherwise characterises current ground conditions, we would recommend the 'Unsuspected Contamination' condition being imposed in the event planning consent is granted, to protect the interests of the environment but also the health of site workers and future occupiers.

This proposal seeks to provide ground floor residential accommodation. Also proposed for the ground floor is to be an integral waste bin store. This service considers the sharing of such facilities with sensitive use in a confined area, could be detrimental for those who occupy the proposed ground floor flat terms of unwanted noise, odour and air-borne dust unless properly managed or designed from the outset. Such concerns are widely accepted as sources of nuisance and contributors to a decline in human health. To prevent human health or the environment being adversely affected, we request the councils' Waste services be invited to comment on the proposed waste storage to determine if a waste service can be offered to future occupiers at this location.

As the redevelopment seeks to provide residential accommodation, we would ask for the councils private sector housing team also be invited to comment to ensure the design and specification meets latest housing criteria.'

- 5.8 **Crime and Design Team (Cambridgeshire Police):** *'This office has reviewed the above application and in terms of community safety and reducing vulnerability to crime are supportive. We would ask for more detail on any external lighting plans and more detail on access control for the apartments when they are available so we can comment. The proposed layout is acceptable. No further comments at this time'.*

- 5.9 **FDC Waste Team:** *'With regards to the bin store and comments from Environmental Health I would suggest that as the bin store appears to be covered and enclosed which would reduce nuisance and risk to public.*

A private waste collection may be suggested due to the limited space to contain bins for the commercial and residential waste separately? Requirements for the residential element can be seen below and this would leave little room for separate commercial bins and storing in the same area could lead to issues with residents using the retail units bins and vice versa. A private collection could be designed to suit the needs of the whole site.

Regarding the bin store for the 7 residential properties 4 x 660 litre wheeled bins (2 general waste, 2 recycling) would be required for an alternate weekly collection. These are 140cm wide x 77cm deep and there appears to be sufficient space to contain. The bin store would also require:

- *Enough space to enable each bin to be moved independently, i.e. without moving other bins.*
- *Sufficient clearance provided to allow full opening of container lid.*
- *Minimum working headroom of at least 2m (where compound is covered).*
- *150mm clear space between and around containers.*
- *A mechanism for holding doors open (door hooks)*
- *Adequate door widths: This is likely to be a minimum of 20cm in addition to the widest bin contained in the bin store.*
- *Keypad security entry (no keys)*
- *Suitable surfaces to allow movement of bins (steps avoided, smooth and solid surface).'*

- 5.10 **FDC Private Sector Housing team:** *'I would encourage the use of materials which provide maximum noise insulation to reduce the interference to the ground floor occupants together with a keypad entry system to avoid entry by unauthorised persons. I am assuming that CFRS have commented re the*

appropriate fire separation between the bin store and the residential accommodation'. No other concerns identified.

5.11 Local Residents/Interested Parties: None received

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.

7 POLICY FRAMEWORK

7.1 National Planning Policy Framework (NPPF)

Para 10 – Presumption in favour of sustainable development

Para 47 – Applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise;

Para 55 – conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development permitted, enforceable, precise and reasonable in all other respects.

Chapter 5 – Delivering a sufficient supply of homes

Chapter 6 – Building a strong, competitive economy

Chapter 7 – Ensuring the vitality of town centres

Chapter 9 – Promoting sustainable transport

Chapter 11 – Making effective use of land

Para 124 – Good design is a key aspect of sustainable development;

Para 127 – Planning policies and decision should ensure developments are sympathetic to local character and history;

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

Chapter 16 – Conserving and enhancing the historic environment

Para 189 – In determining applications, local planning authorities should require an applicant to describe the significance of any heritage asset;

Para 190 – Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal;

Para 196 – Where a development 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 securing its optimum viable use.

7.2 National Planning Practice Guidance (NPPG)

7.3 National Design Guide 2019

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

C2 – Value heritage, local history and culture

I1 – Respond to existing local character and identity

I2 – Well designed, high quality and attractive

I3 – Create character and identity
U1 – A mix of home tenures, types and sizes
H1 – Healthy, comfortable, and safe internal and external environment
H3 – Attention to detail: Storage, waste, servicing and utilities
R1 – Follow the energy hierarchy
R3 – Maximise resilience
L1 – Well managed and maintained

7.4 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
LP5 – Meeting Housing Need (Part C – Meeting wider housing need)
LP6 – Employment, Tourism, Community Facilities and Retail
LP14 – Responding to Climate Change and Managing the Risk of Flooding in Fenland (Part A – resource use, renewable energy and allowable solutions)
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
LP18 - The Historic Environment

8 KEY ISSUES

- **Principle of Development**
- **Character, visual amenity and Heritage considerations**
- **Residential amenity, including space standards**
- **Highway considerations**
- **Other matters**

9 ASSESSMENT

Principle of Development

- 10.1 The site is located within Wisbech which is identified as being one of the key settlements for housing growth as such LP3 would support the principle of a mixed commercial/residential uses in this location. As identified within the submission *‘the small one-bedroom flats proposed will provide the opportunity for people to live independently in a cost-effective location without the communal facilities of a house share or HMO’*; this would align with the aims of Policy LP5 of the FLP in terms of meeting wider housing need.
- 10.2 It is further acknowledged that the retention of retail/commercial floorspace at ground floor would accord with Policy LP6 and align with the aims of both National and Local Planning Policy with regard to promoting the vitality and viability of the town centre.
- 10.2 It is also necessary to consider the overall constraints of the site and the schemes implications in terms of flood risk, highway and pedestrian safety, crime and safety and residential amenity, together with the appropriateness of the proposal in terms of its likely impact on the Wisbech Conservation Area and the adjacent listed buildings.

Character, visual amenity and Heritage considerations

10.3 Comprehensive comments have been provided by the FDC Conservation Officer relating to both heritage and character considerations and these are reproduced in full below as they give an expansive and reasoned response to the proposal by:

- (i) Setting the scene in terms of the evolution of its details
- (ii) Providing the rationale behind the scheme development, with specific reference to how it aligns with the Wisbech 'High Street' project
- (iii) Assessing the proposal in terms of its 'townscape' and 'heritage' fit
- (iv) Providing a site-specific evaluation of the scheme details

10.4 The FDC Conservation Officer notes that:

'The site is located within the heart of the Wisbech Conservation Area along one of the town's principal shopping streets. Adjacent to the site is 23 High Street which is a grade ii listed building. Further listed buildings exist along High Street within close vicinity of the gap site and these are 11 High Street (grade ii), 12 High Street (an application has been made to Historic England to de-list since the demolition under F/YR19/0510/LB) which stand opposite and 19 High Street (grade ii) also on the opposite side of the street. Within the immediate area around the gap site (a radius of 70m (being the length of the High Street from the gap site to Market Place)) are a further 10 listed buildings namely 21 Market Place (grade ii), 22 Market Place (grade ii), 1 High Street (grade ii), The Rose & Crown Inn (grade ii), 3 – 5 Nene Quay (grade ii), Clarkson Memorial (grade ii*), Wine Vaults (grade ii), 1-3 Bridge Street (grade ii) 7-9 York Row (grade ii) and 10 York Row (grade ii). Within the wider area around the site and within the conservation area, which is potentially affected by long range impacts of this proposal, are a further 100+ listed buildings situated along North Brink, South Brink, Old Market, Crescent area and Market Place.*

It is understood that "The Gap" has existed since the late 1980's when the early 19th century listed building that had previously occupied the front of the site fell down. The early 19th century building which collapsed was a grade ii listed building and was originally listed on 31st October 1983. It is apparent that only the front part of the building collapsed, and an element of the structure survives to the rear of the site. 24 High Street was, however, officially delisted on 18th May 2010 and the building/site is no longer "listed".

High Street, Wisbech is currently the focus of a live Heritage Lottery funded Townscape Heritage project; in Summer 2016 the HLF awarded £1.9 million to the Wisbech High Street project, a project which will run until 2020/2021. The HLF project focuses on the regeneration of High Street, which is an important street within the town, linking the prestigious Brinks to Market Place. This is to be achieved by a scheme to refurbish dilapidated property and bring vacant buildings back into use as well as to facilitate building improvements including addressing poor quality shop fronts and signage. It is understood that reuse of the gap site is a key element of this HLF project. Material consideration is given to this street focused regeneration context when considering this specific proposal.

Due regard is given to relevant planning history. There are a number of planning applications going back to the 1980's and 1990's which relate to this site referenced F/0560/87/F and F/0561/87/LB, F/1060/88/LB and F/1099/88/F, F/92/0482/LB and finally F/99/0625/F. Two specific applications F/0722/87/LB and F/0721/87/F relate specifically to the rear building in question and concern

proposals to convert it to residential use, specifically two dwellings, back in the late 1980s but the scheme was not implemented. Pre-application advice and an application under F/YR17/1198/FDC was submitted for the installation of a structure to facilitate an area of public realm for use by the community at ground floor and the formation of a viewing platform. An application was subsequently received and approved under F/YR19/0257/F for the demolition of the remaining elements of No. 24 and the erection of 3 temporary storage and welfare buildings.

This scheme has now been superseded in favour of the current proposal which will see a reinstatement of a traditional retail space to the ground floor with residential units above. It is also worth noting that Nos 11 and 12 High Street form a significant part of the success of the Lottery Funded High Street project, and applications for development on that site have been approved under F/YR19/0509/F and F/YR19/0510/LB.

The schemes were developed as part of the Wisbech High Street Project which is a Heritage Lottery Funded Townscape Heritage project focusing on improving the High Street townscape by addressing derelict buildings/sites and making general improvements to buildings. The Wisbech High Street Project was awarded £1.9million pounds of funding in 2016 and the project to rejuvenate the High Street is set to last 5 years. "The Gap" at 24 High Street has been owned by Fenland District Council since 2010 (referenced in the Heritage Statement) and it is a priority site under the Wisbech High Street Project. The plans for "The Gap" are focusing on bringing this space to life by developing the area as "an inspiring piece of public realm".

Due regard is given to the Wisbech 2020 Project. In 2013 the Wisbech 2020 Vision was launched which is a collaborative initiative seeking to improve Wisbech as a place to live, work and visit. The "Vision" has evolved over time and its aims and objectives are now recognized in the 2017 Wisbech 2020 Vision document. The document references Wisbech's rich heritage and under Theme 3 of its strategy it states that an action is to ensure "Wisbech's wealth of important historic architecture is protected, conserved and enhanced" (p. 16 (2017W2020).

A heritage statement has been submitted with the application. The information is sufficient to comply with paragraph 189 of the NPPF and policy LP18 of the 2014 local plan.

24 High Street exists today as a vacant plot, a gap in the High Street street scene. Within the gap there were levels of steelwork extending all 4 storeys in height and serve to prop the side elevations of 23 High Street (grade ii) and 25 High Street which abut the gap site. At ground floor level only wooden hoarding fronts the street securing the site from unauthorized access. The ground level hoarding prevents views into the site at ground level but looking up above the hoarding the steel work is clearly visible. In its current state the site is a gap in an otherwise continuous streetscene of adjoining building. It detracts from the High Street streetscene and has a detrimental impact on the character and appearance of this part of the Wisbech Conservation Area and on the setting of the neighbouring listed building. **It is within this context that this proposal is considered.**

The proposal seeks to reinstate a frontage, in keeping with the historic character of the original building, in keeping with the neighbouring listed building at no. 23, the setting of nearby listed buildings and in keeping with the character and appearance of the conservation area. The design indicates a 4-storey frontage

with a traditional shop front to the ground floor and residential units above, with sash windows under brick arches. The site will extend to the rear to provide further accommodation. Due to the location of the site and surrounding buildings, and the scale not exceeding the previous (and neighbouring) 4 storeys in height it is not felt that there would be any long views that would alter or detract from the scale and form of the high street and therefore the wider conservation area.

The proposed development is considered as having a positive beneficial impact. The submitted design is wholly in keeping with the principles of aesthetic value, in that the proposals will both provide an attractive, sympathetic and functional building that will 'plug the gap' in the streetscape and enhance the overall appearance of this part of the High Street, in line with the primary concepts and principles of the conservation area. The proposal will reproduce in essence, the appearance of the original Georgian buildings as once stood in that location. The outcome of the project (along with the project at Nos. 11 and 12 opposite) targeting the derelict site that considerably detract from the street-scene will go a long way to addressing the wider issues presented by the deterioration of the High Street and markedly enhance the appearance of the south end of the High Street.'

- 10.5 Based on the above specialist evaluation it is clear that the scheme is acceptable and welcomed in heritage terms representing as it does an appropriate solution to target this vacant site which has for some time had a negative impact on the High Street and the wider conservation area.
- 10.6 Accordingly the scheme may be deemed compliant with Policies LP16 and LP18 of the Fenland Local Plan and aligning with the aims of the National Planning Policy Framework.

Residential amenity

- 10.7 The scheme proposals are constrained by the elongated nature of the site however the layout does take full advantage of natural daylight through the placement of windows to the front and side aspects; with Flat 2 (1st floor) also featuring a balcony to its rear aspect and Flats 4 & 6 (2nd and 3rd floor) featuring Juliet balconies to their rear aspects.
- 10.8 Where it is not possible to achieve openings directly to internal rooms (i.e. shower rooms serving Flats 2, 4 and 6) extract ventilation will be provided to the roof.
- 10.9 Flats 2 to 7 will provide accommodation with a floor space of 40 or 41 square metres, with this level of accommodation being similar to that which is incorporated within the approved scheme at Nos 11-12 High Street (LPA reference F/YR19/0509/F); noting that of the 12 flats provided 9 of these are 1 bedroom units and range from 39 square metres floor space to 52 square metres with an average floor space across the 9 units being 44 square metres.
- 10.10 Whilst the studio flat proposed at ground floor level has less floor space than the other units to be provided this will, as highlighted by the agent for the scheme provide additionality into the mix of accommodation on offer. It is further noted that such 'micro-housing' is recognised as having a place within the built environment representing as it does an affordable opportunity to live centrally without having to house-share, providing residents with their own front door and the opportunity to live independently of others. It is further noted that this will be a

purpose-built new build with appropriate amenities in the form of bin storage facilities and cycle storage.

- 10.11 There is no requirement for provision of amenity space to support the development as per Policy LP16(h) and the site location is such that there are opportunities for outdoor recreation within walking distance.
- 10.12 The matters of detail highlighted as part of the consultation feedback relating to construction, noise insulation and fire safety will be matters dealt with under Building Regulations, similarly access control arrangements (as highlighted in the 'Crime and Design' section below) may be secured by condition.
- 10.13 In terms of the relationship of the property to adjoining premises no amenity issues or impacts are identified and as such the scheme achieves compliance with Policies LP2 & LP16 of the FLP (2014).

Highway considerations

- 10.14 The proposal includes provision for cycle parking but none for cars due to its town centre location. There will be a designated lockable cycle store accessed from the ground floor communal stairwell. There will be six designated secure cycle lockers, one for each flat, within the cycle store. There is also a separate secure cycle store under the staircase for the ground floor studio flat.
- 10.15 This a town centre site and as such is considered to be a sustainable location; albeit the scheme comes forward with a nil parking provision.
- 10.16 Appendix A of the Fenland Local Plan allows for a reduced car parking provision and in special circumstances a nil parking provision where sites are centrally located within Market towns and benefit from good public transport links.
- 10.17 The 'special circumstances' in this case are deemed to be the re-use of a vacant site situated in a sustainable location within one of the Primary Market Towns of the District.
- 10.18 The delivery of 7 residential units in this location must be given significant weight and the proposal aligns with the aims of Chapter 11 of the NPPF which promotes the effective use of land, and particularly Para 118 (d) which outlines the need to *'promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure)'*.
- 10.19 It is considered there is appropriate justification for delivering this scheme with a nil parking provision and as such there are no matters to reconcile with regard to car parking provision or accessibility; the scheme is therefore considered compliant with Policies LP15 and LP16 of the FLP (2014).

Flood risk

- 10.20 The site is located in a flood zone 1 area and as such is sequentially preferable for housing development accordingly there are no matters to reconcile with regard to flood risk and Policy LP14 of the FLP (2014).

Crime and Design

- 10.21 The entry point to the flats are via the High Street and as such would be afforded high levels of natural surveillance and therefore represent no issues in terms of design and security. Input has been sought from the Crime and Design Team (C&DT) of Cambridgeshire Constabulary and they have confirmed that in terms of community safety and vulnerability they are supportive of the scheme and the layout is acceptable.
- 10.22 The C&DT have recommended that details regarding external lighting and access control are forwarded to them when available and these items may be secured by condition to ensure appropriate lighting and access control. However subject to these safeguarding conditions being imposed it is considered that there are no issues to reconcile with regard to Policy LP17 of the FLP (2014).

Other matters

Servicing

- 10.23 The design and access statement and drawings highlight that to the rear of the ground floor, there is a secure bin store with separate provision of waste and recycling storage. The bins will be collected on a private collection system via the rear passage to Nene Quay. Comments from the FDC Refuse team indicate that the scheme details do not cause concern relating to the likely consequences of locating the contained waste storage area in the location as shown in terms of odour and nuisance.
- 10.24 The exact components of the refuse collection arrangements will need to be determined however this may be dealt with post decision, noting that it may be necessary for a private collection service to be employed to deal with combined residential/commercial waste. Such details could be secured by condition and as such it would appear that the scheme has the potential to fully accord with Policy LP16(f) without detriment to the amenities of future residents.

Sustainability

- 10.25 In line with Policy LP14 the scheme makes provision for the use of renewable energy with Photovoltaic panels on the flat roof to the rear of the building proposed to provide some of the energy to power the building through renewable sources. Fourteen 450Wp photovoltaic panels, angled at 10 degrees, will be installed south facing on the roof.
- 10.26 The 450Wp photovoltaic panels are considered to be the most suitable option for the site noting future maintenance requirements and having due regard to aesthetic impact.
- 10.27 Internally, water saving toilets and LED lighting will be installed in the flats, with proximity detection lighting in communal areas to avoid lights being left on for prolonged periods.
- 10.28 The use of renewable energy and other resource saving measures are welcomed and align with the requirements of Policy LP14 (Part A) of the Fenland Local Plan (2014) and the aims of the NPPF (2019)

Conditions

10.29 From 1 October 2018 section 100ZA(5) of the Town and Country Planning Act 1990 provided 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).

10.30 The agent for the scheme has been consulted on the proposed conditions identified below and an update in this regard will be given to the Committee to ensure that any consent as granted satisfies the requirements of section 100ZA(5) have been met.

The proposed conditions are as follows:

- (2) details in respect of the front façade construction
- (3) details in respect of the side and rear elevation construction
- (5) details in respect of external services

11 CONCLUSIONS

11.1 This scheme will bring forward additional housing within a sustainable location and raises no issues with regard to visual or residential amenity or heritage impacts. Furthermore, there are no highway issues or other matters that would render the scheme unacceptable in policy terms.

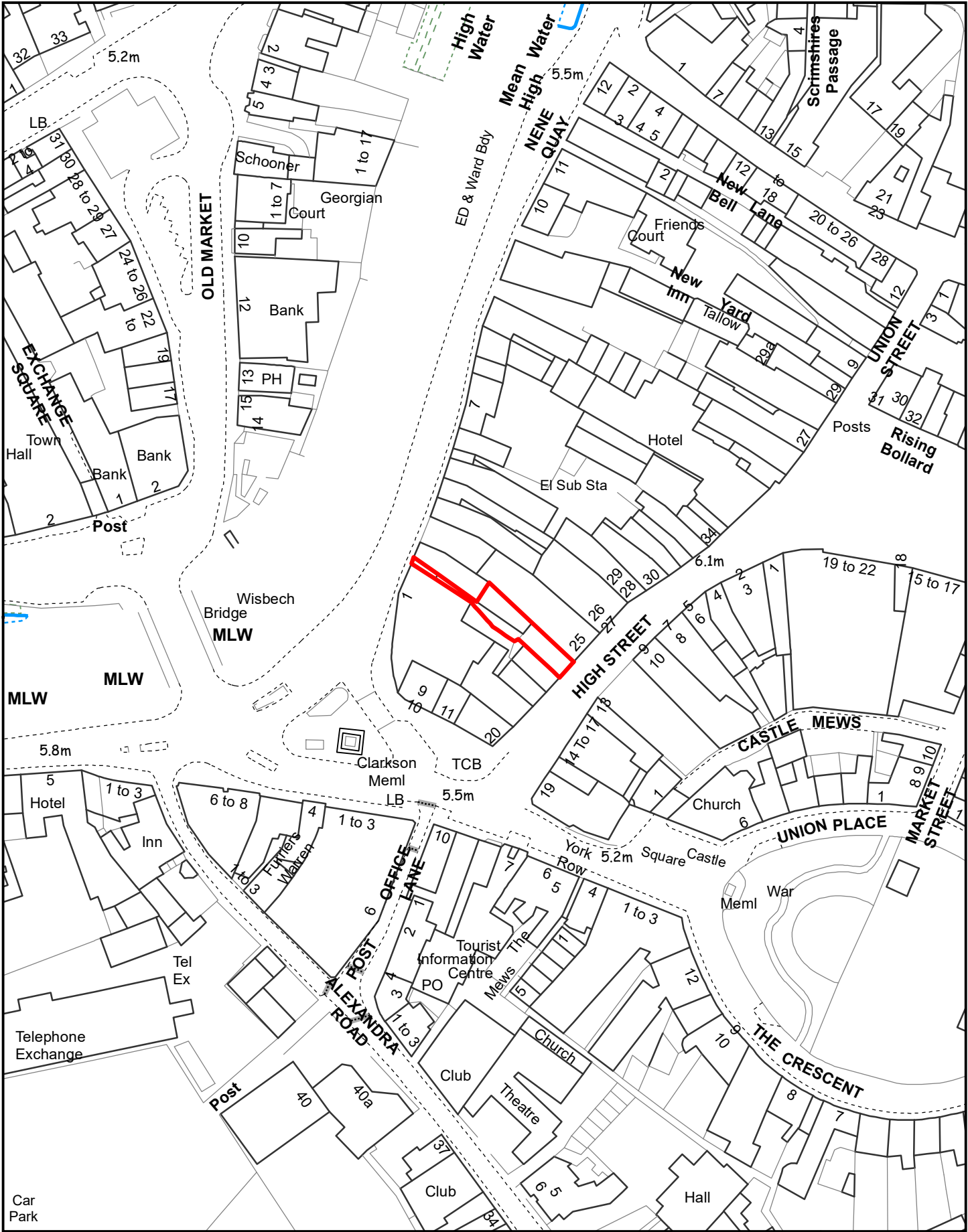
12 RECOMMENDATION: Grant

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 approved plans and prior to the commencement of development, details associated with the construction of the High Street fronting façade including:</p> <ul style="list-style-type: none">(i) brick panel (1m x 1m) presenting brick, brick bond and mortar(ii) full joinery details (scale 1:5) including vertical and horizontal sections of windows,(iii) product information for lintels,(iv) product information for cills and,(v) product information for rainwater goods <p>shall be submitted to and approved in writing by the Local Planning Authority and works undertaken in accordance with the approved details.</p> <p>Reason - To ensure that the appearance of the development is acceptable when viewed in the context of the conservation area and listed buildings as required by Policies LP16 and LP18 of the Fenland Local Plan (2014).</p>
3	<p>Notwithstanding the approved plans and prior to the commencement of development details in respect of the side and rear elevation construction,</p>

	<p>i.e.</p> <ul style="list-style-type: none"> (i) brick panel (1m by 1m) presenting brick, brick bond and mortar for the rear and side elevations, (ii) product information for windows within the rear and side elevations (iii) product information for the balcony details including decking, <p>shall be submitted to and approved in writing by the Local Planning Authority and works undertaken in accordance with the approved details.</p> <p>Reason - To ensure that the appearance of the development is acceptable when viewed in the context of the conservation area and listed buildings as required by Policies LP16 and LP18 of the Fenland Local Plan (2014).</p>
4	<p>Prior to the commencement of post demolition above ground works, details associated with the roof construction including:</p> <ul style="list-style-type: none"> (i) sample roof material, (ii) roof sections (scale 1:5) covering parapets and roofing, (iii) sample coping stone and product information for solar panels <p>shall be submitted to and approved in writing by the Local Planning Authority and works undertaken in accordance with the approved details.</p> <p>Reason - To ensure that the appearance of the development is acceptable when viewed in the context of the conservation area and listed buildings as required by Policies LP16 and LP18 of the Fenland Local Plan (2014).</p>
5	<p>Prior to the commencement of development, details of any services which may be visible on external elevations, particularly pipes and extract or ventilation equipment and utility meter boxes, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter retained.</p> <p>Reason - To ensure that the appearance of the development is acceptable when viewed in the context of the conservation area and listed buildings as required by Policies LP16 and LP18 of the Fenland Local Plan (2014).</p>
6	<p>Prior to the installation of shop frontage within the High Street fronting façade of the building full joinery details (scale 1:5) including vertical and horizontal sections of the shop front and samples of the proposed glazed stall tiles shall be submitted to and approved in writing by the Local Planning Authority and works undertaken in accordance with the approved details.</p> <p>Reason - To ensure that the appearance of the development is acceptable when viewed in the context of the conservation area and listed buildings as required by Policies LP16 and LP18 of the Fenland Local Plan (2014).</p>
7	<p>Within 6-months of the commencement of development hereby approved, a scheme for the provision of external lighting shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to commencement of use/occupation of any dwellings and retained thereafter in perpetuity.</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.
8	<p>Within 6-months of the commencement of development hereby approved, a scheme for the provision of access control to the individual flats shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to commencement of use/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>
9	<p>The cycle storage facilities detailed on drawing number 3442/SD03 shall be provided prior to the occupation of any of the residential units and retained and maintained in perpetuity thereafter.</p> <p>Reason – to provide facilities for the storage of residents bicycles in line with the aims of Policy LP15 of the Fenland Local Plan (2014).</p>
10	<p>Prior to any works above ground level, a refuse collection strategy shall be submitted to and approved in writing by the Local Planning Authority. The refuse collection shall accord with the agreed details and thereafter be retained in perpetuity.</p> <p>Reason - To ensure a satisfactory level of residential amenity and minimise any environmental impacts in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
11	Approved Plans

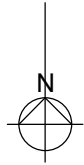



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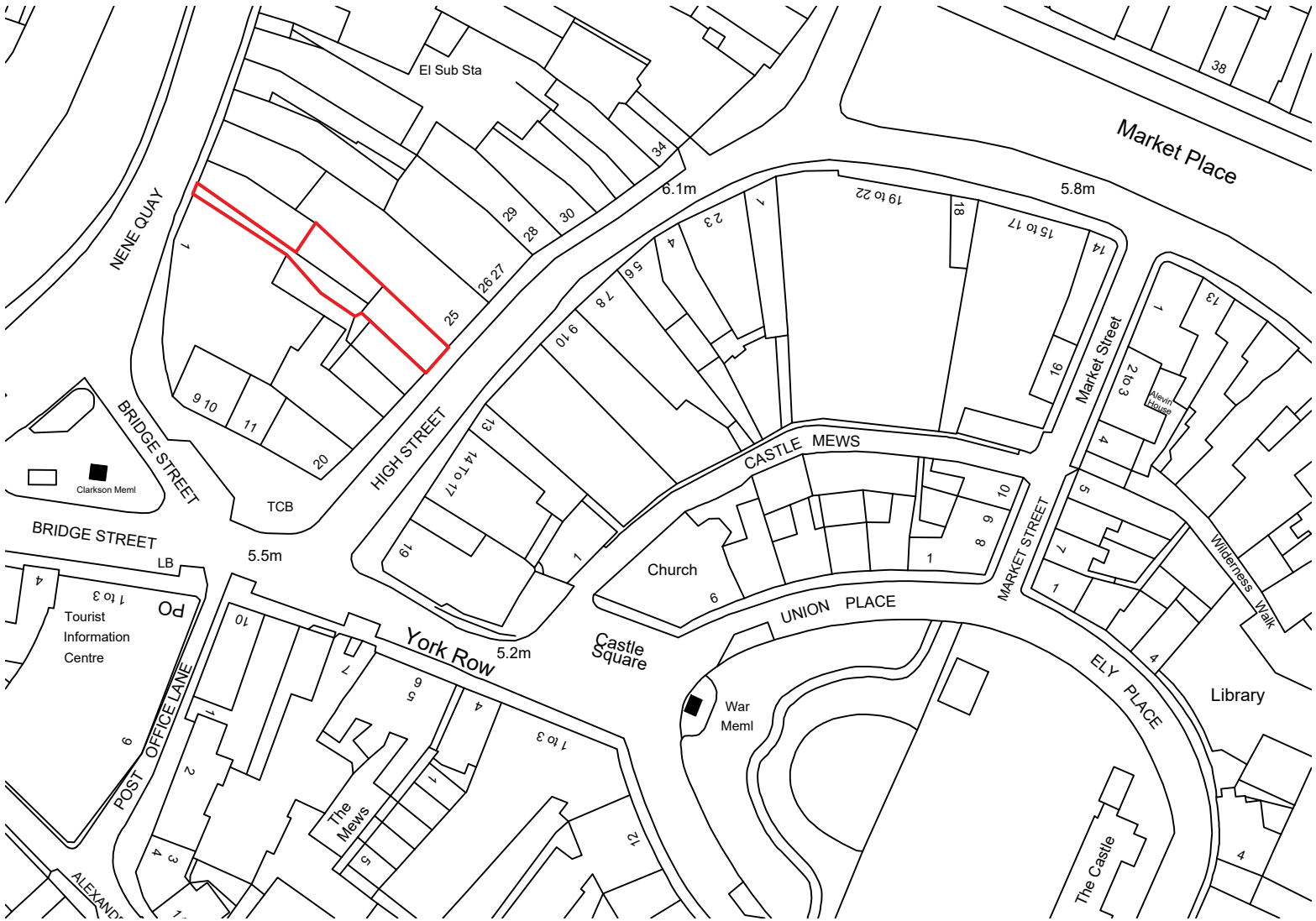
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APPROPRIATE TO BE NOTIFIED TO SUPERVISING OFFICER FOR
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 = AREA OF PROPOSED WORKS



LOCATION PLAN (1:500)

PLANNING

REDEVELOPMENT OF
24 HIGH STREET,
WISBECH, PE13 1DE

FENLAND DISTRICT COUNCIL

LOCATION PLAN


Chartered Practice


Regulated by RICS



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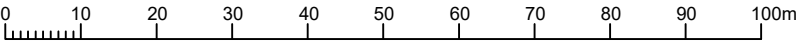
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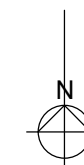
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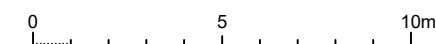
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BLOCK PLAN (1:100)



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1:100 @ A1



PLANNING

REDEVELOPMENT OF
24 HIGH STREET,
WISBECH, PE13 1DE

FENLAND DISTRICT COUNCIL

BLOCK PLAN



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HIGH STREET

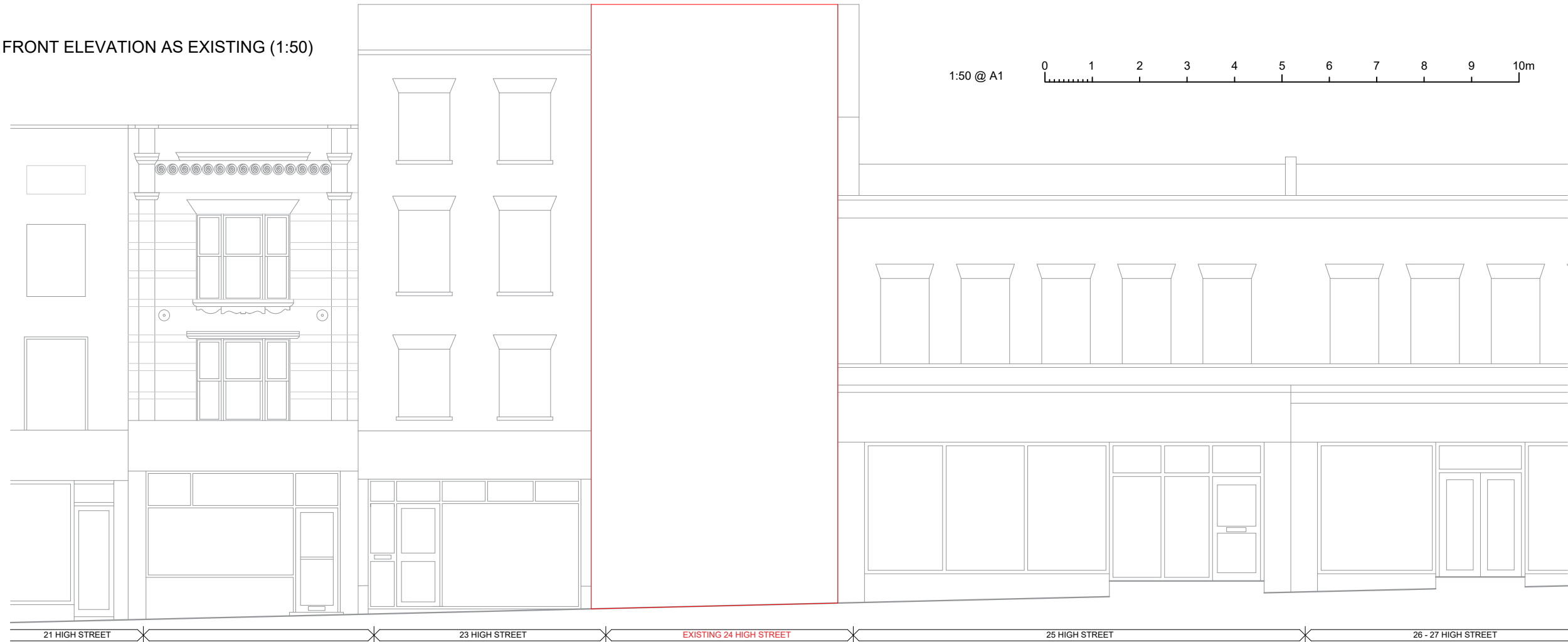
14 To 17

BRIDGE STREET



Clarkson Meml

FRONT ELEVATION AS EXISTING (1:50)



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FRONT ELEVATION AS PROPOSED (1:50)



PLANNING

REDEVELOPMENT OF
24 HIGH STREET,
WISBECH, PE13 1DE

FENLAND DISTRICT COUNCIL

FRONT ELEVATION AS
EXISTING AND AS PROPOSED

RIBA 
Chartered Practice

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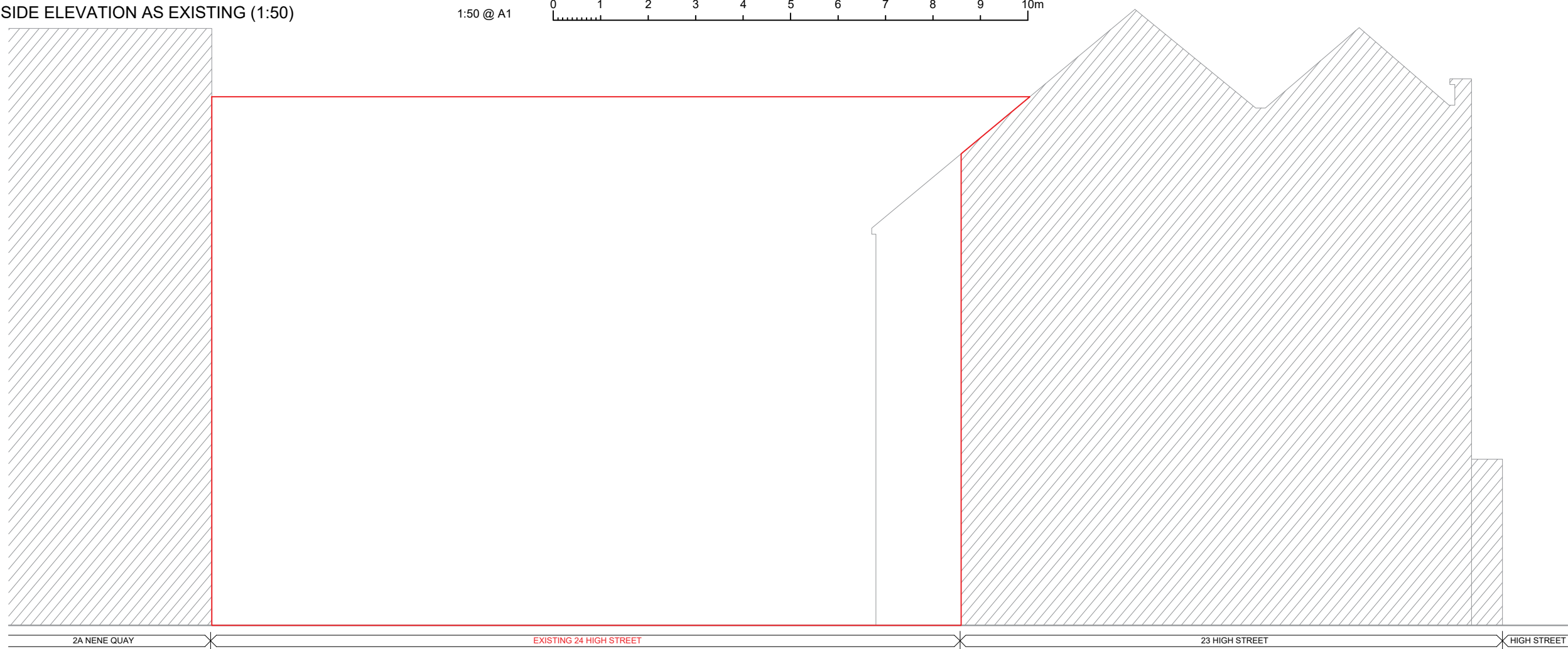
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1:100 @ A3 LT

3442/SD06

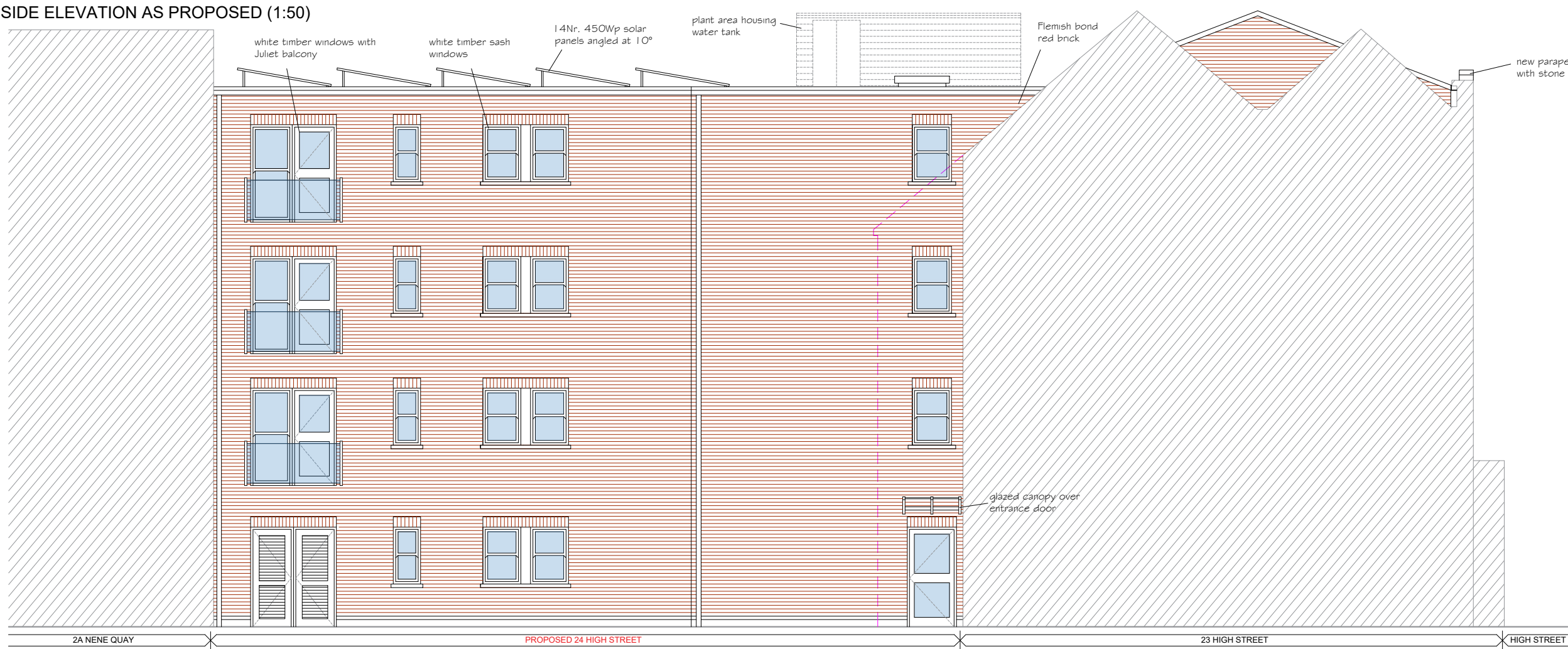
SIDE ELEVATION AS EXISTING (1:50)



ALL WORKING DIMENSIONS TO BE CHECKED ON SITE. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS. ANY DISCREPANCIES BETWEEN DRAWINGS OF DIFFERING SCALES AND BETWEEN DRAWINGS AND SPECIFICATION WHERE APPROPRIATE TO BE NOTIFIED TO SUPERVISING OFFICER FOR DECISION. COPYRIGHT RESERVED.

-  SURROUNDING BUILDINGS
-  SECTION THROUGH SURROUNDING BUILDINGS
-  EXISTING WALL OF FORMER 24 HIGH STREET TO BE DEMOLISHED

SIDE ELEVATION AS PROPOSED (1:50)



PLANNING

REDEVELOPMENT OF
24 HIGH STREET,
WISBECH, PE13 1DE

FENLAND DISTRICT COUNCIL

SIDE ELEVATION AS EXISTING
AND AS PROPOSED

RIBA 

Chartered Practice

 RICS

wilby & burnett

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MAY 2021

MM

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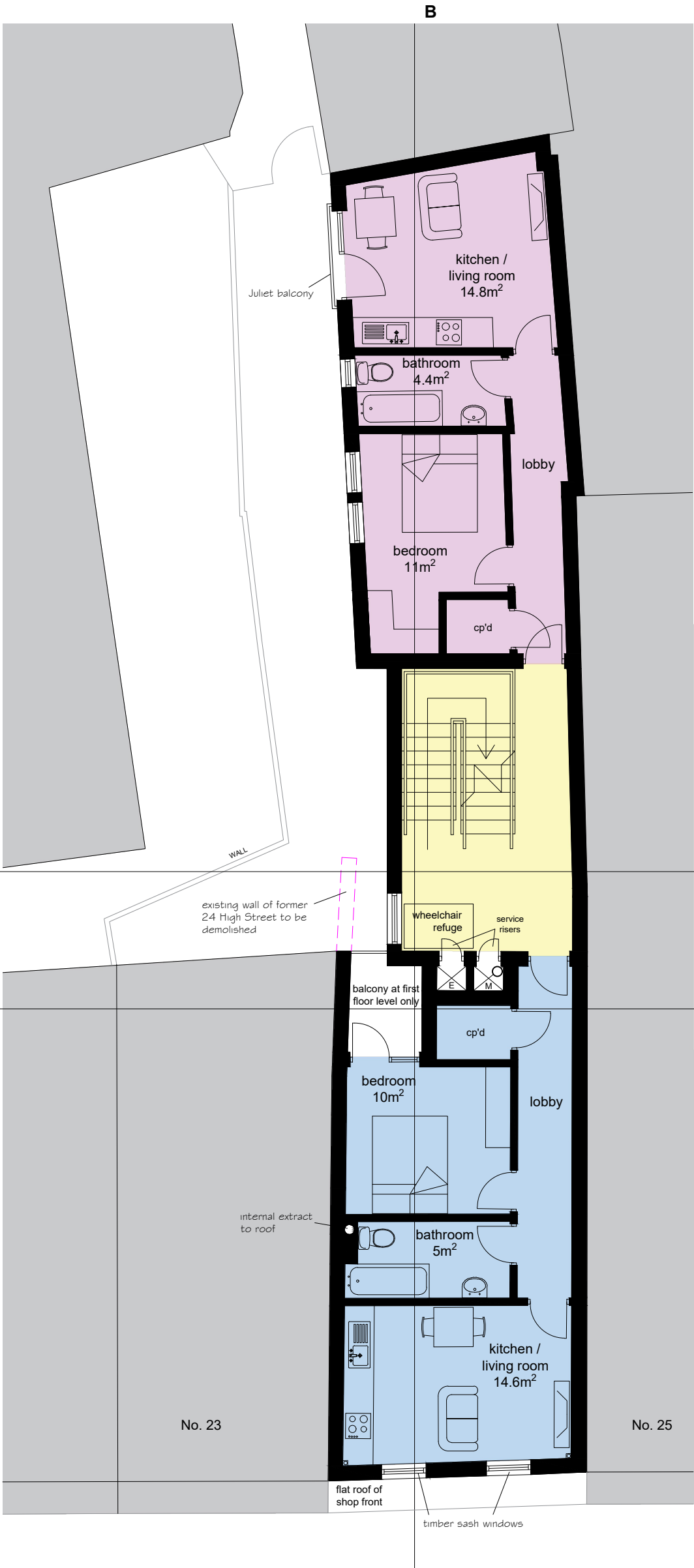
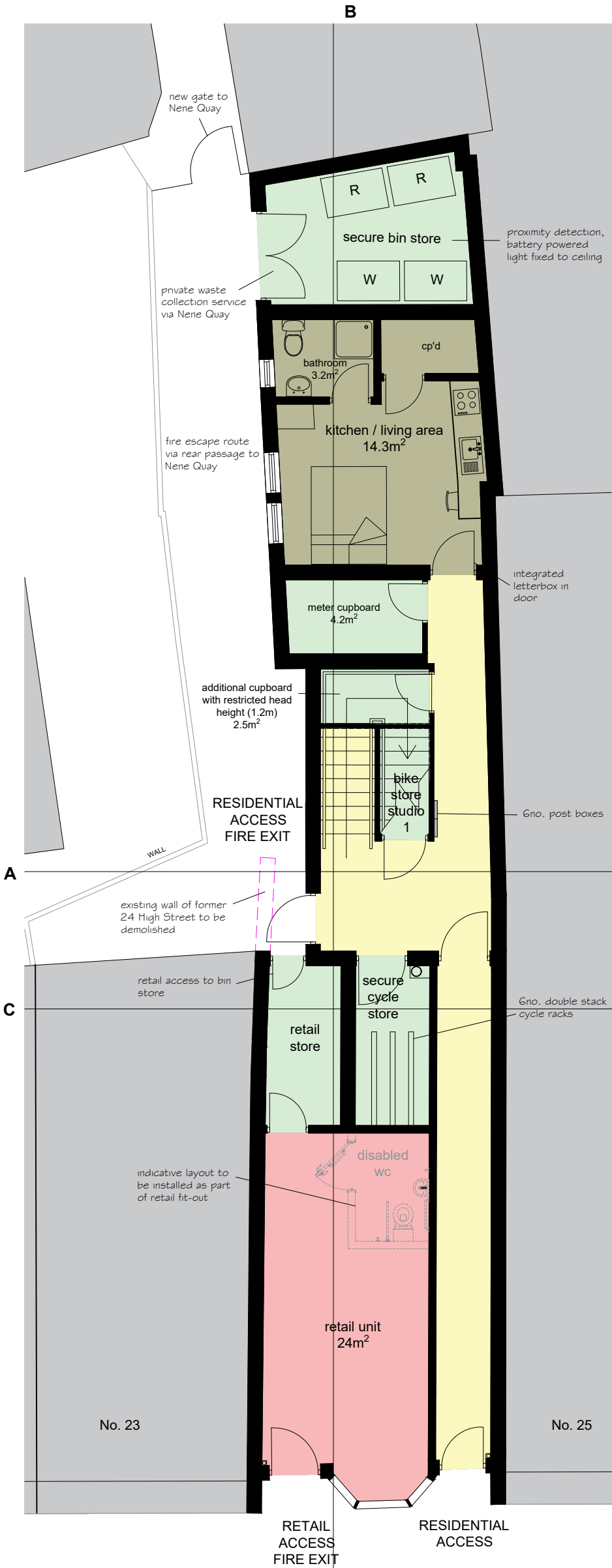
LT

3442/SD07

GROUND FLOOR PLAN AS PROPOSED (1:50)

FIRST FLOOR PLAN AS PROPOSED (1:50)

FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.
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PLANNING

REDEVELOPMENT OF 24 HIGH STREET, WISBECH, PE13 1DE

FENLAND DISTRICT COUNCIL

GROUND AND FIRST FLOOR PLANS AS PROPOSED

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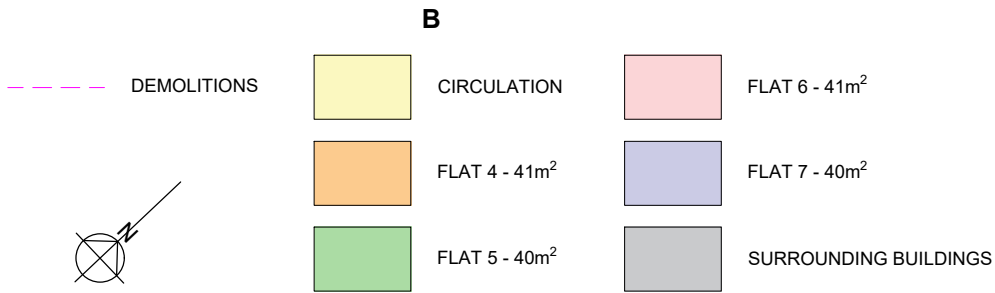
MAY 2021	MM
1:50 @ A1	LT
1:100 @ A3	

3442/SD03

SECOND FLOOR PLAN AS PROPOSED (1:50)

THIRD FLOOR PLAN AS PROPOSED (1:50)

FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.
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PLANNING

REDEVELOPMENT OF 24 HIGH STREET, WISBECH, PE13 1DE

FENLAND DISTRICT COUNCIL

SECOND AND THIRD FLOOR PLANS AS PROPOSED

RIBA Chartered Practice

RICs

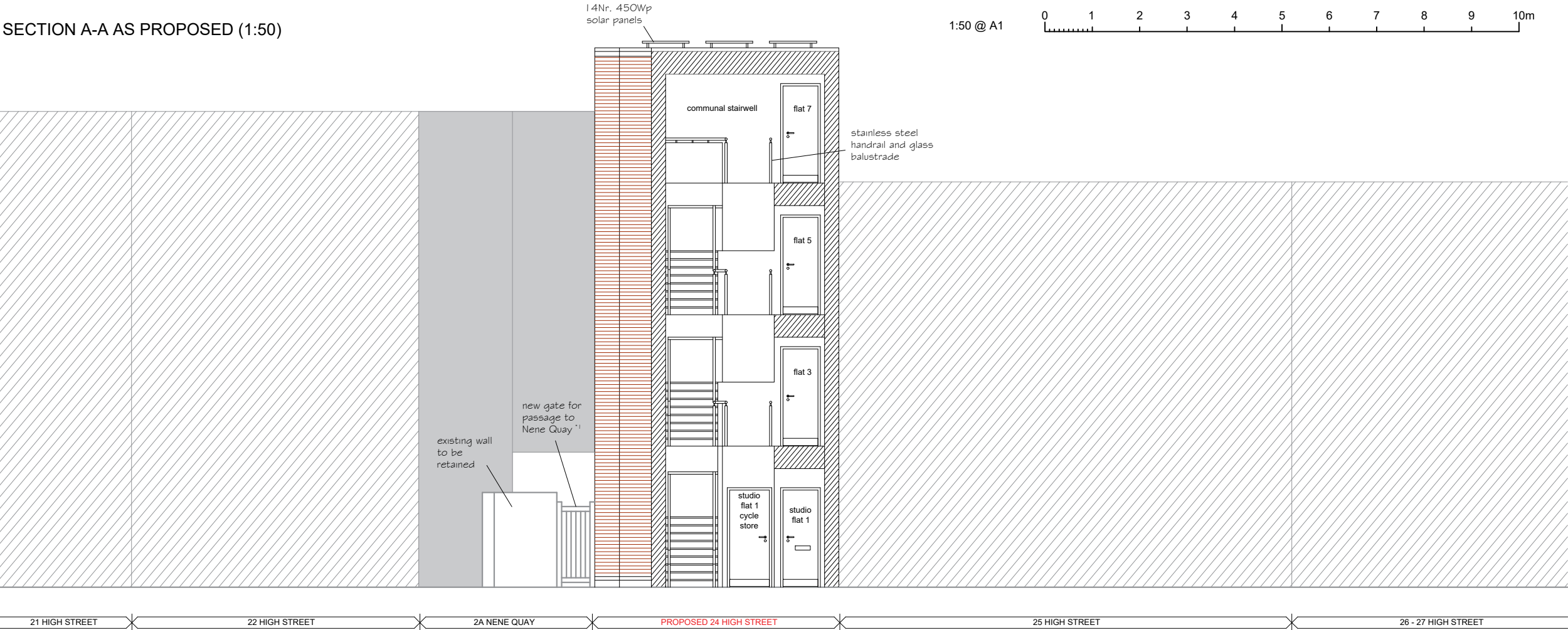
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MAY 2021	MM
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1:100 @ A3	

3442/SD04

SECTION A-A AS PROPOSED (1:50)



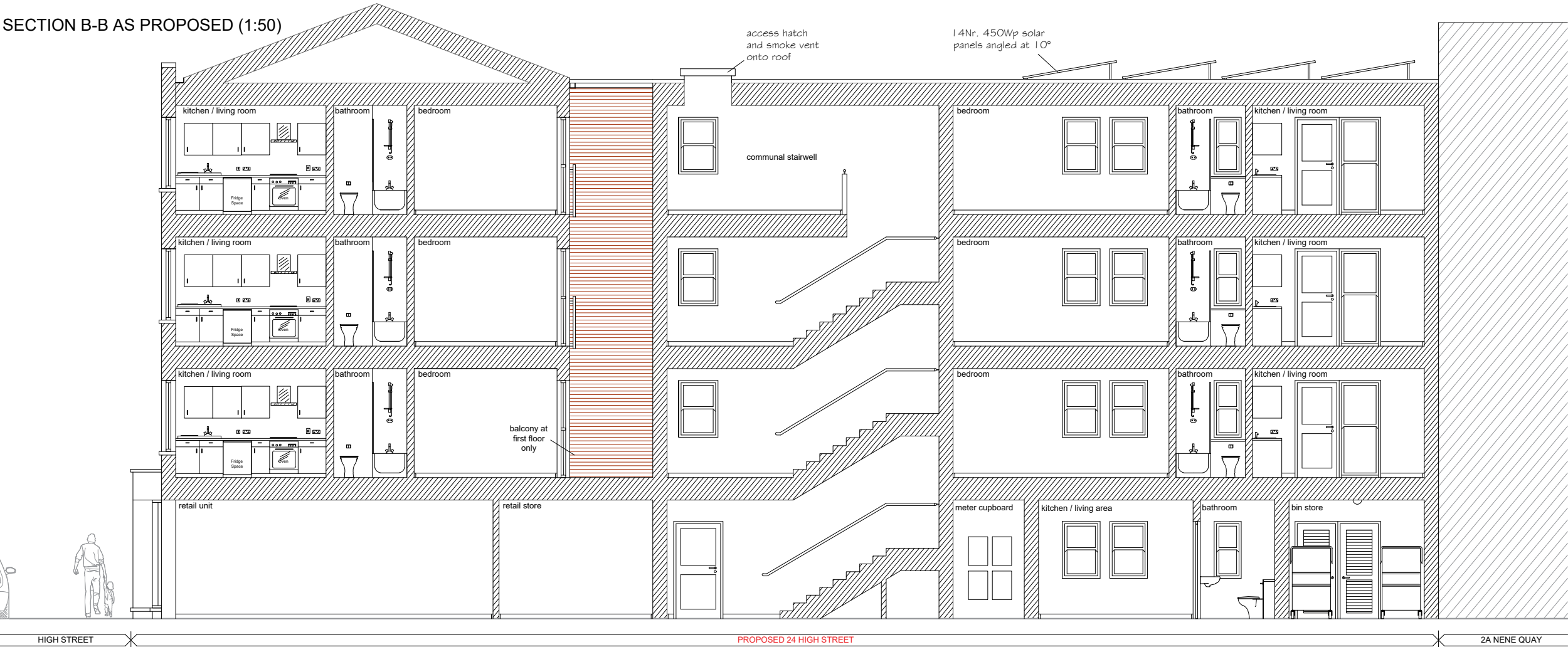
ALL WORKING DIMENSIONS TO BE CHECKED ON SITE. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS. ANY DISCREPANCIES BETWEEN DRAWINGS OF DIFFERING SCALES AND BETWEEN DRAWINGS AND SPECIFICATION WHERE APPROPRIATE TO BE NOTIFIED TO SUPERVISING OFFICER FOR DECISION. COPYRIGHT RESERVED.

- SURROUNDING BUILDINGS
- SECTION THROUGH SURROUNDING BUILDINGS

Notes:

*1 - gate to Nene Quay to have code keypad on passage side and push bar to exit on side of 24 High Street as this gate is on a fire escape route

SECTION B-B AS PROPOSED (1:50)



PLANNING

REDEVELOPMENT OF
24 HIGH STREET,
WISBECH, PE13 1DE

FENLAND DISTRICT COUNCIL

SECTIONS A AND B AS
PROPOSED

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Chartered Practice

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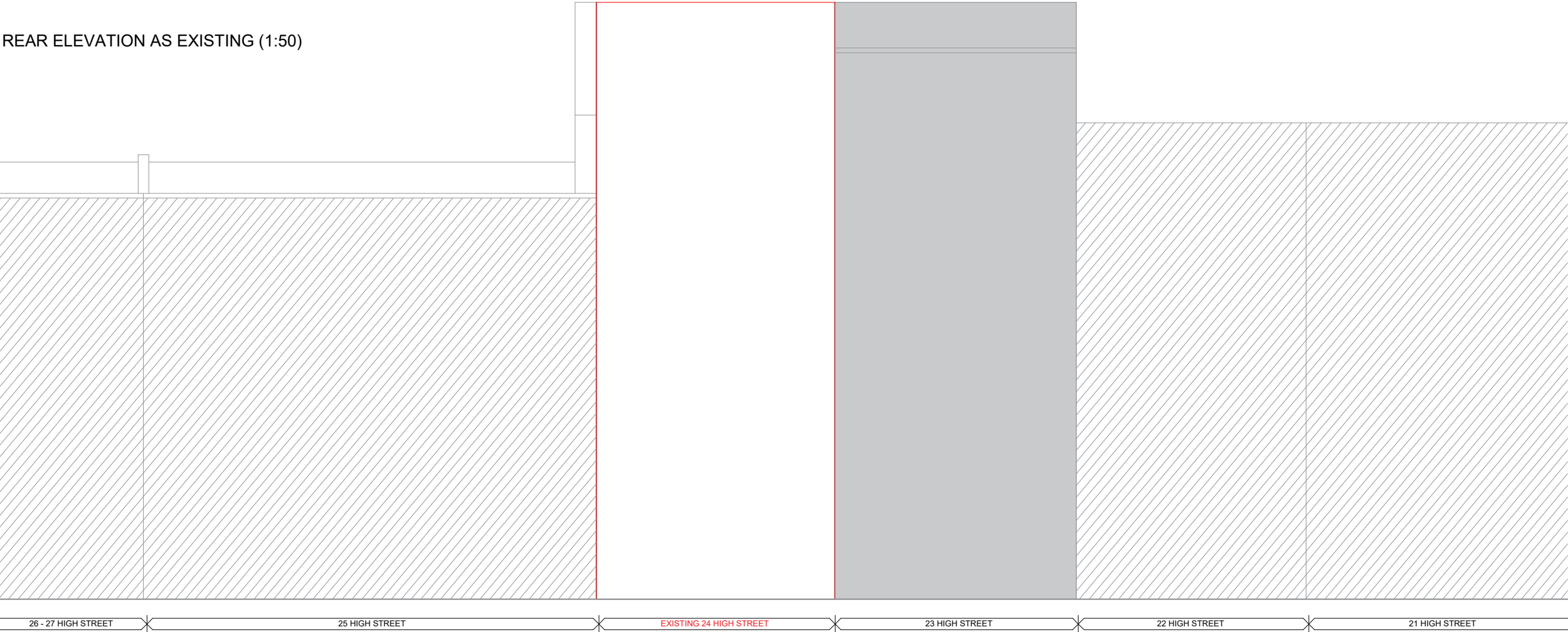
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MAY 2021 MM



1:50 @ A1
1:100 @ A3 LT

3442/SD08

REAR ELEVATION AS EXISTING (1:50)



ALL WORKING DIMENSIONS TO BE CHECKED ON SITE.
FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.
ANY DISCREPANCIES BETWEEN DRAWINGS OF DIFFERING SCALES AND BETWEEN DRAWINGS AND SPECIFICATION WHERE APPROPRIATE TO BE NOTIFIED TO SUPERVISING OFFICER FOR DECISION.
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-  SURROUNDING BUILDINGS
-  SECTION THROUGH SURROUNDING BUILDINGS

SECTION C-C AS PROPOSED (1:50)



1:50 @ A1 0 1 2 3 4 5 6 7 8 9 10m

PLANNING

REDEVELOPMENT OF
24 HIGH STREET,
WISBECH, PE13 1DE

FENLAND DISTRICT COUNCIL

REAR ELEVATION AS
EXISTING AND SECTION C AS
PROPOSED

RIBA 
Chartered Practice

 RICS

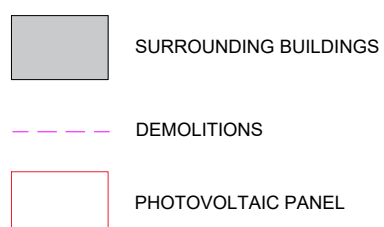
wilby & burnett

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1:50 @ A1
1:100 @ A3 LT

3442/SD09



0 1 2 3 4 5 6 7 8 9 10m

ROOF PLAN AS PROPOSED

LT

Page 69

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F/YR20/0940/F

**Applicant: Mr David Johnson
Elmsport Limited**

**Agent: Mr Chris Walford
Peter Humphrey Associates Ltd**

Land West of The Sportsman, Main Road, Elm, Cambridgeshire

Change of use of land for use as public house car park involving the formation of hardstanding, new lighting and the siting of a storage container (part retrospective)

Officer recommendation: Refuse

Reason for Committee: Previously deferred by the Planning Committee for consideration of acoustic fencing.

1 EXECUTIVE SUMMARY

The application has previously been considered by the Planning Committee, which deferred the determination of the application to allow for details of an acoustic fence to be provided and considered.

The details of the acoustic fencing have been provided, and consultation undertaken in that regard.

Consideration is made in relation to the responses received, in particular those of the FDC Environmental Health Officer. The details provided are not considered to result in a sufficient change to the impacts of the scheme to overcome the previous recommendation, and the application is therefore still recommended for refusal.

The original report is attached as Appendix 1.

2 FURTHER CONSULTATIONS

Cambridgeshire County Council Highways Authority

No further comments to add

FDC Conservation Officer

1. This application concerns the change of use of land for use as a public car park and amenity land involving the formation of hard standing, and the siting of a container (part retrospective) at land west of the above property which is GII listed, within Elm Conservation Area and the setting of a neighbouring GII listed property, the GI listed church and the GII listed war memorial.

2. Planning history on the site includes permissions received under F/YR17/0813/LB and F/YR17/0812/F regarding internal and external works to the property, and associated details reserved by condition, approved under F/YR17/3165/COND and F/YR18/3054/COND and applications for external

signage and lighting for the public house under F/YR18/0890/A and F/YR18/0924/LB. There has in the past been permissions granted for extensions to the first floor and the cellar. This is a further consultation on this application in relation to a re-submitted site plan detailing the retained trees and details in relation to a proposed acoustic fence.

3. Consideration is given to the impact of the proposal on the architectural and historic interests with due regard to the duty in law under S66 Planning (Listed Buildings and Conservation Areas) Act 1990.

Consideration is given to the impact of this proposal on the character and appearance of the Elm Conservation Area with due regard to the duty in law under S72 Planning (Listed Buildings and Conservation Areas) Act 1990.

*4. **The proposal put forward is acceptable.** The following comments are made:*

i i. The proposal seeks to introduce hard standing to the rear of the site on a strip of unused land which forms a small remnant of orchard (according to historic maps) and now provides a hint of a rural setting for both listed buildings. However, this setting is largely provided by the mature trees and oaks that surround the application site. The significance of both the Sportsman and Black Horse Cottage are added to by their setting, which is largely forward facing towards the war memorial, main road, and church. The land to the rear is now developed with modern housing and any historic setting to the rear is largely gone. The proposal therefore to create hard standing will impact very little on the setting of either listed building and not in a way that will impact on their significance. An enhancement could be achieved by removing the parking from the front of the building as this detracts from the setting of both listed buildings, the listed war memorial and the listed church.

i ii. Tarmac planings are proposed to use for the hard standing. This will provide a softer and more porous surface than rolled tarmac, and this would be more aesthetically pleasing to the listed building than rolled tarmac. Grasscrete, or gravel would provide an enhancement to the setting as more aesthetically pleasing, porous and potentially more environmentally friendly options and would be preferred to planings. However, given that all surrounding roads are tarmac, then the choice of this material cannot have an increased negative impact on setting.

i iii. The siting of the container is unfortunate – such units are never desirable within the setting of listed buildings but given that this is adjacent to an electricity substation, the impact is less than it might otherwise have been. However, some consideration ought to be given to screening, cladding or providing a more suitable permanent storage unit.

i iv. A timber acoustic fence is proposed. This will be sited within the boundary of the site, and therefore hidden by the existing mature hedge, which is to be retained. There will be no impact on the setting of the listed building by the introduction of this element.

FDC Environmental Health

A 2.4m fence with 15kg/m² sound specification is considered by this service as a good combination likely to achieve a sound reduction of around 10-15dB or otherwise, provide some degree of improved noise reduction. Such performance figures are however only regarded as an estimate because of various factors such

as the type of vehicles being used, number of vehicles and movement for example. It is likely the proposed fencing will only protect garden amenity of neighbouring receptors as oppose to upper floors of nearby dwellings. The latter observation could be resolved by the closing of premises and use of the carpark by set hours, as indicated in earlier information submitted in this application.

From the recently submitted information, the design of the proposed fencing shows it will be in two parts; a 1.8m acoustic fence on top of a horizontal 600mm section below. 5718/04/02 REV F drawing refers. We would advise an alteration in design or with the addition of a separate fencing structure, may affect overall acoustic performance as the density may not be sufficient enough compared to a more complete design. However, the information submitted suggests the top 1.8m part of the fencing will be made up of vertical overlapped sections while the lower 600mm will have horizontal overlapped sections. On the understanding both wood and design will be constructed from the same material and in the same way then the acoustic properties should also be the same (this has been confirmed by the agent).

Local Residents/Interested Parties

Five further responses have been received in relation to the additional public consultation undertaken. The issues raised are summarised as followed.

- Objection to the placement of the container due to visibility, and its placement without planning permission
- No opening/closing times specified for the car park – must not be used late at night
- Adequate parking is already available
- The proposed number of spaces are not warranted based on the size of the pub
- Pub could rent the church yard as parking space
- Pub previously operated without the need for this parking previously
- No mention of tree planting on eastern boundary
- No expert advice provided on the acoustic fence specification
- No information on methodology of placing the fence posts
- Fence posts need to be deeper
- Plan does not incorporate tree officer comments
- Use as a car park will result in exhaust fumes in neighbouring gardens
- Trees have been removed from the site to reduce its amenity value.

3 ASSESSMENT

Acoustic Fence

Revised plans have been submitted in respect of the proposal, showing an additional, free standing acoustic fence located within the existing boundary of the application encompassing all three sides of the proposed car park, leaving the existing gates to main road in their current state.

This acoustic fence would be 2.4m tall, constructed in accordance with a detail plan provided. The fence would consist of a horizontal boarded section to 0.6m above ground level, with a vertical boarded section 1.8m in height on top of this, bringing the total height to 2.4m.

The Conservation Officer has confirmed that the fence would be acceptable from the perspective of its impact on the setting of the listed buildings and the conservation area.

The FDC Environmental Health Officer has indicated that the proposed fence would result in a reduction in noise levels, and has quantified the scale of that noise reduction, however also acknowledges that their response is based on 'laboratory' conditions, and that variations to this expected level will occur due to a number of uncontrollable factors. It is also noted that the reduction in noise levels experienced is likely to be limited to garden areas of the adjacent dwellings and would not translate to a reduction in noise levels within the dwellings themselves, particularly the upper floors. This is of particular relevance given the most significant impacts from noise generated by the proposal are likely to be late in the evenings when the upper floors of the adjacent dwellings are most likely to be occupied.

As noted in regard to the previous consideration of the application by the Planning Committee, the noise generated by the proposal is unlikely to constitute a statutory nuisance actionable by the Environmental Health team, and the noise management plan submitted by the agent in respect of the site is not enforceable by planning condition.

4 CONCLUSIONS

On the basis of the additional information supplied, it is concluded that the incorporation of an acoustic fence in relation to the scheme as shown on the revised plans does not overcome the previous recommendation for refusal of the proposal. The acoustic fence would result in some reduction of noise experienced by the neighbouring properties however this would not be to the areas of those properties most significantly affected by the noise and disturbance created as a result of the proposals.

The previous recommendation therefore remains.

5 RECOMMENDATION

Refuse

The proposed reason for refusal is as follows;

- 1 Policies LP2 and LP16(e) of the Fenland Local Plan seek to avoid adverse impacts on the amenity of neighbours. The proposed car park would generate a level of activity creating noise and general disturbance in close proximity to existing residential property. It is considered that this would be of significant detriment to the amenity of the residents of these dwellings and that if permitted the development would therefore be contrary to the aforementioned policies of the Local Plan.

F/YR20/0940/F

**Applicant: Mr David Johnson
Elmsport Limited**

**Agent : Mr Chris Walford
Peter Humphrey Associates Ltd**

Land West Of The Sportsman, Main Road, Elm, Cambridgeshire

Change of use of land for use as public house car park involving the formation of hardstanding, new lighting and the siting of a storage container (part retrospective)

Officer recommendation: Refuse

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

6 EXECUTIVE SUMMARY

- 1.1 The application proposes to change the use of land to the rear of the pub to a car park to provide a net increase of 14 onsite parking spaces (two existing spaces would be lost). The car park will be for patrons only and not for general, public parking.
- 1.2 Careful consideration has been given to balancing the benefits and disbenefits of this proposal. Policy LP6 of the Fenland Local Plan 2014 provides support for proposals which enhance and retain an existing village facility such as public houses and encourages businesses to expand. It is accepted that the applicant has invested a considerable sum from 2017 onwards in order to reopen the pub and to adapt to current circumstances. It is accepted that increased car parking provision could enhance the appeal of the pub to new and existing users.
- 1.3 In addition, the proposal would not result in unacceptable harm to: the heritage assets next to the site and the Conservation Area; or the remaining trees within the site. There are also no highways concerns, and increased car parking could help to reduce some of the existing on-street parking in the vicinity of the pub.
- 1.4 Notwithstanding this, of greatest concern is the impact of the car park on residential amenity and considerable weight is given to this matter. The rear gardens of seven properties share a boundary with the application site and the rear elevations of these are between 6m and 19m from the proposed car park.
- 1.5 It is considered that the use of the car park and associated intermittent noise generated over a lengthy period of time (the opening hours) would have an unacceptable impact on the amenity of the occupiers of the adjacent properties whilst in their gardens and inside their dwellings. This would be contrary to Policy LP2 and Policy LP16 which seek to ensure that development is of high quality and does not adversely affect the amenity of neighbouring occupiers and would, on balance, outweigh the benefits of the proposal.

7 SITE DESCRIPTION

- 2.1 The Sportsman Public House is a Grade II Listed Building (listed 1st May 1975) located at the centre of the Elm village and at the edge of Elm Conservation Area. It is located to the west of Main Road sitting close to the junction with Atkinson's Lane, and faces onto the Grade II listed War Memorial. The Sportsman is attached to Elm Manor (also Grade II listed) with a brick wall extending east along the boundary between the properties. A large outdoor seating area to serve the pub is located to the north of the wall and the garden to Elm Manor on the other side. Some parking to serve the pub is located adjacent to the seating area. This area was recently covered to facilitate reopening under COVID restrictions last year but has lately been removed.
- 2.2 To the west of the pub adjacent to Atkinson's Lane is another small area of parking. To the south of this parking behind 1.8m high fencing with double wooden gates is the application site. This is an area of garden land which served a former first floor flat above the pub. The garden land is approximately 50m long and 13m wide.
- 2.3 The application site is enclosed by the rear gardens of: Elm Manor and Glenholm (fronting onto Main Road); Nos 2 and 4 Grove Gardens; and Nos 2, 4 and 6 Laurel Drive. The boundary treatments consist of 1.8m high close boarded fencing along the boundaries with the Laurel Drive and Grove Garden properties. Along the eastern boundary a 1.2m high picket fence plus hedging is in the vicinity of Tree T3 and a 2m high hedge runs along the remaining boundary with Elm Manor.
- 2.4 Within the application site a number of trees have been removed/or had works done recently by the applicant. As the site is within the Conservation Area consent was applied for and granted under F/YR19/0731/TRCA and F/YR19/0317/TRCA. Seven remaining trees are located adjacent to the boundaries of the application site, shown as T1- T8. (T2 is no longer there). The site is within Flood Zone 1.

8 PROPOSAL

- 3.1 The applicant has revised the scheme a number of times during processing, in an attempt to overcome objections to the proposal. The scheme before Members is for the change of use of the site for use as a public house car park involving the formation of a hardstanding. New tree planting is proposed, along the western boundary with No 2, 4, and 6 Laurel Drive. Bollard lighting is proposed within free-standing timber barrels approximately 69cm high, to light the parking area. Retrospective permission is also sought for the siting of a storage container adjacent to the entrance gates.
- 3.2 The proposed parking area will be surfaced with rolled tarmac chippings. 16 parking spaces are indicated on the drawing each 2.5m wide x 4.9m long. These will be located adjacent to the western boundary, with a 1m wide buffer containing Sorbus trees. A new Silver Birch is to be planted in the south western corner of the site. Two existing parking spaces will be lost on Atkinson Lane to facilitate the opening up of the site and when the gates are open.

- 3.3 The storage container is already in situ in the north western corner of the site. It measures 2.5m x 4.3m and is 2.6m high.
- 3.4 The application was submitted in October 2020. The applicant has provided the following supporting information.

The pub was purchased in 2017. Following a programme of works/ renovation it re-opening in November 2018, selling beverages and snacks. In 2019, this was extended to include bar food and catering for functions. The food offer was previously restricted, but following investment prior to lockdown, the kitchen was then able to operate at a commercial level.

An open sided marquee to facilitate social distancing was added to the side of the pub once restrictions allowed (now removed). After the second lockdown, the pub was required to operate as a restaurant or remain closed. The pub decided to open three days a week and offer a takeaway service on these days.

The applicant states that historically parking at the property has been adequate, unless there were music events, weddings or funerals. It is also stated that up to 7 staff cars are parked at the pub at any one time which has an impact on available parking for customers.

The applicant states that customers are now reluctant to car share/ book taxis during the pandemic and travel in separate cars to the pub, increasing the demand for parking during the week and at weekends. The applicant also states that the proposal would alleviate the parking issue on busier days and events, taking parked cars off the roadside – improving highways safety for vehicles and pedestrians.

The storage container is needed because there is limited storage space within the pub. It also contains garden furniture for the beer garden to the front of the pub.

- 3.5 A Noise Management Plan has been included as part of this latest revision. This sets out methods of managing the car park when in use. Key features are:

Prior to Covid affecting the business, the Sportsman Pub operated Monday to Thursday 12pm – 10pm, Friday to Saturday 12pm – midnight, Sunday 12pm – 7pm. It is not known what the exact trading pattern will be when business returns to normal, but it is unlikely to be very different. The car park will only be open half an hour before service and close half an hour following end of service. For example, if the Pub is open between the hours of 12pm and 10pm, the carpark will be open from 11:30am to 10:30pm. The car park gates will be locked at all other times. Access times will be clearly displayed using appropriate signage.

“3 Strikes” rule for unruly customers. Clear signage at entrance, exit and repeated along the length of the car park. • Staff to communicate with patrons on leaving the pub. Supervisor patrols, CCTV. No stereo car rule. No idling rule. Taxi collection and drop-off at the front of the pub only. No glassware permitted to be carried to the car park area. Limited times of access.

Record complaints. Make contact with residents and deal with reasonable issues swiftly where possible. Ensure a system of contact is in place for neighbours to use when noise is a problem.

Monitor usage. Adapt rules when necessary. Consider physical and design improvements.

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

<https://www.publicaccess.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=QHJ8O3HE06P00>

9 SITE PLANNING HISTORY

Reference	Description	Decision	Date
F/YR19/0731/TRCA	Felling of 1 x Norway Maple 1 x Silver Birch and 1 x Variegated Box Elder, and works to 1 x Tulip tree, 1 x Norway Maple, 2 x Silver Birch, 1 x Sweet Gum tree within a Conservation Area Land West Of The Sportsman Main Road Elm	Granted	01.10.2019
F/YR19/0317/TRCA	Remove 5no Alders, 5no Cypress, 1no Walnut, and 1no Silver Birch tree within a Conservation Area Land West Of The Sportsman Main Road Elm	Granted	10.06.2019
.			
F/YR18/0924/LB	Works to a Listed Building involving display of 2no externally illuminated painted signs to front and side elevations The Sportsman Main Road Elm Wisbech Cambridgeshire PE1	Granted	06/12/2018
F/YR18/0890/A	Display of 2no externally illuminated painted signs to front and side elevations The Sportsman Main Road Elm Wisbech Cambridgeshire PE1	Granted	27/11/2018
F/YR18/3054/CO	Details reserved by conditions 2 5 7 8 and 9 of Listed Building Consent F/YR17/0813/LB (Internal and external works to a Listed Building including removal of timber porch) The Sportsman Main Road Elm Wisbech Cambridgeshire PE1	Approved	15/05/2018
F/YR17/3165/CO	Details reserved by conditions 2 3 and 6 of Listed Building Consent F/YR17/0813/LB (Internal and external works to a Listed Building including removal of timber porch) The Sportsman Main Road Elm Wisbech Cambridgeshire PE1	Approved	19/01/2018
F/YR17/0985/TRC	Felling of 1no Birch Tree in a conservation area (retrospective) The Sportsman Main Road Elm Wisbech Cambridgeshire PE1	Granted	23/11/2017
F/YR17/0812/F	External works to existing public house including removal of timber porch and erection of a 1.2 metre high timber fence The Sportsman Main Road Elm Wisbech Cambridgeshire PE1	Grant	16/10/2017
F/YR17/0813/LB	Internal and external works to a Listed Building including removal of timber porch The Sportsman Main Road Elm Wisbech Cambridgeshire PE1	Grant	16/10/2017
F/93/0636/F	Erection of a first-floor extension to rear of existing premises to form additional living accommodation the Sportsman Ph Main Road Elm Cams	Granted	18/04/1994
F/93/0757/LB	Erection of a first-floor extension to rear of existing premises The Sportsman Main Road Elm Wisbech Cambridgeshire PE1	Granted	06/04/1994
F/0954/80/LB	Extension to cellar and store The Sportsman Elm Wisbech The Sportsman Main Road Elm Wisbech Cambridgeshire PE1	Granted	19/01/1981
F/0954/80/F	Extension to cellar and store The Sportsman Elm Wisbech The Sportsman Elm Wisbech	Granted	19/01/1981

10 CONSULTATIONS

Due to the amendments made to the application, a new round of consultations was undertaken on 16 December 2020 and a further consultation on 29th January 2021 was undertaken. A summary of responses is included below.

5.1 Elm Parish Council: Support the revised proposals

5.2 CCC Highways: *The proposal will not result in any material highway impact. I have no highway objections.*

In response to the comments that the proposal would be an improvement to highway safety:

I have noticed a number of parked cars parked around the war memorial at busier times, however I do not agree that this results in highway safety issue per-se. Saying the parking is dangerous is an emotive argument. At most I would say it is not ideal. If parking can be provided off road then this will provide a modest benefit in terms of allowing the current highway layout to operate in the manner in which it is designed. If more parking is approved and provided to the rear of the pub, it is likely that you will still have people parking around the war memorial at busier times. I would suggest the parking is more of an amenity issue rather than highway safety.

5.3 FDC Conservation Officer: *The proposal is acceptable.*

The proposal seeks to introduce hard standing to the rear of the site on a strip of unused land which forms a small remnant of orchard (according to historic maps) and now provides a hint of a rural setting for both listed buildings. However, this setting is largely provided by the mature trees and oaks that surround the application site. The significance of both the Sportsman and Black Horse Cottage are added to by their setting, which is largely forward facing towards the war memorial, main road and church. The land to the rear is now developed with modern housing and any historic setting to the rear is largely gone. The proposal therefore to create hard standing will impact very little on the setting of either listed building and not in a way that will impact on their significance. An enhancement could be achieved by removing the parking from the front of the building as this detracts from the setting of both listed buildings, the listed war memorial and the listed church.

Tarmac plantings are proposed to use for the hard standing. This will provide a softer and more porous surface than rolled tarmac, and this would be more aesthetically pleasing to the listed building than rolled tarmac. Grasscrete, or gravel would provide an enhancement to the setting as more aesthetically pleasing, porous and potentially more environmentally friendly options and would be preferred to plantings. However, given that all surrounding roads are tarmac, then the choice of this material cannot have an increased negative impact on setting.

Clarification is required regarding the shrub planting and more importantly the status of the trees – the loss of any of these trees would have more of a negative impact on the setting of the listed buildings than the change of use of this piece of land and the Arboricultural Officer should be consulted.

The siting of the container is unfortunate – such units are never desirable within the setting of listed buildings but given that this is adjacent to an electricity substation, the impact is less than it might otherwise have been. However, some consideration ought to be given to screening, cladding or providing a more suitable permanent storage unit.

5.4 FDC Tree Officer (02.03.2021)

No objection to the proposed layout and choice of replacement tree planting. There is scope for additional tree planting along the boundary between tree T1 and tree T3 to recover some of the screening lost with past tree removals.

5.5 FDC Environmental Health

15th January 2021

This application seeks consent for a change of use of land for the primary use as a car park to be associated with an existing public house. The Environmental Health Team have read the submitted information and have no objections in principle to the nature of this proposal.

Our records show complaints of loud music and outdoor noise have been reported previously by residents living in close proximity to the public house. Where complaints have been received in an area where permission is sought for changes of use, this service would seek to ensure that the existing noise climate is not adversely affected by the proposal and the interests of any existing sensitive receptors in close proximity of an application site are preserved.

The applicant has explained there is lack of parking provision serving the public house and therefore this application seeks to address this concern. Indicated within this application is stated that acoustic barrier fencing will be erected around the perimeter of the proposed site; stated by the applicant to have been allowed to become derelict with remnants from a previous beer garden. With the addition of rolled tarmac plainings, the applicant states both these measures have been chosen to reduce noise impact on surrounding neighbours.

This service welcomes the above measures to address noise however in the absence of any technical data, we are unable to determine what noise reduction may be achieved. Given the above observations, we recommend a condition is imposed that prevents the application site being used for any event that could be a source of nuisance or annoyance to neighbouring receptors. The carpark should therefore only be used in a manner that serves to provide parking provision for patrons of the licensed premises.

To ensure the amenity is not adversely affected from the proposed use, we would also recommend a second condition that requires the applicant to submit a noise management plan to show how all users of the carpark will be prevented from causing a nuisance for people in the area. Measures included in the noise management plan should then be adhered to at all times during and outside hours of public house operation. In the event artificial lighting is to be used at the application site, it must be suitably installed without causing a source of nuisance or annoyance to a neighbouring occupier and conform to requirements of the relevant obtrusive light limitations guidance available from the Institute of Lighting Professionals Guidance Note 1 for the reduction of obtrusive light 2020.

5th February 2021

In our last consultation of 15th January 2021, we advised a noise management plan should be submitted to show how all users of the carpark will be prevented from causing a nuisance for residents living in the area, with measures included in the plan to be adhered to at all times during and outside hours of public house operation.

The Environmental Health Team note and accept the submitted Noise Management Plan as this describes how noise will be controlled during and outside hours of business. So that an acceptable noise climate can be achieved, we ask that a condition is imposed should permission be granted that requires the hereby approved noise management plan to be followed as part of normal business operation.

The applicant has also submitted information on a proposed lighting scheme. The design and proposed layout for the lighting shows each lamp will be part shielded by boundary fencing leaving the remaining available illumination projecting towards the proposed carpark area, in the opposite direction to that of light-sensitive receptors. This proposed layout is considered to have minimal impact on light sensitive receptors and is therefore accepted by this service.

Local Residents/Interested Parties

5.6 Objectors

13 letters of objection have been received from;

Elm Manor; Grove Gardens; and Laurel Drive in Elm village, adjacent to the site.

Concerns and comments (relating to the final proposal) include:

- Happy to support local businesses, especially those affected by COVID. Purchasing a small Grade II listed pub in a quiet location was always going to be a challenge. There is also local competition. But any changes to increase revenue must not be to the detriment of others who live in close proximity to the application site.
- Light Pollution from car headlights and lights in car park'
- Noise- outdoor events to the front of the pub which have gone on into the night have already cause a noise nuisance.
- The entrance to the site is from a single track road.
- The site backs directly onto other gardens.
- There is no sound buffer for such a change of use as all the main trees were cut down.
- Open up the garden as a pub garden and make it more children and family/ community friendly so local families can come along and enjoy
- The proposal will greatly affect Elm Manor which runs the length of the pub, already affected by the loss of the trees, especially outlook from the rear and exhaust fumes and noise from the Marquee and front car park. If a car park (5m from kitchen window), the property will be surrounded by noise on three sides.
- Object to the storage container
- Our land borders the pubs for the whole length of the left hand side (which is not shown on their plan). There is 30m of privet hedge but also 12m of picket fence that is only 1.5m high. attached photo). The privet hedge has holes in it and we have had a man crawl through it into our garden. If they get permission for a car park a fence would be required along the full left hand side ideally an acoustic fence. To help with potential light pollution, noise and hopefully stop trespassers.
- We would like to know if the Tree Officer's recommendation to plant new trees with a minimum girth of 12/14cm along the south, east and west borders will be implemented regardless of whether planning permission is granted or not?

Comments on the Noise Management Plan:

- The applicants have simply confirmed in their Noise Management Plan (NMP 27.1.21) those noise sources already identified by neighbours in their objections.
- They are still failing to demonstrate what measures will be taken to optimise the design of the proposed Car Park to minimise noise transmission through the use of screening by natural or purpose built barriers.
- A key objective in their NMP (21.1.21) was to determine what is an acceptable noise level. Any noise is unreasonable after 11pm and before 7am. The proposed opening hours on Friday and Saturdays will be to midnight with the car park closing half an hour later. The applicants do not state how they have arrived at an acceptable level of noise, or what measure has been applied.
- The Noise Management Plan (NMP 27.1.21) refers to the installation of CCTV, raising issues of privacy for neighbours.
- Past experience proves that staff do not control customers shouting and singing in the front beer garden. It is doubtful they will bother with the rear car park/ they can't hear what's going on.
- We do not agree with '3 strikes and then banned for something like 3 months' This shows a lack of care and respect for their neighbours wellbeing.
- If they are going to have a car park, we feel that an acoustic fence is vital to reduce the noise as much as possible. The car park is going to be noisiest when the pub is busy with a music event. They are very likely to be too busy to monitor the rear car park or the CCTV.

5.7 Supporters

63 letters of support have been received. 42 from Elm residents and 21 from residents of Emneth, Fridaybridge, Wisbech, March, Marshland St James and Upwell.

Summary of reasons for supporting the original submission are:

- Considerable investment has been made in pub
- Worried for employees of the pub.
- Inaccuracies on website with regard to previous licencing hearings.
- Previous parking pressures were due to popularity of live music, now have parking issues because employees drive to work and diners arrive separately to meet at the pub.
- The parking around the memorial is used by the general public and not just patrons of the pub. Patrons are put off stopping as they think the pub is too busy.
- Parents of school children park at the memorial to walk children to school and when collecting.
- The shift to being a dining pub seems to have significantly increased the general need for parking across the entire week.
- The Sportsman has been listed as a pub for nearly 200 years. Anyone buying a house next to a pub should be aware.
- The village needs the new parking area.
- The pub has supported the school with IT equipment.
- The car park will reduce damage to the verges caused by cars adjacent to the memorial and will remove cars from this area.
- Customers will be able to leave their vehicles overnight.
- It's a good use of the spare land.
- It will improve road safety and congestion in the vicinity and village.

- Improvement to aesthetic of the village.
- It's a wonderful pub- should support extra parking, which will reduce street parking

11 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.

12 POLICY FRAMEWORK

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
National Design Guide 2019
Fenland Local Plan 2014

LP1 – A Presumption in Favour of Sustainable Development

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP6 – Employment, Tourism, Community Facilities and Retail

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

13 KEY ISSUES

- **Principle of Development**
- **Impact on Heritage Assets**
- **Impact on Residential Amenity**
- **Highway Safety**
- **New Tree Planting**
- **Other Considerations**

14 BACKGROUND

- 9.1 In summary, this proposal was originally for the change of use of the application site to a public house car park and for use as “amenity land” with flexibility to use the land for village fairs, classic car shows, car boot sales and other events. Issues of concern were raised with regard to the proposed flexibility of the use, which FDC’s Environmental Heath Team didn’t feel they could support. 43 letters of support were received to this proposal, but supporters mainly referred to the use of the land as a car park. 13 letters of objection were received from the occupants of the houses which back onto the site.
- 9.2 In response the applicant changed the description of development. The flexibility implied by “amenity land” was removed. Acoustic fencing was proposed to the site boundaries. The Tree Officer had concerns that this new fencing would impact on the tree roots and tree canopies of the remaining trees. As the Environmental

Health Team didn't require the erection of acoustic fencing for the proposed car park it was removed from the proposal.

- 9.3 There is ongoing debate between the applicant, the Tree Officer and the Enforcement Team with regard to whether tree T2 was approved for removal as part of the tree applications F/YR19/0731/TRCA and F/YR19/0317/TRCA. T2 has been removed from the latest plan revision (Rev K) but this issue does not prevent the determination of this application.
- 9.4 The Sportsman is a Grade II Listed Building (listed 1st May 1975). It is believed to have been a public house for over 150 years and as such constitutes an important local amenity in addition to possessing historic interest and significance in its own right. Whilst originally understood to have been linked with the adjacent 17th century house, The Sportsman is believed to have been wholly separate from the adjacent residential building since the early 19th century when a significant fire affected the building's grouping.
- 9.5 In the late 1960's and 1980's internal refurbishment works were undertaken at the property which was regrettable as they compromised some of the historic fabric. The building was vacant for some time and in 2017 the applicant sought permission for works to refurbish and enhance the building (F/YR17/0812/F and F/YR17/0813/LB). Following on from these works new signage was permitted in 2018 (F/YR18/0890/A and F/YR18/0924/LB).
- 9.6 Supporters and objectors both make reference to a recent licencing hearing with conflicting accounts of events. However, this application is now for the change of use of the land to a car park only. Matters related to licensing are not considered to be material to the determination of this application.

15 ASSESSMENT

Principle of Development

- 10.1 Policy LP6 of the Fenland Local Plan 2014 provides support for proposals which enhance and retain an existing village facility such as public houses and encourages businesses to expand. The Council supported the internal and external alterations proposed in 2017 which facilitated the reopening and retention of the public house. Furthermore, the applicant has stated that "*historically parking at the property has been adequate, unless there were music events, weddings or funerals*" and it is the COVID pandemic which has caused the applicant to seek to increase the amount of car parking.
- 10.2 It has not been stated by the applicant that the proposed car park would be important to the survival of the pub after: a) the reopening of public houses (with restrictions) towards the middle of April; or b) the removal of all COVID restrictions mid-June, but from the submitted information it is likely that the existing parking could be adequate. However, it appears from the letters of support that extra onsite parking could possibly enhance the appeal of the facility to existing and new users. For this reason the proposal finds some support in Policy LP6. Nonetheless it is also necessary as part of the planning balance to consider what the benefits and disbenefits of the scheme would be, specifically with regard to the local heritage assets, highway safety, noise and disturbance and resulting impact on residential properties within close proximity to the application site. These are set out in more detail below.

Impact on Heritage Assets

- 10.3 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 are also relevant, with regard to any impact on the adjacent listed buildings and the Elm Conservation Area.
- 10.4 Land to the rear (west) of The Sportsman Pub and Elm Manor is now a modern housing estate so any historic setting to the rear is largely gone. The significance of both properties is added to by their setting which is largely forward facing towards the War Memorial, Main Road and Church. The proposal therefore to create the hardstanding area will impact very little on the setting of either listed building and not in a way that will impact on their significance.
- 10.5 The Conservation Officer considers that the scheme could be enhanced by removing the parking from the front of the building as this detracts from the setting of both listed buildings, the listed war memorial and the listed church. However, it should be noted that this parking area is to be retained. The siting of a storage container within the setting of listed buildings is not desirable but given that this is adjacent to an electricity substation and seen in the context of this, the impact is less than it might otherwise have been.
- 10.6 In summary, the proposal is not considered overall to cause any harm to the heritage assets involved.

Impact on Residential Amenity

- 10.7 Policy LP2 and Policy LP16 (e) seek to ensure that development is of high quality and does not adversely impact the amenity of neighbouring or future users.
- 10.8 The applicant expects opening hours (after COVID restrictions are lifted) to be:
Monday to Thursday 12pm – 10pm;
Friday to Saturday 12pm – 12am;
Sunday 12pm – 7pm.
- The car park is proposed to open half an hour before service and to close half an hour following the end of service. The car park gates are to be locked at all other times.
- 10.9 Members will have seen the level of support for the creation of a car park to serve the pub and the reasons for that support. However, the occupiers of the neighbouring properties which back onto the application site have concerns regarding the adverse impact on their amenity. The rear gardens of 7 properties share a boundary with the application site. This consists of a 1.8m high fence to the west and south, and a low picket fence and 2m high hedging to the east. The rear elevations of 7 properties are between 6m and 19m from the proposed car park.
- 10.10 The applicant has submitted a Noise Management Plan (NMP). The content of the NMP gives an indication of the scope of potential sources of disturbance which could result from the car park. For instance: cars arriving and leaving; cars idling; car horns and stereos; doors slamming; and loud talking and shouting for an extended period before customers get into their cars. As customers will arrive and leave during opening hours this potential disturbance will be continuous during opening hours and up to 12.30am on Friday and Saturday nights. Although there is

a close boarded fence along the western and southern boundary, there is also the possibility that car headlights could penetrate the eastern boundary hedge.

- 10.11 It is therefore considered that the proposal would be contrary to Policy LP2 and Policy LP16 which seek to ensure that development is of high quality and does not adversely affect the amenity of neighbouring occupiers, as the sources of noise disturbance set out above are considered to harm the amenity of the neighbouring residents.
- 10.12 It is accepted that, from the Environmental Health Team's perspective, this proposed use is unlikely to cause a statutory nuisance as there would not be any measurable noise source being created. However, from a planning perspective, it is considered that the general activity in the car park would impact on amenity and it would be very difficult to control the potential noise sources set out above or to enforce any realistic controls over these sources of noise.
- 10.13 With reference to the NMP submitted by the applicant, this has been put forward as a method of controlling noise and disturbance emanating from the car park. Unfortunately, there is very little within the document that is enforceable by the Planning Enforcement Team. Consequently a condition requiring the development to be carried out in accordance with this would fail the test of a 'lawful' condition as set out in national guidance. Therefore, the submitted NMP would fail to make the proposal acceptable from a planning perspective.

Highway Safety

- 10.14 Supporters of the proposal have made reference to development resulting in an improvement to general highway safety in this area, as cars would be using the car park rather than parking around the War Memorial. This includes at school pick up times. However, the car park could only be used by patrons of the pub, similar to the parking spaces at the front.
- 10.15 The Highways Officer considers that although cars are parked around the War Memorial at busier times, it has not resulted in any highway safety issues in the vicinity. Although the existing parking is not ideal, the provision of off-road parking may provide some benefit in terms of allowing the current highway layout to operate in the manner in which it is designed. However, if more parking is approved and provided to the rear of the pub, it is perhaps likely that some customers will still park around the War Memorial. Consequently, it is considered that any benefit in this regard is perhaps limited.

New Tree Planting

- 10.16 A number of trees have been removed from the application site since 2019 and because it is within the Elm Conservation Area, planning applications were submitted for the removal of and/or works to the trees. The loss of the trees has resulted in a change to the outlook from and screening provided to the properties backing onto the site. The applicant has stated that his intention is to make better use of this piece of land and has previously enquired about its suitability for a new dwelling.
- 10.17 Notwithstanding the ongoing issue with T2 specifically whether its removal was approved under the previous tree applications, the Tree Officer has no objection to the proposed layout and choice of replacement tree planting. But there is scope for additional tree planting along the boundary between tree T1 and tree T3 to recover some of the screening lost with past tree removals. If Officers were in a position to

recommend approval of the application a condition could be included with regard to additional new planting to this boundary.

Other Considerations

- 10.18 Low level bollard lighting is proposed within free-standing timber barrels approximately 69cm high along the western boundary. This proposed lighting is considered to have minimal impact on the adjacent light sensitive receptors.

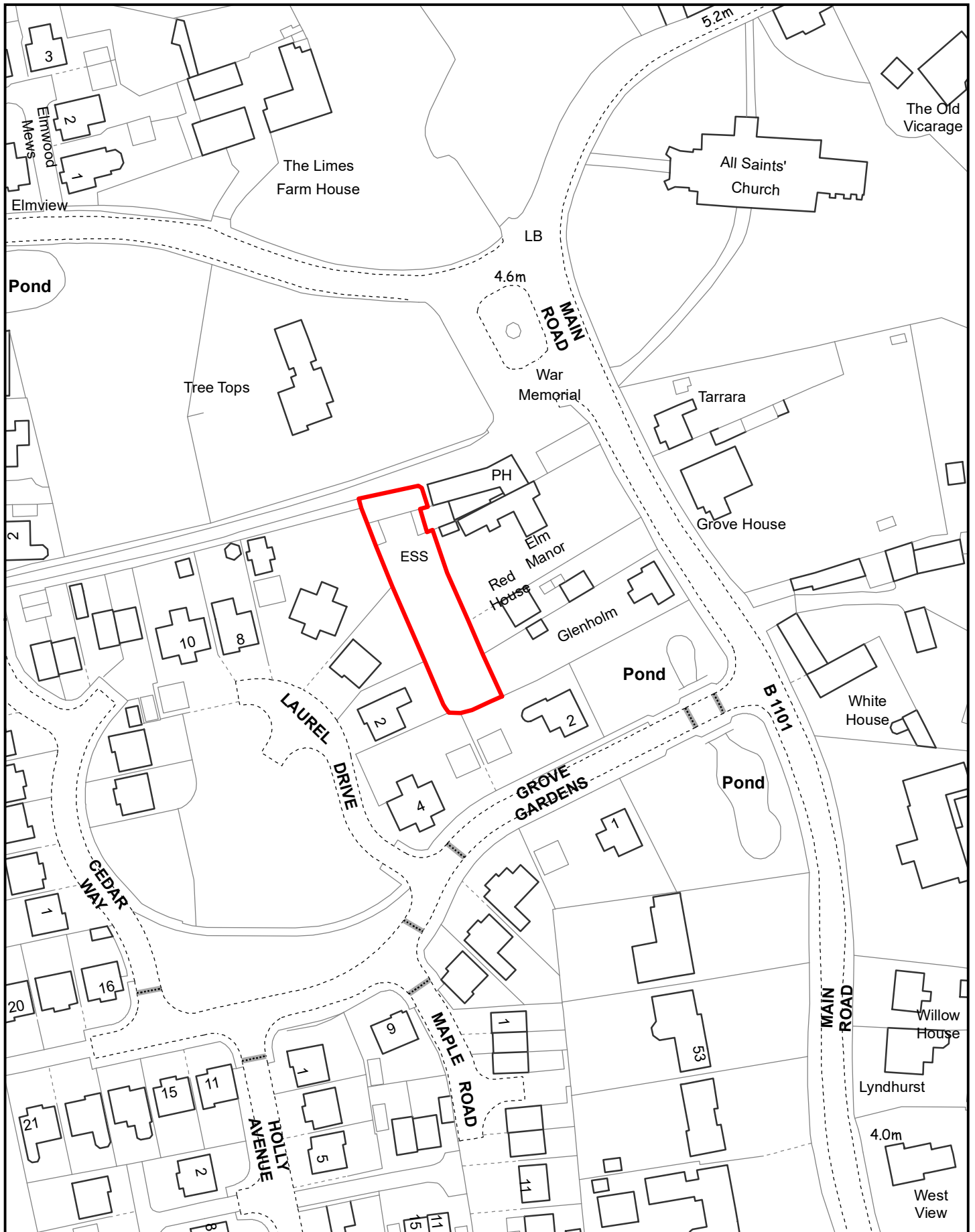
16 CONCLUSIONS

- 11.1 The application proposes to change the use of land to the rear of the pub to increase the amount of onsite parking available for customers who visit the pub (a net increase of 14 new spaces). The car park will be for patrons only and not for general public parking.
- 11.2 Careful consideration has been given to balancing the benefits and disbenefits of this proposal. Policy LP6 of the Fenland Local Plan 2014 provides some support for the proposal as it is likely the additional off-road parking could enhance the attraction of the facility. In addition, there may also be some limited benefits in possibly removing some existing on-street parking. The proposal is also not considered to cause any harm to the heritage assets of the Elm Conservation Area, or the setting of the listed buildings.
- 11.3 Notwithstanding this, of concern is the impact of the car park on residential amenity, specifically because the rear gardens of seven properties share a boundary with the application site and the rear elevations of these are between 6m and 19m from the proposed car park. The activity generated within the car park and the noise and disturbance arising from this would, it is considered, have a significant detrimental impact on the residents of these properties and their amenity.
- 11.4 This is a balanced judgement. But it is considered that any benefits to the business and highway situation are significantly outweighed by the detrimental impact on the amenity of the occupiers of the neighbouring properties, and that this impact would therefore be contrary to Policies LP2 and LP16(e) of the Local Plan. The recommendation is therefore for refusal.

17 RECOMMENDATION

Refuse for the following reason

1.	Policies LP2 and LP16(e) of the Fenland Local Plan seek to avoid adverse impacts on the amenity of neighbours. The proposed car park would generate a level of activity creating noise and general disturbance in close proximity to existing residential property. It is considered that this would be of significant detriment to the amenity of the residents of these dwellings and that if permitted the development would therefore be contrary to the aforementioned policies of the Local Plan.
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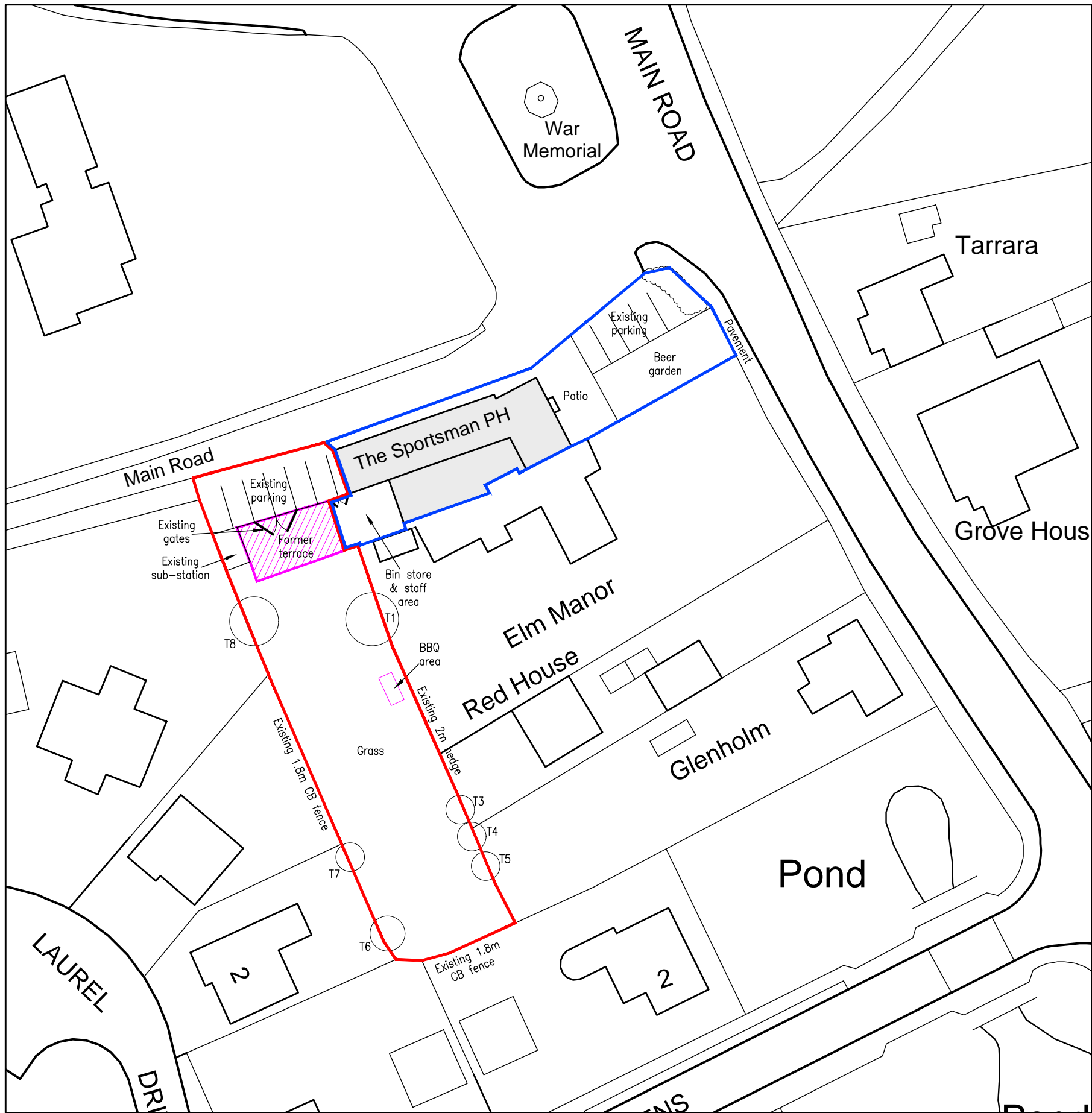
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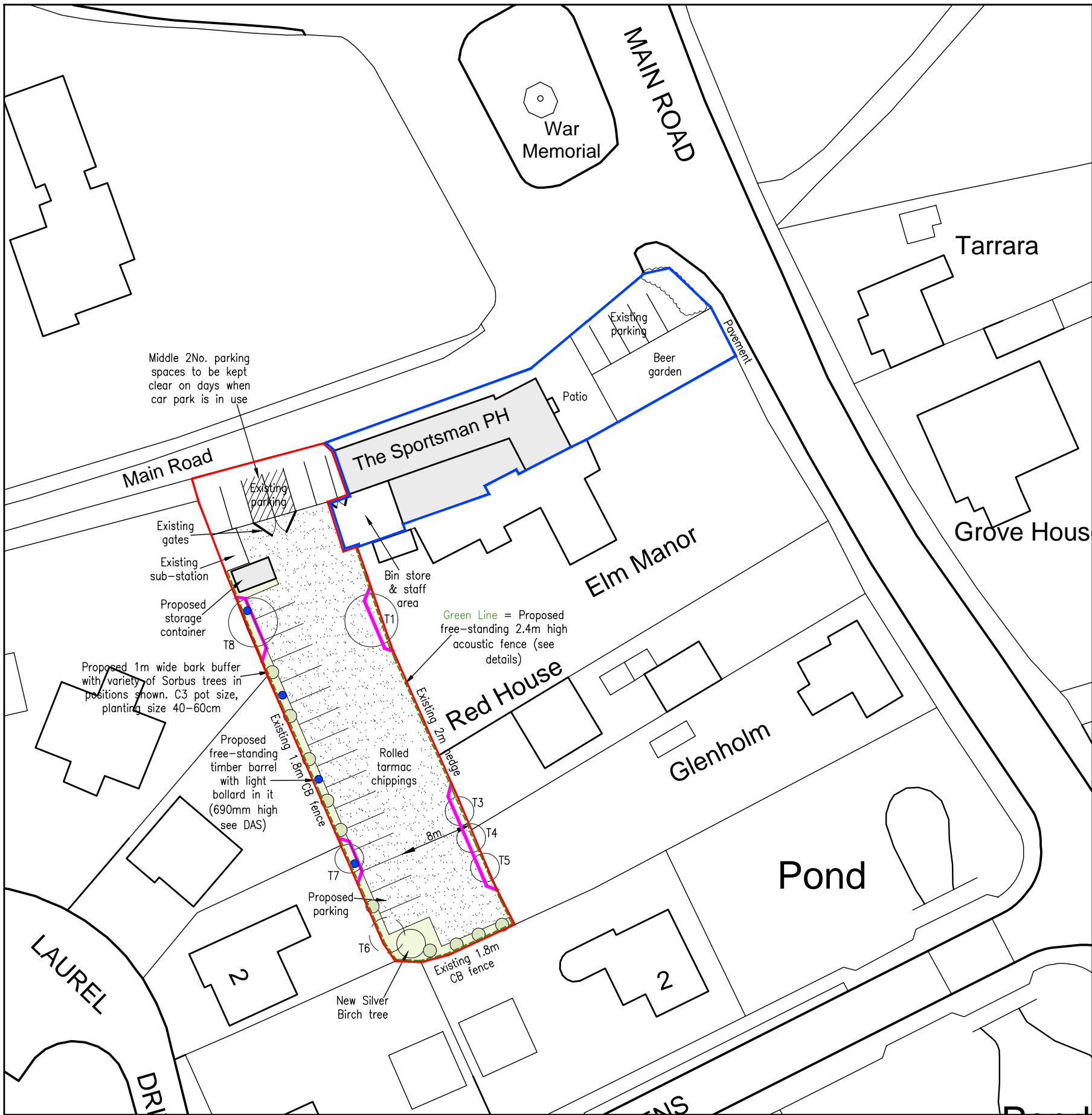
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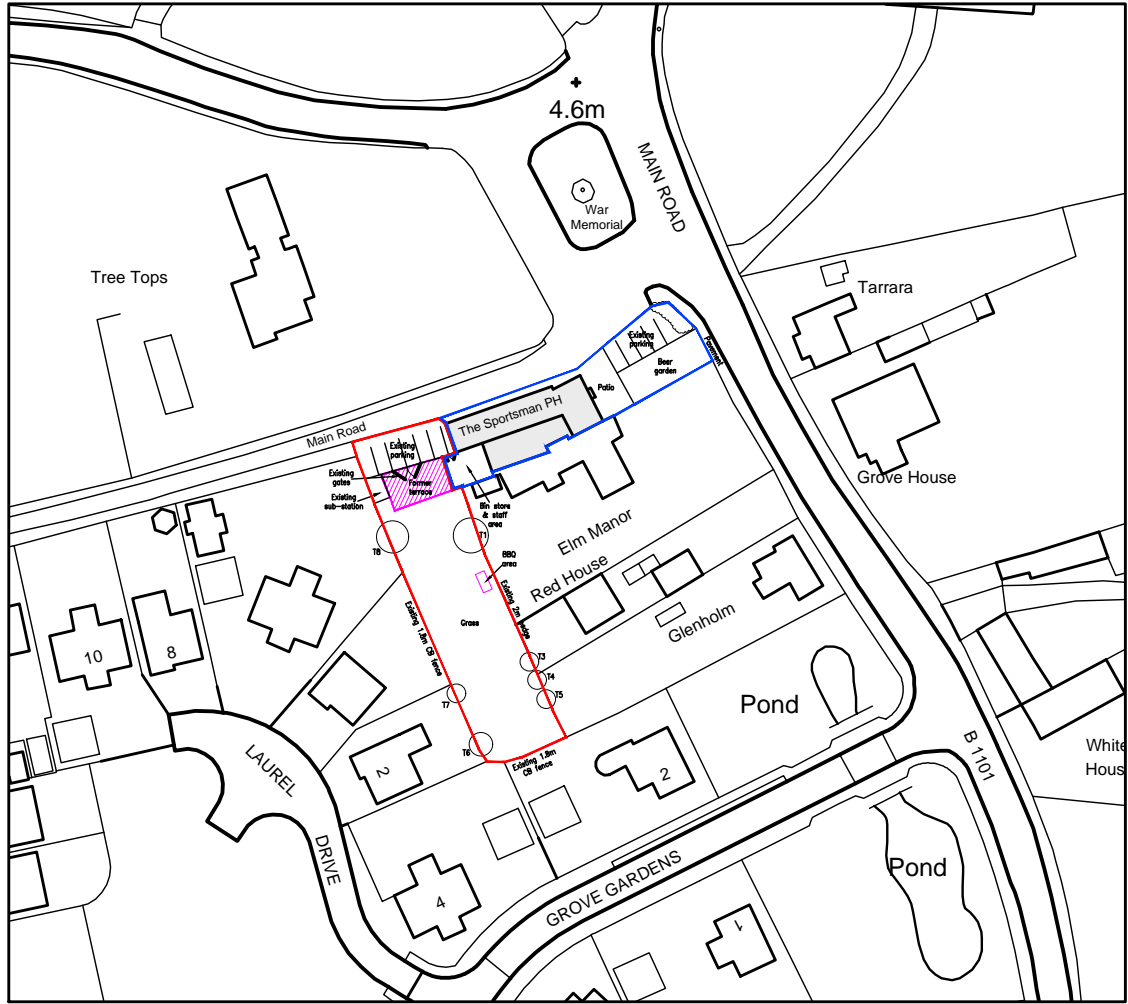




Existing Site Plan 1:500



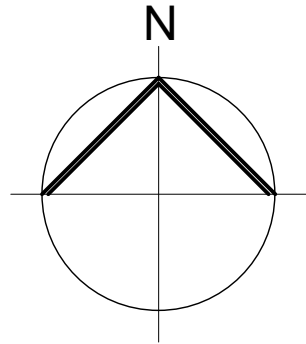
Proposed Site Plan 1:500



Location Plan 1:1250

Tree:-	Action:-
T1 = Silver Birch	Retain
T3 = Tulip	Retain
T4 = Silver Birch	Retain
T5 = Norway Maple	Retain
T6 = Silver Birch	Recently came down in storm
T7 = Sweet Gum	Retain
T8 = Alder	Retain

——— = Tree Protection Area
 (See Tree section in DAS for more detail)
 - - - - - = Proposed free-standing 2.4m high
 acoustic fence (see details)



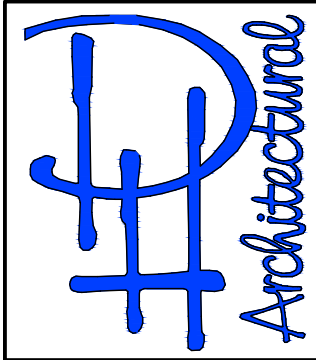
Peter Humphrey Associates Ltd.
 ARCHITECTURAL DESIGN AND BUILDING

PROJECT
 PROPOSED LAND CHANGE OF USE & CONTAINER
 THE SPORTSMAN PH
 MAIN ROAD
 ELM
 WISBECH

DRAWING TITLE
 PLANNING DRAWING

CLIENT
 Mr D Johnson - THE SPORTSMAN PH
 DATE AUG 2020 SCALE As Shown JOB No. 5718/04/01M

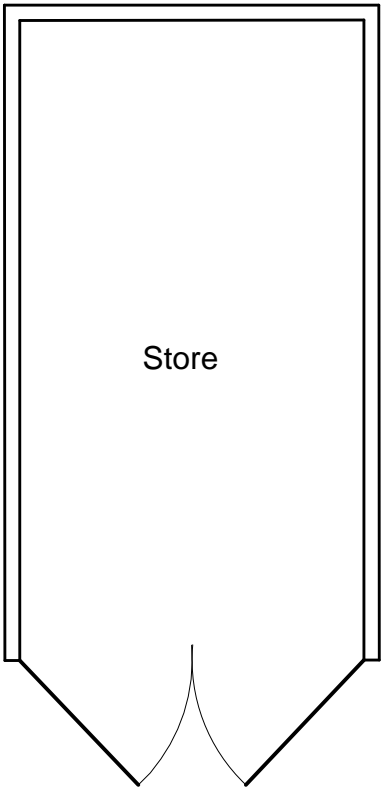
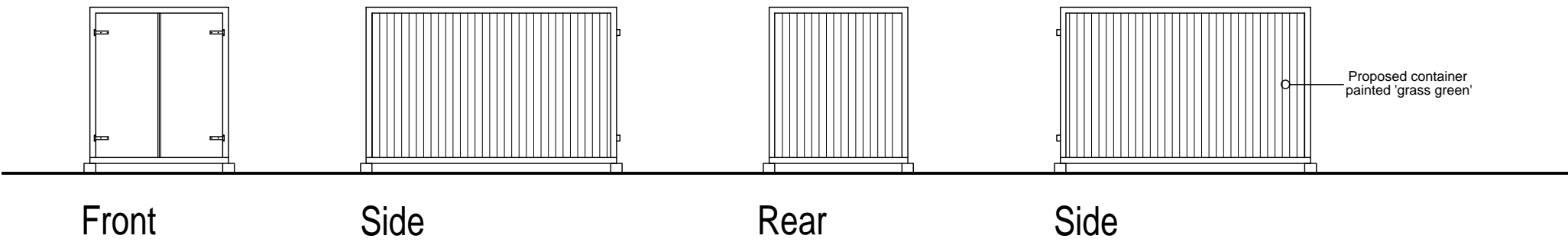
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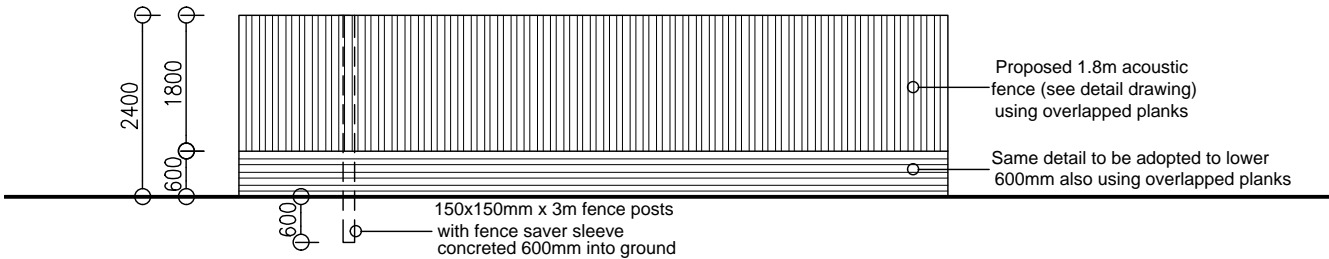


Container Elevations 1:100



Store

Floor Plan 1:50



Proposed free-standing acoustic fence 1:50



PROJECT

PROPOSED LAND CHANGE OF USE & CONTAINER
THE SPORTSMAN PH
MAIN ROAD
ELM
WISBECH

DRAWING TITLE

PLANNING DRAWING

CLIENT
Mr D Johnson - THE SPORTSMAN PH

DATE AUG 2020 SCALE As Shown JOB No. 5718/04/02F

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F/YR20/1123/F

Applicant: Mr Paul Farenden

**Agent: Mr Shane Reeve
Arcitek Building Design Ltd**

Woadmans Arms, 343 High Road, Newton-In-The-Isle, Wisbech PE13 5HS

Erect 4 x dwellings (2-storey 3-bed) and the formation of 3 x new accesses involving the demolition of existing public house

Officer recommendation: Grant

Reason for Committee: Number of representations contrary to Officer recommendation

1. EXECUTIVE SUMMARY

- 1.1. The application proposes the construction of four dwellings on the application site, which is currently the site of the disused Woadman's Arms public house.**
- 1.2. The public house has been closed since 2017, and the application is accompanied by a statement indicating how it was marketed for sale following that closure. The statement is satisfactory in terms of confirming the public house use is no longer viable.**
- 1.3. The site is considered as an infill plot within a Small Village , and development of this nature is considered acceptable in principle under the terms of the settlement hierarchy of the development plan, representing the reasonable and effective re-use of a brownfield site.**
- 1.4. The specific impacts of the scheme are considered to be acceptable, following amendments made to the proposals to ensure a satisfactory for of vehicular access from the dwellings to the highway.**
- 1.5. It is therefore recommended to grant planning permission for the development.**

2. SITE DESCRIPTION

- 2.1. The application site is located in the western part of the village of Newton in the Isle, a settlement identified as a Small Village within the settlement hierarchy of policy LP3 of the Fenland Local Plan (2014).**
- 2.2. The site currently hosts the Woadman's Arms, a disused public house and its ancillary facilities (garden, car park). The public house is stated within the application particulars as having ceased trading in November 2017.**
- 2.3. The buildings on site comprise the main public house, a dark orange brick building of two storeys with external chimney stacks to both side elevations, and**

a natural slate hipped roof. The original building has been extended both to its rear (west) and to its side (north) elevations in a variety of styles, with some of these additions introducing render to the property as an external finish.

- 2.4. The car park was accessed to the north of the building, although this is now fenced off, and the garden area previously located immediately to the rear of the building has been cleared of vegetation. Signage has been removed from the building and the front ground floor windows have been blocked up.
- 2.5. The application site lies within a residential area of the settlement, with a range of properties located to its east and north along High Road, and a more planned form of residential development to its south and west accessed via Fen Road and Westfield Road.
- 2.6. The application site lies within flood zone 1, the zone of lowest flood risk.

3. PROPOSAL

- 3.1. The proposal is for the replacement of the existing disused public house building with 4 new 2-storey dwellings fronting onto High Road and with private gardens to the rear. These would all be 3-bedroom properties, with the 2 plots constructed on the southern half of the land being a semi-detached pair designed to reflect the appearance of the existing public house building from the street scene, with two detached dwellings located on the northern half of the site.
- 3.2. Each property would be provided with its own access off High Road, although Plots 3 and 4 would have a shared access point, and an access to the rear of the site would be provided to comply with a covenant on the land, replicating the current arrangement, albeit no access can practically be achieved at present. Parking is to be provided on the basis of 2 spaces per property to ensure compliance with Appendix A of the Fenland Local Plan (2014).
- 3.3. Full plans and associated documents for this application can be found at:
<https://www.publicaccess.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=QJLFFPHE06P00>

4. SITE PLANNING HISTORY

- 4.1. There is no relevant site planning history.

5. CONSULTATIONS

5.1. Newton-in-the-Isle Parish Council

"Parking unsatisfactory with no turning points, leading straight onto main highway between two blind corners with a 40mph speed limit in place. Houses should be set further back on site to enable safer access.

Four houses deemed over development of the site.

Replica of public house as semi-detached not in keeping with the two detached houses on plans, these were more in keeping with surrounding area, no advantage for the public house to be replicated. Design for houses on site should be similar.

Original pre-application suggested two bungalows to be built.

Query regarding covenant on access through from Westfield Road to back of one property.

No necessity for an extra access to one property from Westfield Road, when all properties have a front access from the High Road.

No consultation when the public house was first put on the market, enabling local residents the opportunity to investigate the purchase of the property. The public house had been in the family for many years, the landlady retired due to ill health and not through the public house being unviable as stated."

5.2. Cambridgeshire County Council Highways Authority

Following amendments to footways, access crossovers and visibility splays made in light of additional highway investigation undertaken during the course of the application:

No objection subject to conditions regarding provision of accesses, parking and visibility splays, and the removal of permitted development rights for the erection of gates across the accesses.

5.3. North Level Internal Drainage Board

No comments

5.4. Environment & Health Services (FDC)

No objection.

Recommend unsuspected contamination condition.

5.5. Councillor S Clark

"I am concerned that the site is not big enough for 4 houses. The parking arrangement will require vehicles to reverse in our out on to a busy road on to two blind bends I feel that the Woadmans Arms is a plane building and not worth copying.

The application does not mention the mobile home that is on sight now.

I am concerned about the access in to Westfield Rd as this could be used by construction traffic if this is passed.

Visibility from the drive ways at each end of the sight is inadequate.plots 1 and 2 have no front garden front doors opening on to main Rd"

5.6. Councillor M J Humphrey

"I note a comment that the pub closed due to lack of trade when in fact the premises was tenanted by the same family for many years, at least 60, with the previous tenants parents and only closed when Wendy was not well enough to continue.

I remain unconvinced the property was marketed well, the report says no local advertising, surely local village pubs normally go to local people. I also take issue with the price, this should have been available to local interested parties for an affordable price to maintain it as a village pub."

5.7. FDC Economic Growth & Assets

The marketing campaign and the summary of interest received is proportionate. 3 months marketing would perhaps be a bit light but they had it on a number of

channels for 6 months and you can see the response they got. Given that there was over 2 year previous marketing exercises for pub use too when the tenants were trying to sell their lease on and had no takers would suggest poor demand for pub use (although that might depend on the lease terms at the time).

5.8. Local Residents/Interested Parties

12 objections have been received in relation to the proposal from properties on Fen Road, Rectory Road, Westfield Road, High Road (all Newton-In-The-Isle) and Tydd St Giles.

The responses highlight the following issues:

- Don't want to see Westfield Road opened up to access from the east. This will affect the safety of children playing on Westfield Road.
- Pub closed due to the incapacity of the tenant and no opportunity was given to seek a new tenant or purchaser.
- Misguided to refer to the appearance of the pub in the proposed semi-detached dwellings, it was neither attractive nor historically important.
- Greater impact on 24 Fen Road than existing building
- Highway safety
- Overdevelopment
- Currently a mobile home on the site, which is used for goods vehicle parking
- Nothing structurally wrong with the pub, which has historic value
- No front gardens
- Property design is poor
- Overlooking of neighbouring dwellings
- Access to rear was for agricultural access to fields, which have since been developed
- Semi-detached dwellings are both taller and deeper than existing 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).

7. POLICY FRAMEWORK

National Planning Policy Framework (NPPF)

Para 2: NPPF is a material consideration in planning decisions.

Para 7: Purpose of the planning system is to contribute to the achievement of sustainable development

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

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.

National Planning Practice Guidance (NPPG)

Determining a Planning Application

National Design Guide 2019

Context

Identity

Built Form

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

LP6 – Employment, Tourism, Community Facilities and Retail

LP12 – Rural Areas Development Policy

LP15 – Facilitating the Creation of a More Sustainable Transport Network in Fenland

LP16 – Delivering and Protecting High Quality Environments across the District

8. KEY ISSUES

- **Principle of Development**
- **Highway Safety**
- **Residential Amenity**
- **Appearance**
- **Other Matters**

9. BACKGROUND

- 9.1. A pre-application enquiry was submitted in September of 2020 regarding the premises, however this enquiry related to the conversion of the existing building on the site and is therefore not considered material to the consideration of the current application.

10. ASSESSMENT

Principle of Development

- 10.1. There are two aspects of the proposal to consider in respect of the principle of the development of the site. The first of these is the acceptability or otherwise of residential development within the settlement of Newton-in-the-Isle in accordance with policy LP3 of the Fenland Local Plan (2014), and the second is the need to justify the loss of the existing public house, which would be considered to be a community facility with regard to policy LP6 of the Fenland Local Plan (2014).

Residential Development

- 10.2. Policy LP3 of the Fenland Local Plan identifies Newton-in-the-Isle as a Small Village, where development is to be considered on its own merits, but will usually be limited in scale to residential infilling or a small business opportunity.
- 10.3. In this instance, it is clear that due to the residential properties surrounding the site, the development of the application site would be considered as an infill scheme. The site is brownfield in nature and the number of dwellings proposed is considered to represent the effective re-use of the site. Consequently, the proposal is considered, in principle, to accord with Policy LP3.

Loss of an existing community facility

- 10.4. Policy LP6 of the Fenland Local Plan sets out the strategy in relation to employment, tourism, community facilities and retail. The policy requires that any proposal resulting in the loss of a community facility demonstrates that the use is no longer viable or provides an alternative facility at least equivalent to that being lost.
- 10.5. In this instance, the application is accompanied by evidence of a marketing exercise undertaken once the property ceased trading as a public house for a period in excess of six months, and the contact received in relation to the premises during that exercise. The document also notes an earlier period of marketing in excess of two years for lease where no offers were received.
- 10.6. Comments received in relation to the scheme state that the premises should have been marketed to the local community, and at a price below that which was indicated. The marketing statement accompanying the application confirms that the building was fitted with a 'for sale' board, and notes that local press adverts were not used for reasons of cost effectiveness. It is concluded that had a local party been interested in the purchase of the premises then an offer could have been made during the period the building was for sale. The marketing statement indicates that none of the offers made met the asking price, and as such it is not considered that this point is material to the consideration of the application.
- 10.7. Given the information provided, and the comments of the Economic Growth and Assets Team, it is concluded that the marketing of the proposal for continued commercial use was sufficient to establish that the use in question was not viable, and as such the application meets with the requirements of policy LP6 of the Fenland Local Plan (2014).

Highway Safety

- 10.8. 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.
- 10.9. 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.
- 10.10. Plots 1 and 2 would have separate vehicular accesses and driveway parking for up to two vehicles, satisfying the requirements of Appendix A, as would Plots 3 and 4, albeit these properties would have a shared access
- 10.11. The Highway Safety matter relates to the proposed vehicular accesses onto High Road. Objections have been raised by responses received from both the Highways Authority and members of the public in relation to the proposal regarding the access to High Road provided for each of the dwellings and the potential impact that would have on highway safety from vehicles manoeuvring into/out of their parking provision.
- 10.12. In order to fully understand the implications of the proposal on the highway network, the applicant was requested at the behest of the Highways Authority to

provide additional information to demonstrate that the proposed access arrangement would be acceptable, including a speed survey of the traffic along the section of High Road serving the development. This evidence was provided, and the site layout amended to ensure that appropriate sight stopping distances were able to be provided to serve the development (the two properties on the northern half of the site now have a shared access point to enable this).

- 10.13. The highways authority has subsequently confirmed that they no longer have an objection to the proposal from a highway safety perspective.
- 10.14. There is therefore no justification for the refusal of the scheme on this basis, and the proposal is considered overall to satisfy the requirements of policy LP15 of the Fenland Local Plan (2014).

Residential Amenity

- 10.15. 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.

Residential amenity of prospective occupiers

- 10.16. The development is required to provide high levels of residential amenity to its prospective occupants under policy LP16. In that respect, each dwelling is provided with ample rear garden space (rear gardens are shown as being between 12 and 14.5m deep) according with the requirements of Policy LP16 in respect of rear garden sizes, and the combination of separation distances from any neighbouring windows, the nature of those windows and the orientation of the dwellings in relation to those neighbouring properties means that the proposals would not result in unacceptable levels of privacy or residential amenity.
- 10.17. Each of the dwellings has ample space to store bins for waste collections, and access to an adopted highway immediately to their fronts from where collections can take place.

Residential amenity of neighbours

- 10.18. Policy LP16 also requires that applications do not result in unacceptable impacts on neighbouring levels of amenity from a range of sources.
- 10.19. The existing premises on the site is a public house, albeit currently closed for business. This business when in operation would have the potential to result in significant disturbance to the occupiers of neighbouring dwellings, particularly in light of the potential for noise generation late at night and in close proximity to those dwellings. The removal of this potential source of disturbance would have a positive impact on the amenity levels of all the surrounding properties.
- 10.20. In this regard, the nature of the proposal as residential dwellings would not give rise to concerns over residential amenity of the neighbours, particularly when compared to the potential for disturbance caused to neighbouring dwellings by the existing use in such close proximity.

- 10.21. Concern has been raised over a loss of privacy to the neighbouring properties, however in this regard the rear windows of plots 1 & 2 are approximately 12m from the shared boundary to the west, which is considered to be satisfactory.
- 10.22. To the south of the application site lies 24 Fen Road, a residential dwelling that is currently overlooked from the first floor of the public house at a distance of approximately 6m. The proposal would see this relationship changed, with a bedroom window proposed on the southern elevation of plot 1. This window more directly overlooks the sub-station premises, however would still have an impact in terms of the privacy of the dwelling to the south. It would be possible however to protect the amenity of the neighbouring dwelling through design alterations to this proposed window, and therefore a condition is included to require amended details to be agreed prior to construction of the first floor of this plot.
- 10.23. The impact of the scheme on the neighbouring properties in relation to overshadowing and dominance of those dwellings is also relevant to the acceptability of the application. In this regard, the majority of impacts are of limited weight due to the orientation of the proposed dwellings in relation to the surrounding dwellings, and the existing buildings on the land that are to be replaced.
- 10.24. The proposed dwellings would be located closer to the boundary of the property to the south, bringing the built development in closer proximity to the neighbouring garden. It would still be separated by the width of the proposed driveway from the boundary however (3.2m) and would not result in a significantly different relationship to the existing scenario. The proposed buildings are also located on the north boundary of the neighbouring property and therefore would not impact in terms of overshadowing.
- 10.25. Revised consultation is currently being undertaken in respect of the property immediately to the south and the impact of the proposal on that dwelling due to changes made to the siting of the dwellings on plots 1 & 2 to facilitate acceptable driveway widths. Any further comments received in this respect will be reported to Members at the meeting.
- 10.26. The dwellings to the west are separated from the proposed buildings by a much larger distance as noted above, and so the proposals would not have an overbearing or dominant effect on those properties.
- 10.27. To the north, the neighbouring dwelling is separated from the development by its own ancillary outbuildings and as such will not be materially affected by the presence of the proposed dwelling on plot 4.
- 10.28. Overall therefore, the amenity levels of the scheme are considered to be acceptable, and do not justify refusal of the application.

Appearance

- 10.29. 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.

- 10.30. As previously stated, the proposal is designed so as to mimic certain aspects of the existing public house, in particular through its hipped roof, external chimneys and its brick construction. The application form states that bricks to match the existing public house will be used. The two detached dwellings will be part brick and part render (first floor), which is a material in use in both more modern and traditional properties within the vicinity of the application site, including in places on the dwelling immediately to the north (the remainder of this property is white painted brick/stone).
- 10.31. The ridge height of the semi-detached dwellings is raised above that of the existing public house, however it remains proportionate to other properties in the area within its context, and the proposed dwellings are well-spaced within the street scene to avoid the development having an overbearing impact. The detached properties have a higher ridge (approximately 1m), however due to their hipped design the additional height is not a dominant feature in the street scene. The properties are set back slightly from the existing highway so as to ensure they do not have an unacceptable relationship with the street in comparison to the existing dwelling further along High Road to the north.

Other Matters

- 10.32. Several other matters were raised in the consideration of the application, including the structural integrity of the existing building and the current use of the site following the pub's closure. These however are not matters material to the consideration of the application submitted at this time.
- 10.33. Also considered is the access point shown on the plans to Westfield Road at the rear of the development site, indicated on the drawings as being required by a covenant in respect of the land.
- 10.34. It is noted in this regard that the application layout shows the retention of the existing boundary treatment (1.8m closeboard fence) surrounding the application site, and that the land immediately to the west to which the access relates is occupied at present by a mature tree and a picnic bench and is not with the ownership of the applicant. On that basis, the indicated access would not be able to provide practical vehicular access onto Westfield Road and is simply to satisfy the requirement of a covenant on the land. This is similar to the previous/current situation in respect of the access, which was present within the car park of the public house during its operation.

11. CONCLUSIONS

- 11.1. The application proposes a residential infill scheme on land identified as being within flood zone 1. The Highways Authority have confirmed there are no outstanding safety issues in respect of the proposal, and the specific impacts of the buildings proposed have been assessed and do not justify the refusal of the application on the grounds of visual or residential amenity impact.
- 11.2. There are no other material considerations that justify the refusal of the scheme contrary to the relevant policies of the development plan

12. RECOMMENDATION

Grant

The proposed conditions are as follows;

<p>1. 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>
<p>2. Notwithstanding the hereby approved plans, prior to any construction taking place above ground floor level of plot 1, amended details of the proposed first-floor south facing bedroom window of that plot shall be submitted to and approved in writing by the Local Planning Authority. The window shall be designed so as to protect the privacy of the residents of the adjoining dwelling to the south (24 Fen Road). The development shall not be carried out other than in strict accordance with the agreed details.</p> <p>Reason: To ensure that the dwellings approved do not have an unacceptable impact on the privacy and amenity of the adjoining properties, in accordance with the requirements of policy LP16 of the Fenland Local Plan (2014).</p>
<p>3. Prior to first occupation of the development hereby permitted, the High Road footway and vehicular accesses will be laid out and constructed in accordance with submitted plan 170435/GA01.</p> <p>Reason: In the interests of satisfactory access.</p>
<p>4. Prior to the first occupation of the development hereby permitted the proposed on-site parking shall be laid out 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.</p>
<p>5. Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking, amending or re-enacting that order) no gates shall be erected across the approved accesses.</p> <p>Reason: In the interests of highway safety.</p>
<p>6. Prior to first occupation of the development hereby approved, visibility splays shall be provided as shown on the approved plan (VS02 Sheet 1 & 2) 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.</p>
<p>7. 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>
<p>8. 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</p>

the developer has submitted, and obtained written approval from the Local Planning Authority detailing how this unsuspected contamination shall be dealt with. The development shall then be carried out in full accordance with the approved remediation strategy.

Reason: To control pollution of land and controlled waters in the interests of the environment and public safety in accordance with the National Planning Policy Framework, in particular paragraphs 178 and 179, and Policy LP16 of the Fenland Local Plan 2014.

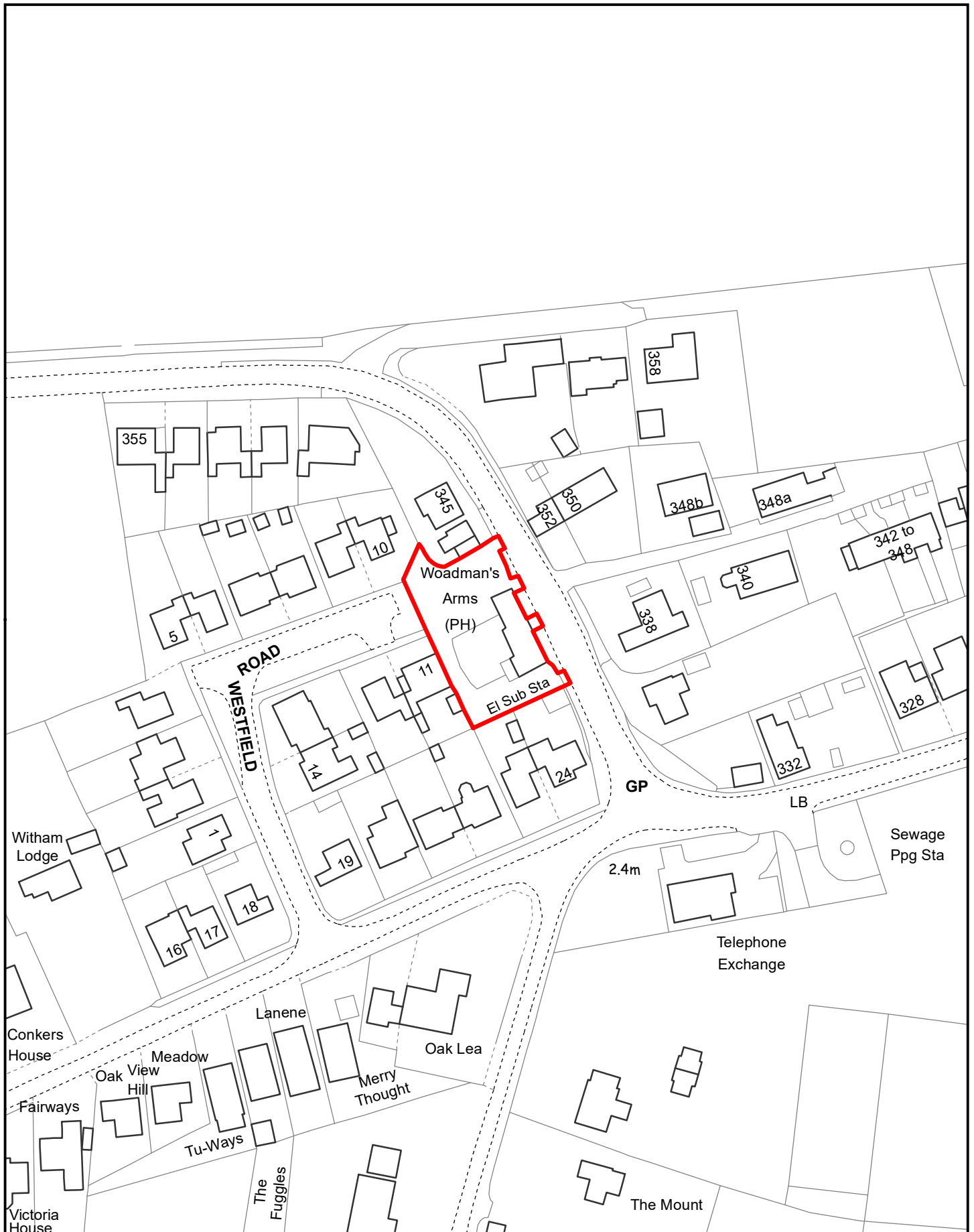
9. Details of the location, height, design and materials of all screen walls and fences shall be submitted to and approved in writing by the Local Planning Authority before commencement of the relevant parts of the work. The approved scheme shall be implemented concurrently with the erection of the dwelling(s) fully in accordance with the agreed details prior to occupation and thereafter retained in perpetuity.

Reason: To ensure that the appearance of the development is satisfactory and that it contributes to the visual character and amenity of the area, and to ensure that the private areas of the development are afforded an acceptable measure of privacy in accordance with Policies LP2 and LP16 of the Fenland Local Plan, adopted May 2014.

10. No development other than the demolition of the existing building shall commence on the site until details of existing ground levels (in relation to an existing datum point), proposed finished floor levels, 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).

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.

11. The development hereby permitted shall be carried out in accordance with the following approved plans and documents



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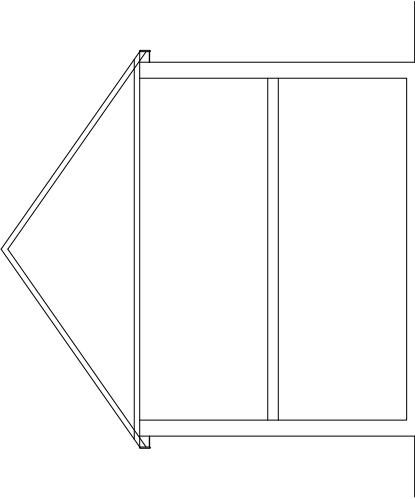
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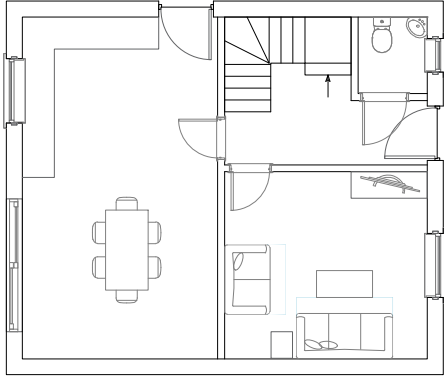
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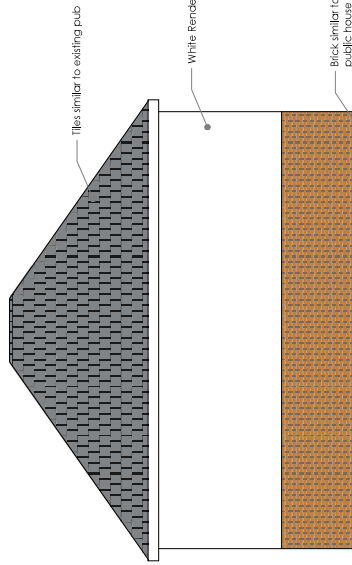
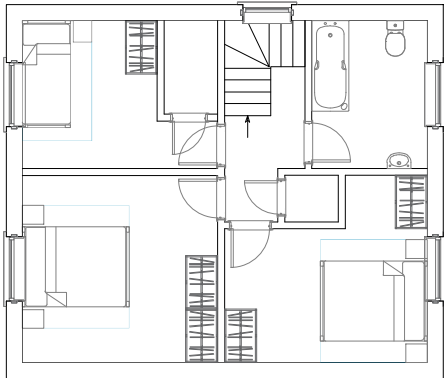
SECTION THROUGH



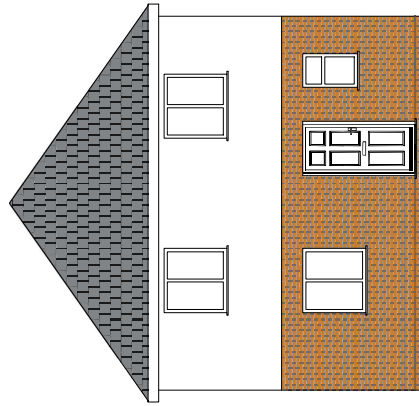
GROUND FLOOR PLAN



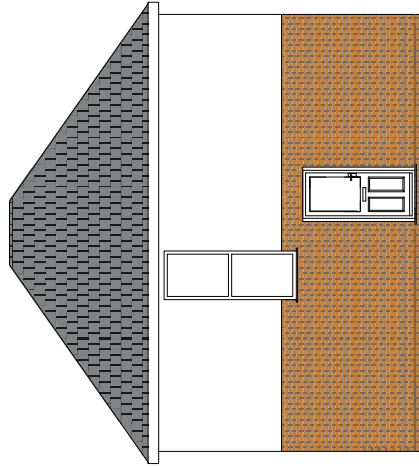
FIRST FLOOR PLAN



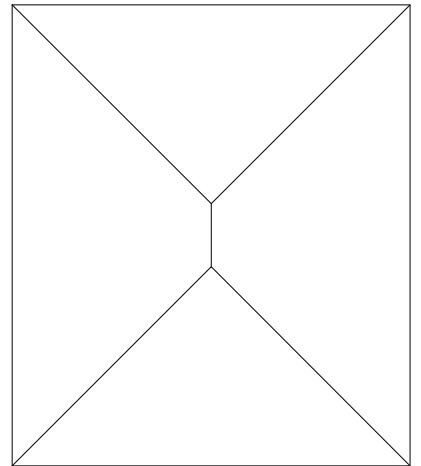
SIDE ELEVATION



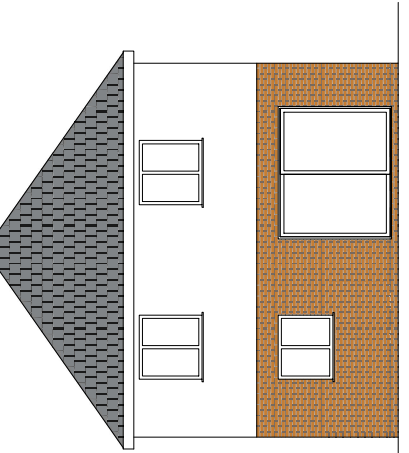
FRONT ELEVATION



SIDE ELEVATION



ROOF PLAN



REAR ELEVATION

GIA - 97M² PER DWELING
STORAGE - 2.5M²

ALL SITE LEVELS TO REMAIN AS EXISTING
FINISHED FLOOR LEVELS TO BE 150mm ABOVE GROUND



PLOT 3 AS DRAWN, PLOT 4 OPPOSITE HAND

Rev	Date	Description	By
1	15/01/20	Rev 1 - New elevation added	SR
2	15/01/20	Rev 2 - New elevation added	SR



01533 886 121
info@arcitek.co.uk
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Drawing Title Proposed Floorplans, Elevations & Sections, House Type 1

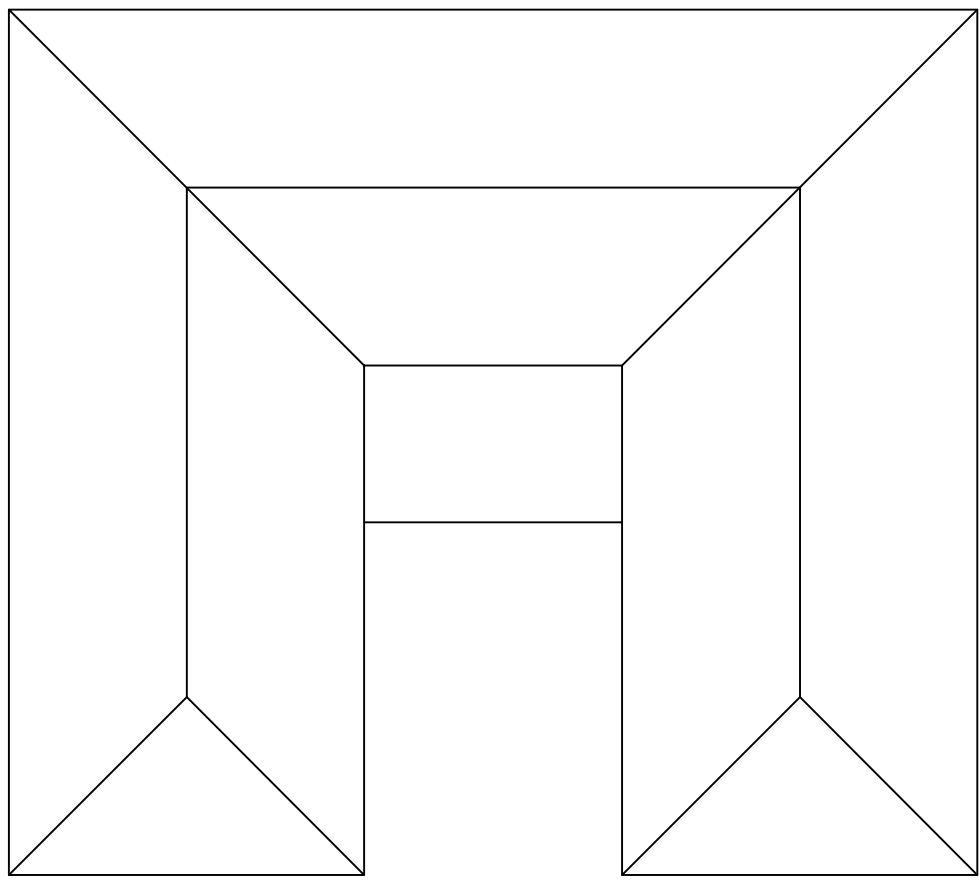
Project Title New Development to replace existing public house

Address 343 High Road Newton In The Vale

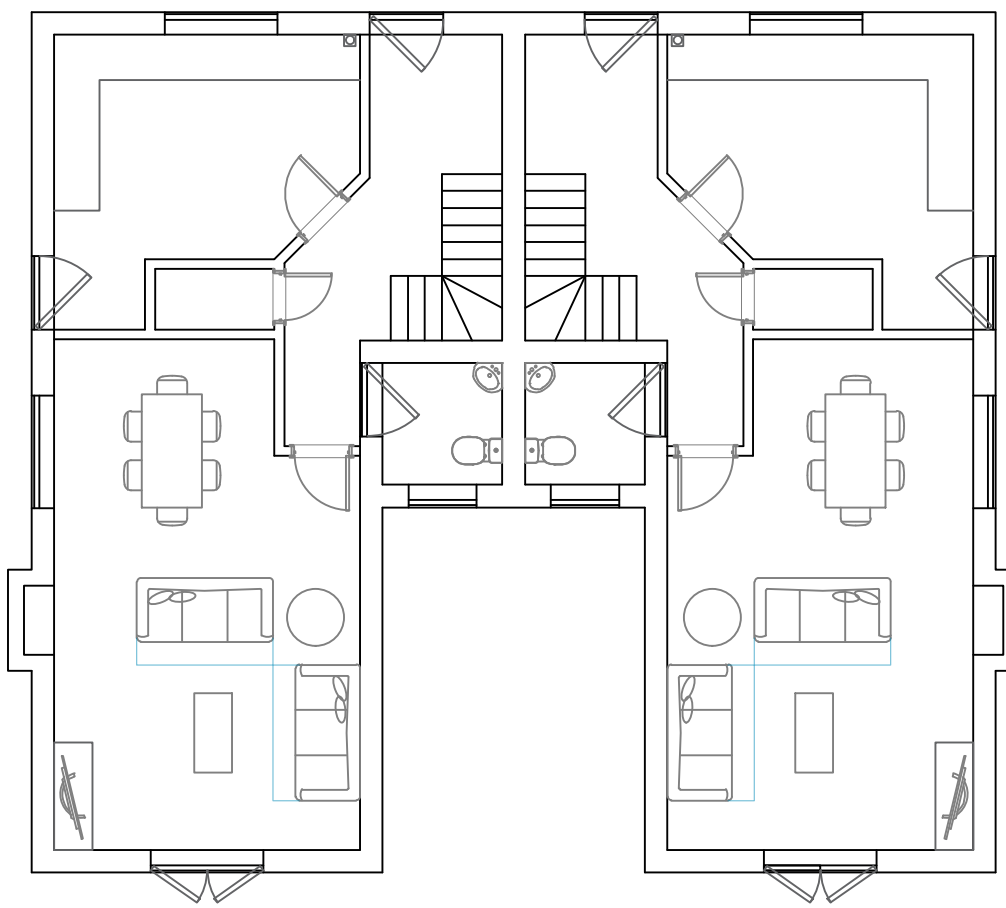
Scale 1:50 @ A1
Drawing No. 17205-003

Date 24.09.20
Drawn By SR
Reviewed By B

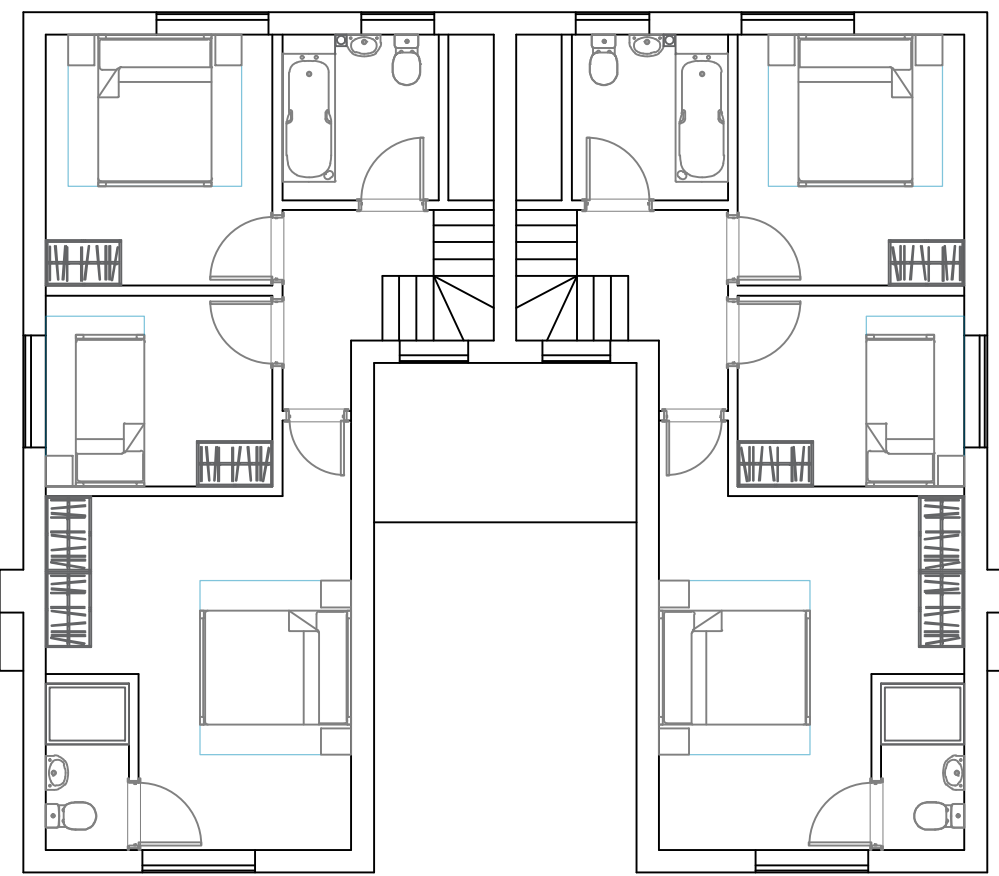
ROOF PLAN



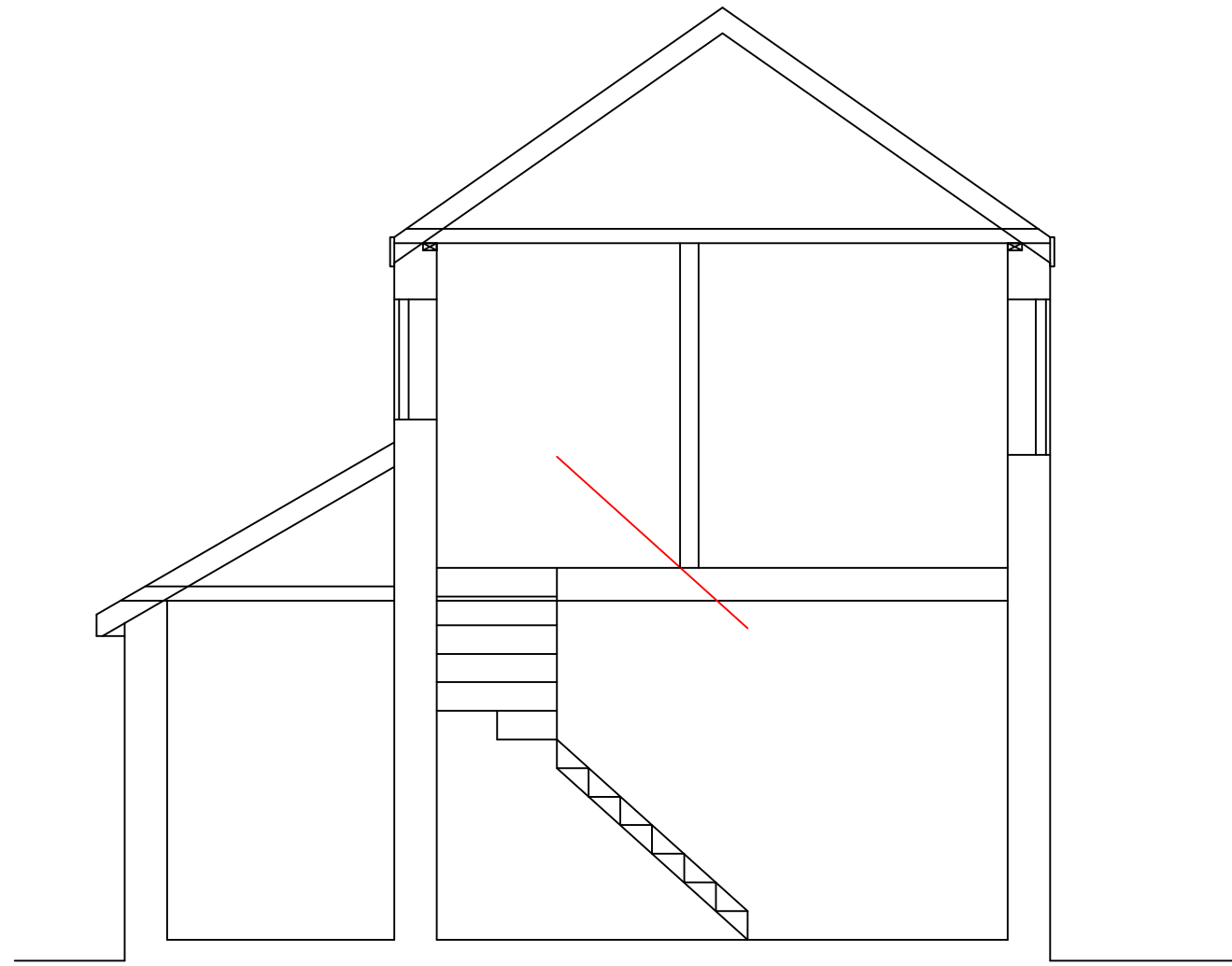
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECTION THROUGH



0 2.5 5 7.5 10
scale in metres 1:100

Tiles similar to existing public house

Bricks similar to existing public house

GIA - 106M² PER DWELLING
STORAGE - 2.5M²

ALL SITE LEVELS TO REMAIN AS EXISTING
FINISHED FLOOR LEVELS TO BE 150mm ABOVE GROUND

REAR ELEVATION

SIDE ELEVATION

FRONT ELEVATION

SIDE ELEVATION

0 1 2 3 4 5 6 7 8 9 10
scale in metres 1:50

B	15.11.20	Side Elevations corrected	SR
A	24.09.20	First Issue	SR
Rev	Date	Description	By
DESIGNED BY			
			
01553 886 121 info@arcitek.co.uk www.arcitekbuildingdesign.co.uk			
Drawing Title Proposed Floorplans, Elevations & Sections, House Type 2			
Project Title New Development to replace derelict public house			
Address 343 High Road Newton In The Isle			
Scale 1:50/100 @ A1	Drawn By SR	Date 24.09.20	
Drawing no. 17205-004		Revision B	

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F/YR20/0780/F

Applicant: Mrs E Fisher

Agent : Mr Norman Golding

11-13A And Land East Of 3-11A, High Street, Chatteris, Cambridgeshire

Part change of use of existing buildings to form 3 additional dwellings (2 x 3-bed and 1 x 2-bed) and erect 2no dwellings (2-storey 3-bed) involving the demolition of existing outbuildings, a sun room and walls within a conservation area and extend existing dwelling/shop

F/YR20/0795/LB

Applicant: Mrs E Fisher

Agent : Mr Norman Golding

11-13A And Land East Of 3-11A, High Street, Chatteris, Cambridgeshire

Internal and external works to listed buildings to form 2 x 3-bed and 1 x 2-bed dwellings and extension to dwelling/shop

Officer recommendation: Grant both applications

Reason for Committee: Number of representations contrary to Officer recommendation

1 EXECUTIVE SUMMARY

- | |
|--|
| <p>1.1 The application seeks full planning permission and listed building consent (where applicable) for the renovation and part change of use of 11-13A High Street to form 3 additional dwellings (2 x 3-bed and 1 x 2-bed) and the erection of 2 dwellings (2 x 2-storey, 3-bed) in 'Dobbs Yard' involving the demolition of the existing stores/garages and erection of covered parking areas and bin store.</p> <p>1.2 The impact in respect of heritage and the character of the area is justified in terms of finding a use for this large and vacant site and any harm is outweighed by the public benefit of providing the economic viability for the conservation of the principle listed building, which has a prominent presence in the High Street.</p> <p>1.3 It is acknowledged that some of the relationships between proposed dwellings are not ideal however it is considered that the benefits of the renovation and re-use of these historic buildings outweighs the lack of individual outside spaces and resultant privacy issues this creates. Proposed unit 2 is located in very close proximity to the boundary with Nos. 2 and 6 Boadicea Court, with No.6 being the most affected by the proposal. The proposed dwelling has been designed to</p> |
|--|

keep the 2-storey element to the minimum and positioned so it is obscured by the garage of No.2, as such there are not considered to be any significant detrimental impacts on the residential amenity of Nos. 2 and 6 Boadicea Court. .

- 1.4 The LHA have no objections to the proposed development subject to conditions in relation to the retention of parking and turning areas and the construction of the access. Boadicea Court has recently had double yellow lines painted, which removes the concerns of residents and highways regarding on street parking.
- 1.5 In conclusion, the principle of development on this site is considered to be acceptable. The impact in respect of heritage and the character of the area is justified in terms of finding a use for this large and vacant site and any harm is outweighed by the public benefit of providing the economic viability for the conservation of the principle listed building. It is acknowledged that there will be some detrimental impact in relation to residential amenity, however this is not considered to be significantly adverse and outweighed by the renovation and reuse of these historic buildings. There are no issues regarding flood risk and highways and whilst there is a slight shortfall in parking this is considered acceptable in this town centre location. The impact in relation to ecology is to be mitigated by the provision of bat tiles and the imposition of a condition regarding external lighting. As such a favourable recommendation is forthcoming.

2 SITE DESCRIPTION

- 2.1 The application site is located on the corner of High Street and Boadicea Court, with 'Dobbs Yard' being accessed from and located to the east of 3-13A High Street. It consists of a 2-storey terrace of 3 units finished in painted brickwork with a plain tile roof, No.13A features timber boarding to the first floor; to the rear there is a courtyard type arrangement with 2-storey stores/workshop, with a single-storey outbuilding finished in brick and pantile linking these to the outbuildings in 'Dobbs Yard' and an enclosed garden area between the outbuildings and 5-7 High Street.
- 2.2 Dobbs Yard consists of a large gravelled area between vertical rows of single-storey stores/former garages, constructed mainly in timber with corrugated roofs though there are some brick and pantile elements. There is also a former 'bothy'/greenhouse; fenced off from the gravelled area is a former vegetable garden which is surrounded by high walls. There is a narrow vehicular access to this part of the site between 3 and 5-7 High Street. It should be noted that the land levels within the site are approximately 0.9m lower than the churchyard to the south of the site, hence whilst the boundary wall is 1.85m-1.95m high from within the site it is only 0.95-1.05m high when viewed from the church side.
- 2.3 No. 11 and 13 are grade II listed, the overall site is located within Chatteris Conservation Area and is within the setting of grade II listed buildings of The George, 8, 12 and 14 High Street, 1 and 3 High Street and the Grade I listed Church of St Peter and Paul.
- 2.4 The entire site is presently vacant however the last uses of the site are as follows:
- No. 11 ground floor hairdressers and stores. with the first floor being accessed through No.13 and providing additional accommodation for that unit (it would originally have had a separate staircase).

No. 13 ground floor shop/store and living accommodation with the first floor forming a 4-bed dwelling with access to the stores to the rear.

No. 13A (unlisted) is understood to have been a mortgage brokers at ground floor level, with the first floor not having been used for some time since it was a taxi office, waiting area furniture from the 1960's remains.

The second floor of No.s 11-13A is linked and is roof/attic space.

The workshop to the rear is 2-storey and open plan.

3 PROPOSAL

- 3.1 The application seeks full planning permission and listed building consent (where applicable) for the following:

No. 11: form a 3-bed dwelling over 3 floors, including the replacement of the shop front.

No. 13: retain the shop and store, separated from the residential unit by a door and form a 3-bed dwelling over 2 floors with an attic room over, this involves a single-storey extension to the rear and demolition of the existing sunroom.

No.13A: remains a 2-storey office with a replacement shop front.

The 2-storey workshop/stores which create the courtyard to the rear are to form:

No. 11B: a 2-storey, 2-bed dwelling

No. 13B: a 2-storey, 3-bed dwelling, part of the ground floor of this building is to be demolished to enable easier access to the courtyard.

- 3.2 These units are to have parking provided within Dobbs Yard via Boadicea Court or accessed via High Street and shared garden, courtyard, covered storage/cycle store and bin store
- 3.3 Full planning permission is also sought for two new dwellings within Dobbs Yard, involving demolition of the existing stores/former garages, the 'bothy'/greenhouse is being retained.
- 3.4 Unit 1 – 2-storey, 3-bed dwelling measuring 15.5m x 8m and 6.7m in height. Accommodation comprises living/dining/kitchen, bathroom and 2 bedrooms and ground floor level and 1 bedroom with en-suite at first floor.
- 3.5 Unit 2 – 2-storey, 3 bed dwelling measuring 13.8m x 8m and 6.7m in height. Accommodation comprises living/dining/kitchen, bathroom and 2 bedrooms and ground floor level and 1 bedroom with en-suite at first floor. The 'bothy'/greenhouse is retained to serve this plot.
- 3.6 A new access is to be formed off Boadicea Court to serve these dwellings and the parking for 13, 13A and 13B which involves the partial demolition of the boundary wall.
- 3.7 Full plans and associated documents for these applications can be found at:

F/YR20/0780/F:

[F/YR20/0780/F | Part change of use of existing buildings to form 3 additional dwellings \(2 x 3-bed and 1 x 2-bed\) and erect 2no dwellings \(2-storey 3-bed\)](#)

[involving the demolition of existing outbuildings, a sun room and walls within a conservation area and extend existing dwelling/shop | 11-13A And Land East Of 3-11A High Street Chatteris Cambridgeshire \(fenland.gov.uk\)](#)

F/YR20/0795/LB:

[F/YR20/0795/LB | Internal and external works to listed buildings to form 2 x 3-bed and 1-2-bed dwellings and extension to dwelling/shop | 11-13A And Land East Of 3-11A High Street Chatteris Cambridgeshire \(fenland.gov.uk\)](#)

4 SITE PLANNING HISTORY

None relevant to this application.

5 CONSULTATIONS

5.1 Conservation Officer (FDC) (25/9/2020)

The application concerns internal and external works to listed buildings to form 2 x 3 bedroom and 1 x 2 bedroom dwellings and extension to dwelling/shop at 11-13A and Land East of 3- 11A High Street, Chatteris. No.s 11 and 13 are grade II listed and sit within Chatteris Conservation Area.

Consideration is given to the impact of the proposal on the architectural and historic interests 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 S16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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.

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.

The heritage statement submitted with the application adequately describes the interest of the property but fails to equate that to significance. However, the level of interest is sufficiently detailed to understand the significance and the impact of the works.

The proposal put forward is acceptable. The following comments are made:

No.s 11, 13 and 13A form a significant frontage to the High Street in Chatteris and the plot as a whole is a sizeable half an acre in the centre of town consisting of workshops and yards to the rear. It therefore adds considerably to the character of the conservation area as it is characteristic of the former economy and population of the town. No.s 11 and 13 are grade II listed (List Entry Number 1331929): Late C18 former farmhouse. Colourwashed brick, with red brick to part of rear wing. Plain tile roof with tumbeed parapet gables and saw-tooth eaves cornice. Ridge stack. Two storeys. Cambered arches to range of 4 hung sashes

with glazing bars in moulded architraves at first floor. Later door to left hand with rectangular fanlight in cambered arch. Late C19 shop to right hand with part of architrave intact. One bracket with lions head boss enrichment. It was listed on 18th July 1980. Planning history for No. 13A indicates that works of alteration were carried out in the 1970s and subsequent planning applications have required only planning permission and not Listed Building Consent. The listing maps and description (which is for identification) do not identify No. 13A as being part of the listing, and therefore appears to be excluded from the listing at the time of designation. No. 13A was in separate use and separate tenancy at the time of listing of the principle dwelling and is therefore not afforded curtilage protection either. However, it is immediately adjacent to a listed building and is part of the current scheme and therefore proposals regarding this element will be considered in terms of its impact on the whole.

The site also lies within the setting of grade II listed buildings at 8, 12 and 14 High Street, The George, No.s 1 and 3 High Street and within the setting of grade I listed Church of St Peter and Paul.

No.s 11 and 13, the adjacent workshops, courtyard, yard, sheds and vegetable garden to the rear form a considerably significant historic site in the context of Chatteris. They represent a largely unaltered range of functioning light industrial/agricultural use fronted by a large and imposing market town house. Historic photographs from the turn of the century indicate a double shop front across the front of the Nos. 13 and 11, but by circa 1925 possibly split in to two shops.

No. 11 High Street: the ground floor frontage was until recently utilised as a Hairdressing Salon with associated services and storage facilities to the rear. It retains an early 20th century shop front. It is a two storey building, but no stair access survives. A side access to the rear retains a ledged and braced door with associated 19th century door furniture (matching other handles found on site), but the windows are of no historic merit. Access to the first floor is currently through No. 13. The front bedroom retains door surround, skirting boards, fireplace and a 'gentleman's wardrobe' an early built-in piece of furniture, probably early Victorian, with arched doors to either side under moulded lintels, and 5 drawers of increasing depth under a scalloped pediment. The depth of the piece is accommodated in a dressing room to the rear, presumably most recently used as a store. There is no natural light to this room. Access to the rear bedroom is blocked from this side and only accessed from the workshop in the courtyard. Entry is gained at first floor level through a store room, which in turn gives access into the attic space above and consequently through the attics to the whole roof space through into No. 13a, where the original gable end is visible. The store room was used in association with the saddler's workshop. It is brick built, with corrugated iron roof coverings and boarded lofted ceilings. Simple tie braces span the space. Small windows have been infilled with Flettons, most likely in the post war era. The attic space to the main roof has been insulated on the underside with spray foam, causing significant damage.

No. 13 is the main residential core of the property. The two main aspects of the ground floor façade are the residential access door and the associated sash window and the currently empty shop unit, which retains interior boarding likely from the turn of the century. Formerly a farmhouse, it became a home and ironmonger's shop from the mid to late Victorian period, which adapted to a saddlery at the turn of the 20th century. The front door gives onto a hallway with staircase with carved string bracket, plain balusters and curved handrail. There

is a cupboard under the stairs and a row of coat hooks behind in a lobby area. Off the hallway, the door to the left gives onto the sitting room, which retains its alcoves and chimney breast, but not the fireplace, which is now of circa 1970s date. A tiled hearth sits within a timber boarded floor. Box framing and shutters to the sash window remain, but the sash itself is a 1980s replacement, as are all the windows to the front of the property. A blocked doorway sits to right of the front door in the hallway, with moulded architrave and dado rail. A second doorway to the right gives on to lobby, and then onto a rear storeroom, containing a '30s or '40s fireplace and separate WC, and then a step down to the front of the property, giving access to the shop (public access through a door offset to the right, to the front elevation). The shop front retains some historic fabric, notably the column to the left complete with cantilever bracket and lions head boss detail. The tongue and groove paneling to the shop may be historic. The window to the rear is 1930s in style and has metal frame and horizontal glazing bars. To the rear is a kitchen with '80s or 90's units and earlier shelves above, with in built cupboard next to the chimney breast, separate pantry with 1940s or 50's units and separate shelves above, which may be earlier. Beyond this lies a sun room, possibly of Victorian date, of brick and timber construction, glazed on two sides, with corner pillar and a four pane glazed door with low raised and fielded panel. Several shelves are fixed to the rear wall, at different levels and positions. The sun room gives access onto the inner courtyard, the workshop, and beyond that the wash house and store rooms, and garden area, with pedestrian access to the driveway and so into Dobb's Yard. To the first floor all rooms retain 19th century 4 paneled doors and architraves. The north bedroom retains chimney breast and cupboard to the right and skirting boards. The southern bedroom also retains chimney breast and fire surround and skirting boards. To the rear (east) lies a third bedroom under the rear sloping eaves with an inbuilt cupboard and a large bathroom is subdivided to include a walk in linen cupboard. A stud wall forms the corridor then leads through into the front bedroom above No. 11 (already described). It is not certain whether the two properties were ever divided or were always one. There is certainly a thickness of wall here which suggests a former division, yet the whole is under one clear roof phase, and of one build (no obvious evidence of extension) and the front façade is also clearly of one phase. There is no clear building line and the former shop front once extended across the whole frontage. The bedroom above No. 11 also 'fits' in terms of character, quality, appearance and status with the rest of the main house. It seems likely that it was always one unit, with rear access to the workshops and rear staircase with rooms 'above the shop'.

No. 13a (unlisted) was built in the late 19th or early 20th century using the existing boundary brick wall, with timber weatherboarding above. The space was used as a general ironmongery and farm implement shop over two floors. It has subsequently been used as a decorating and paint shop, taxi office and mortgage brokers. There is little of any historic value in this section of the property, but its external appearance and fenestration make a positive contribution to the setting of the listed building, the street scene and the character of the conservation area. To the rear, two iron windows, with iron glazing bars and moulded bosses at the intersections of glazing bars are reflective of its character and date.

The workshop to the rear of the inner courtyard has open plan space at ground and first floor levels. It is brick built to the ground floor with large windows and a central pair of doors. A timber framed and weather boarded first floor overhangs the courtyard. It leads into the store area to the rear and first floor level of No. 11. The courtyard gives views on to the variety of roof slopes (steep catslide, and gables), roof coverings, building materials, extensions, windows and chimneys

that make up the interest and character of this site. Beyond is a garden area that is enclosed on three sides by buildings and on the fourth by a close boarded fence, with exceptional views to the GI listed church. Indeed, the garden, and Dobbs Yard area, being open and undeveloped areas of back land form part of the setting of the church and reflect its traditional, light industrial/agricultural character of the town. To the north of the garden sits a brick built and timber fronted, structure with pan tile roof formerly a wash house and stores. A fire place and copper (lid still in situ) still remain, as do two brick built piers which would have supported a stone sink. Brick floors run throughout. To the east are sheds used by the neighbouring property at No. 7 High Street, and to the west is a brick wall, which forms part of the backs of the sheds which form Dobb's Yard.

Dobbs Yard was once accessed from the road now leading to Boudica Court, but is now only accessed by a private drive off the High Street. It consists of a mix of brick and timber structures with asbestos, corrugated and pan-tiled roofs, formerly used as cattle pens, pig sties and storage barn for an abattoir situated within the area now designated as Boudicea Court. There is some local information that the largest shed was once part of an outlying Mission, and was brought to its current location during the 1940s. This is possible as the shed frontage has two large doors and a partial window frame (but boarded in), suggesting a former use, but there is no substantive evidence to support this theory. The sheds were converted to garage and storage and have remained in constant use. To the south of the drive access and immediately bounded by the church wall is a large vegetable plot, with brick built bothy, with ventilation arches below the windows, situated to the rear (east) of the plot. A cast iron pillar supports the roof structure, which retains its timber principle rafters and timber mullions and iron glazing bars for a glazed roof to the west slope. The east roof slope structure has been replaced and the whole is now covered with corrugated iron. The bothy has a brick floor.

Overall the buildings represent a largely unaltered example of a large, market town family home and associated business, with surviving fixtures, fittings, joinery details, lay-out and associated workshops, and as such is of considerable significance locally in addition to its national significance as a grade II designated building. The buildings are in an apparently sound, but declining condition, which will deteriorate at an increasing pace the longer the buildings stand vacant. The roofs will likely require significant renewal in the short to medium term future as the plain roof tiles have been sprayed with insulating foam, which will be likely to cause long term damage to the condition of the roof. Leaks have increased in the last 18 months evident by areas of damp and flaking ceilings in the first floor bedrooms. The attics generally are in a poor condition and do not appear to have been maintained in recent years. I understand that No. 13 has been vacant for around two to three years, with the workshops to the rear, standing empty for a lot longer and consequently without maintenance. No. 11 was until recently in use as a hairdresser to ground floor only. The site is comprehensive and would require considerable investment to bring into a good condition, including a probable re-roofing phase and unlikely to find a single use ownership in the foreseeable economic climate.

The proposal seeks to generally upgrade the buildings by returning them to a useable condition and reinstate some original frontage design. It seeks to introduce a division between No.s 11 and 13 at first floor level in order to subdivide No. 11 into 1 x three bedroom and 1 x two bedroom flats (No.s 11a and 11b); No. 13 to be slightly reconfigured but retaining the shop area; No. 13a, to retain its office use; the workshops to the rear to be converted to a 2 bedroom

residential unit, and two new three bedroom residential units created within Dobb's Yard. It is this context that the proposal is considered.

There is no relevant planning history associated with this site, but informal discussions were had with the conservation officer on site, prior to the submission of a pre-app where more considered feedback was offered: 19/0055/PREAPP.

In summary, this seeks to subdivide and develop this once complete and unaltered site. The changes are fairly minimal, but cumulatively will result in a change of character and loss of some interest and significance to the whole. However, the size of the site, the requirement for some considerable repairs to the roof, ceilings, general updating, and likelihood of structural works and requirement to find a use or repairs to workshops and sheds means it is unlikely that it will be financially viable to continue in one single ownership.

The changes proposed are as follows: to No. 11 a new shop front of sympathetic design and proportions. No changes are proposed to the south elevation. To the east (rear) elevation it is proposed to introduce a pair of French doors with side lights, porch canopy and window above. To the courtyard elevation it is proposed to make a slight alteration, by creating a small dog-leg junction in order to allow a separate access for No.s 11a and 11b. This will occasion the loss of a late 20th century window and a small area of historic brickwork, some of which may be feasible for salvage and reuse in the rebuild. Internally, the changes proposed are also the minimum required in order to find a viable and sustainable use for this property. To the ground floor nothing of historic significance survives and it is proposed to introduce a subdivision between the shop frontage and the rear store room in order to create two separate properties. This is at a natural break in the building and so the impact in terms of spatial layout is minimal. It is proposed to reinstate a staircase, close to the likely original position in order to gain first floor access to what will become 11a, and to introduce a w/c, kitchenette, corner window and backdoor. To the rear unit 11b, it is proposed to install a new window and weatherboarding to the new section of wall which will be set back creating the dog leg. Internally, the storeroom partitions will be lost (no historic value) and a kitchenette and staircase introduced. Given the lack of historic interest in the internal space here (the significance lies in the space and exterior fabric), the proposed alterations are minimal and will have a neutral impact. To the first floor it is proposed to introduce minimal alterations to the current store room, in order to provide a cupboard and bathroom. The front bedroom door will be rehung, but the gentleman's wardrobe retained. It will be important to ensure a proper dividing wall between the bathroom and gentleman's wardrobe and proper ventilation to the bathroom to ensure that condensation will not affect the timber of this item of original built in furniture. At this point, the property is currently blocked off from any rooms to the rear. It is proposed to block off the current access to No. 13 and reinstate the access to the rear spaces. A series of derelict store rooms and mezzanine level survives beyond. This will be reconfigured – the mezzanine will be lost – to allow for the new staircase and to create a second bedroom. The stairs will continue to the current attic space where a third bedroom and second bathroom will be created, with an internal wall installed to separate from the attic of No. 13. Two sky lights will serve this space which will only be visible from the inner courtyard. There is no window which currently serves the attic and no position which would not impact on the street scene. It may be that the bedroom and bathroom space needs to be reconfigured to allow natural light to the bedroom. To the rear the access will be blocked off to allow separate first floor accommodation for 11b which will introduce the stair, bathroom and two bedrooms into a currently open and vacant

store area. There will be no loss of historic fabric to this rear area, the impact will therefore be the loss of open storage space, and what this represents in terms of its former use. However, a vacant space will continue to deteriorate. The alterations proposed here will maintain the envelope and create a viable use for the building.

To the ground floor of No. 13 it is proposed to slightly reconfigure the shop front. This is not necessary. Only minimal alterations are proposed to the rear store room including boarding over a fireplace with 1940s hearth and introducing more appropriate windows to ground and first floor rear (east) elevation. There is no requirement to board over the fireplace in the living room. The existing pantry will lose its current fittings and the rear east wall in order to create an open plan kitchen diner from current the pantry-kitchen space. It may be that the existing pantry shelves can be re-used in the new kitchen as a way of retaining these fittings, dating most likely from the turn of the century. The current sunroom, will be demolished and replaced with a similar structure on a larger footprint, extending across the width of the kitchen. This is the largest and most impactful alteration proposed for No. 13, but on balance an acceptable one in order to create a modern family sized kitchen dining area and the impact on the significance of the whole will be small. To the first floor the front bedrooms will be retained unchanged. The small bedroom to the rear will become a bathroom, with a slight reconfiguration to create a larger cupboard, with the loss of one small historic bedroom cupboard. The current corridor (which leads to the front bedroom of No. 11), bathroom and linen cupboard will be reconfigured. The corridor is a modern stud wall and will be removed, but the end will be blocked to prevent access to the space above No. 11. A stair will be introduced to give access to the attic space and a w/c and hall then give on to a bedroom. This is a reconfiguration of space currently defined by modern stud walls and so the impact of these alterations is neutral. The attic will provide a fourth bedroom with store room and sky lights to the rear elevation. Again, these alterations are minimal in terms of impact on historic significance, but it is not clear as yet what impact there may be on the roof structure to create this space.

No. 13a will gain a new shop front of sympathetic design and proportions and two new first floor windows. The current shop front is a 20th century alteration. The current first floor windows are a later alteration and largely the same proportions of the 19th century single multi-paned window, which indicates a former store or work room which required plenty of light. The new windows will be smaller, but remain in keeping with the character of the property. Internally the intention is to retain office space. Minor alterations are proposed to create a w/c and staff room. The rear office is to be blocked off to become part of 13b. Upstairs the 1960s seating bank will be removed and the rear office blocked off to become part of 13b. There is little of historic value internally in this space, the only alteration being a slight change in spatial layout, but this will form only a neutral impact on the significance of the whole. The later 20th century windows to the inner courtyard (south elevation) will be reconfigured in order to suit the proposed accommodation and the weatherboarding repaired accordingly. A new brick plinth wall is proposed and fireproof/sound proof structural wall is indicated on the elevation drawings and articulated in the design and access statement. Again, it is felt that these alterations are not of significant impact, and justified in terms of providing a viable use.

No. 13b will be formed from current workshop and storerooms. The workshops lie to the east of the site forming the rear range of, and enclosing the courtyard. A narrow corridor between this workshop and the storerooms to the rear of No. 11

(to become 11b) leads to the garden beyond. The ground floor south bay of this store and is to be demolished in order to create a wider access. The south window of west (inner courtyard) elevation will be relocated to the new south wall. A new door will be inserted to the inner courtyard elevation leading into a hall, which gives on to a bedroom to the south a stair and shower room to the north, and a second bedroom created from the office to No. 13a. An historic store staircase will be lost, but this is a minor impact on the significance of the whole and justified by bringing a vacant space into use. To the first floor the stair will give on to a third bedroom, shower room and first floor kitchen/dining/living space. Access will be blocked to the store room to the rear of No. 11, as this will become No. 11b. A Juliette balcony will look out on the east elevation over the garden area.

To the garden area lies a washhouse and further storeroom. The wash house retains a fireplace and copper, with copper and lid still in situ, with brick pavement floors. It is proposed to make small alterations to open out the washhouse and provide a communal area (retaining copper and fireplace in situ), and utilise the remaining space as bin and bike stores.

To the rear of the site lies a series of workshop/sheds, a yard and vegetable garden with bothy. The whole forms a significant part of the character and significance of the entire site and is overlooked by the grade I church of St Peter and Paul, which creates a fantastic view from the garden and yard of this site.

It is proposed to create two new dwellings in this space. The justification is to make the renovation and conservation of this substantial property economically viable. The entrance in the north boundary wall will be reinstated and opening up the view to the church. The workshop/sheds will be demolished but recreated as parking bays, salvaging and reusing the pantiles. The beams of the current sheds are quite substantial and characterful. Their reuse, perhaps on plinths should be considered new bays. The two new dwellings have been carefully designed following extensive pre-application enquiries and are carefully scaled and positioned so as not to encroach on the space of the yard, the lawn garden or the views of the church. The scheme will also see the bothy conserved and repaired. The vegetable garden, which is a rare survival and indicates something of the requirements of a domestic vegetable garden needed for a property of this size. This will be subdivided and form the new gardens to the two new properties, plus some additional parking. The loss of this traditional working space, yard, sheds and gardens will be detrimental to the character of the conservation area and will impact on the significance of the principle listed building, but the changes proposed have been carefully designed to minimise that impact. The materials chosen, as indicated on the drawings have been viewed on site and previously agreed, as they are sympathetic in tone, colour, texture and character for the site.

MATERIALS: *(i) Across site the roof materials will be salvaged and reused where possible, and utilise sympathetic materials elsewhere. The main roof range is of plain tiles. Spray foam to the underneath has led to increased deterioration of the tiles, and most likely the timbers. The full condition is not fully known at this time, but may necessitate the loss of more original tiles and timbers than would otherwise have been necessary. A separate repair schedule will be required in due course and shortfall material will need to be agreed. The east elevation inner courtyard roof is slate and will remain so. The workshop roofs are corrugated iron which is beyond its lifespan and will be replaced with zinc sheeting with upstanding welt joints – material agreed as anthracite 087 from the*

Metal Roof Co. This is a new material, but again, in keeping with the character of the whole. (ii) Repairs to the brickwork of the inner courtyard have been agreed to be in Flemish bond, with lime mortar using Old Saxon Blend from Crest Brick Co. The brickwork in this courtyard is a mix of ages, types and bonds and this reflects the many changes and repairs over time. This adds to the character of the space and should not be painted. The front elevation is painted and will remain so. (iii) There will be further impact on the fabric of the site due to any necessary re-wiring, plumbing and heating works. These should be carefully considered in order to minimise impact on historic fabric. Smart lighting can minimise the impact of at least one aspect of lighting and should be considered. (iv) Existing weatherboarding will be replaced as necessary on a like for like basis. (v) the garden washhouse will retain its pantiles. (vi) to the rear yard, grid mesh base coredrive gravel 50-35hd will form the basis of the yard, Marshalls Tegular Driveset Traditional permeable pavements will form the parking bays (vii) the cart sheds will be oak framed (re-use of existing timbers shall be considered) and pantiles will be re-used with a shortfall to be agreed (viii) Unit 1 has materials agreed as Sarnafill Slate Grey for the flat roof element and zinc sheet roofing with upstand welts from the Metal Roof Co, in Anthracite Grey ref 035; Harston Blend brick from Tradition Brick and Stone Company, in Flemish bond with lime mortar; cill details in Red Grade B Engineering brick; boarding is to be Hardieplank, smooth pre-finished Iron Grey (ref JH0267), joinery in hardwood with triple glazing. (ix) Unit 2 will utilise Sarnafill Slate Grey for the flat roof element and zinc sheet roofing with upstand welts from the Metal Roof Co, in Anthracite Grey ref 087; face brick is Saxon Blend from Crest Brick Co in Flemish bond and lime mortar; boarding Hardieplank, smooth pre-finished Cementitious board colour (ref JH0267). They have been carefully selected to be in keeping with the character of the overall site. (x) The bothy will be roofed in slate to the rear and glazed to the front as per the evidence provided by the surviving glazing bars.

IMPACT: The alterations proposed for each element are minimal and have minimal or neutral impact. However cumulatively, the changes will result in a change of layout and spatial character – subdividing at first floor level No. s11 and 13 and further subdividing the rear workshops into separate units. The yard will also be divided to provide private residential space to the new units. This once complete and cohesive family home and business, with associated workshops, stores, yard and gardens will be no more. However, this significance is an intangible one, which is wrapped up and reflected in the materials and fabric of the site, alterations to which will be minimal and the story of the whole will therefore be readable and recorded in the buildings history. The impact is justified in terms of finding a use for this large and vacant site, which is unlikely to attract a buyer that would be able to utilise and maintain the whole. In addition the unknown condition of the roof tiles, timbers and structure will likely necessitate expensive repairs, given the spray foam and existing leaks. The setting of the church will be minimally impacted in terms of the loss of overlooking a traditional yard (as will the character of the conservation area), but its significance will not be impacted and as the proposed building lines in the yard will replicate the existing, the views of the church will be unimpeded. As the new units are of good design, the overall impact on the character of the conservation area will be neutral as any harm is outweighed by the public benefit of providing the economic viability for the conservation of the principle listed building.

CLARIFICATIONS: Clarification required regarding treatment of bathroom wall and ventilation to ensure condensation will not affect the gentleman's wardrobe – this may be more suitable as a pre-commencement condition. Clarification required regarding roof light for the attic room of No. 11a. Clarification required

regarding alteration to shop entrance of No. 13. Clarification required regarding treatment of fireplace in front living room to No. 13.

CONDITIONS

- i. Prior to the commencement of works, given the history of the site and its prominence within Chatteris, the significance of the whole and its contribution to the character of the conservation area, a Level 3 Building Recording would be required. No development, demolition or alterations shall take place until building recording to Level 3 (in accordance with Historic England's guidance: Understanding Historic Buildings (2016)) has been submitted to and improved in writing by the LPA. The development shall be implemented in accordance with the approved details. Reason: this is required as a pre-commencement condition in accordance with the Town and Country Planning (recommencement conditions) Regulations 2018 as the information is required prior to development commencing in order to ensure that features which will be destroyed, removed or altered in the case of the works for which consent has been given are properly recorded in advance of destruction, removal or alteration.*
- ii. Prior to commencement of works a condition survey and subsequent schedule of works and repair specification (including a methodology statement for installing and updating services) will be required for the whole the site and submitted to and approved in writing by the LPA.*
- iii. Notwithstanding the approved plans and schedule, a separate schedule of salvageable materials and their proposed re-use will be required prior to commencement of works for all elements of the site and submitted to and approved in writing by the LPA.*
- iv. New materials shall be as stated above, including planting. Alterations shall be subject to approval samples submitted, viewed on site and agreed in writing by the LPA.*
- v. Prior to the commencement of the development precise details of all new joinery, including windows and doors and repairs to shop fronts, will be required to be submitted to and approved in writing by the LPA (clarified through 1:20 drawings and 1:5 typical sections).*
- vi. Notwithstanding the approved plans, prior to the commencement of the development precise details of the rainwater disposal system (fittings and fixtures) and all new/replacement rainwater goods (including hoppers) or soil pipes to the principal house shall be required to be submitted to and approved in writing by the LPA.*

5.2 Conservation Officer (FDC) (6/4/2021)

For clarity, drawings now considered under the re-consultation for F/YR20/0795/LB are:

13HS/005F, 13HS/008F, 13HS/009F, 13HS/006E, 13HS/007F, 13HS/014F, 13HS/013F, 13HS/012F, 13HS/011F and OSLP2B.

Whilst there are some minor amendments, most notably to the parking arrangements and design of plots one and two (to Dobbs Yard), there are none

that would alter my recommendation for approval subject to conditions, previously mentioned.

It is felt that the recent proposed alterations to the new proposed units, plots 1 and 3, are not as refined or well detailed as those previously submitted, though it is understood that the amendments have arisen as a result of neighbour objections and amenity considerations. It is felt on balance, therefore that the alterations are acceptable, as they do not overall, affect the principle of the development, in that the harm arising from their development is outweighed by the public benefit their development enabling for the necessary repairs to the roof of the principal listed building amongst other works.

I believe this case falls within the broad parameters for enabling development as set out in paragraph 202 of the NPPF and Historic England Guidance (<https://historicengland.org.uk/images-books/publications/gpa4-enabling-development-heritage-assets/heag294-gpa4-enabling-development-and-heritage-assets/>), in that development to the rear of this site, in Dobbs Yard, causes harm, yet early indications as to the cost of repairing the roof of the principal dwelling, coupled with general maintenance, repairs and updating of services, would likely result in a conservation deficit to the site, without these two new build plots to the rear.

This raises the issue of ensuring that the application is conditioned so as to safeguard the condition of the listed building and the level of roofing and possible structural works required. For instance, it may be that the current owners are not able or willing to see the development through to its conclusion, and the whole site should therefore be tied as one, and further, that one or both plots should therefore not be able to be sold until such time as the repairs to the roof of the listed building have been completed.

5.3 Wildlife Officer (12/10/2020)

From what I can tell from old maps those outbuildings have been there for some decades. Their condition seems to be pretty poor, and where there are holes in the roof bats are much less likely. However with the church so close by I think that very much increases the chance of bats at least using if not roosting in the outbuildings. On balance I think a survey is warranted. If the preliminary roost assessment (i.e. building inspection, which can be done at any time of year) reveals no or negligible bat roost potential then nothing further should be needed.

Of course if the survey reveals bats or roosting potential then activity surveys will be needed and those can't be done until May.

5.4 Wildlife Officer (1/3/2021)

All surveys must be done pre-determination. In this case the surveyors had to assign a 'low' potential rating to the garages because they couldn't gain internal access. If the applicant is able to get access for the surveyors to complete the visual inspection then that would be the most expedient way to go. It might also be quite a bit less expensive as activity surveys need extra people. If the applicant can get into those garages I'd suggest they do so and just have the inspection completed, as it might allow for a quicker determination. Otherwise they'll have to wait until summer. Of course if upon inspection the garages are still classified as 'low' potential they'll need an activity survey anyway.

5.5 Wildlife Officer (9/7/2021)

No objections - recommend the following conditions:

All lighting complies with the recommendations give within paragraph 6.1 of the EciA

and

A bat box and bird box are installed on the new development after construction as per the instructions given within paragraph 6.2 of the EciA.

5.6 Refuse Team (FDC)(24/11/2020)

A shared bin collection point(s) would be required where the development meets Boadicea court and be of suitable size to accommodate up to 10 bins from the 5 properties on collection day (1 collection point for unit 1 & 2 (4 bins) near the vehicle access and another for 11, 13 & 13b (6 bins) near parking bays for 13a?)

Bin store areas within the development only appear to accommodate bins from 2 of the 5 units?

New residents will require notification of collection and storage details by the developer before moving in and the first collection takes place.

Refuse and recycling bins will be required to be provided as an integral part of the development, with individual sets of bins for each of the 5 units recommended.

5.7 Refuse Team (FDC)(15/1/2021)

With the sketch indicating that the proposed bin store would be 6m from the kerbside this would be an acceptable distance from a collection point of view. I feel that that for units 1 & 2 it would be more practical for the occupiers to store their bins within their property and present at kerbside on collection (and will more than likely happen in practice). If the shared gardens were to be managed potentially there will be no need for a garden collection, therefore the bin store would be acceptable provided it is of sufficient size to accommodate the 12 bins for the 6 properties. Any garden bins required for units 1 & 2 stored would have to be stored within the gardens and placed at the boundary on collection day, again I feel that this would naturally happen in practice.

5.8 Refuse Team (FDC) (9/7/2021)

No issues with these arrangements as per plan, bin store for the 4 'High Street' properties acceptable distance from highway and bins for 2 separate properties to be stored within and presented on collection at the boundary with the highway.

5.9 Environmental Health (FDC)

This response has considered the Environmental Health issues concerning this proposal.

A site visit has been made (7 October) and this response is based on that visit and a desk-top study.

Documents considered are: -

Planning Application dated 28 July 2020

Location Plan

Design and Access Statement – Norman Golding - dated 19 April

2019

Existing and Proposed Floor Plans

Pre-Application Ref :- 19/0055/PREAPP

Because the site to the rear which has been used for a variety of purposes, it probably has some degree of contamination from former uses. I note that there is a former abattoir, the site of which I believe has been developed as Boudica Court. However, part of the proposal site was used for animal keeping, presumably associated with the abattoir. It is reasonable to assume that there may have been some former contaminative use of the site over the years.

On that basis, I would recommend a Phase 1 contaminated land investigation, which should be undertaken, with a report submitted to Fenland District Council, which should identify any need for a Phase 2 investigation, before any development commences.

The plans have been studied and there appears to be no issues with the configuration of the proposed living rooms and bedrooms of different flat, but any newly formed walls and partitions should meet the standard set out by WHO and BS8299:2014 for sound insulation.

As for external noise, there are no commercial or industrial premises close by to adversely affect this proposal and I do not consider that a Noise Impact Assessment necessary to address noise from traffic in High Street.

I would, however, recommend that any demolition and construction activities associated with this proposal, are subject to a time restriction and there should be adequate arrangements for the control of dust.

I would also recommend that adequate arrangements for waste storage and collection should be provided. This is suggested in case the Environment Team haven't commented on this issue.

There are no concerns that the local air quality climate will be adversely affected by this proposal.

There are no objections to the granting of consent to this proposal, but recommend the following conditions are attached: -

GROUND CONTAMINATION

A Phase 1 Ground Contamination study should be made to identify contaminants from the former use of the site and indicating whether a Phase 2 investigation is necessary. This should be submitted and approved by Fenland District Council before any development is commenced..

NOISE CONTROL

All walls and partitions between adjoining flats and between flats and any communal spaces, should be built to a standard to achieve the noise levels in living rooms and bedrooms set by the WHO and compliant with BS8299:2014.

Works associated with the demolition of existing buildings and the construction of new buildings should be confined to within the following times: -

<i>Monday – Friday</i>	<i>08:00 - 18:00</i>
<i>Saturday</i>	<i>08:00 - 13:00</i>
<i>Sunday and Public Holidays</i>	<i>Nil</i>

DEMOLITION AND CONSTRUCTION WASTE

Adequate arrangements should be made for the safe removal of waste from the site during the demolition and construction phases, including the provision of chutes to serve the first and second floors, where there is a risk to the general public.

DUST CONTROL

Adequate arrangements should be made for the containment of dust on the site, with any skips provided with a suitable cover, which should be in place at any time during windy conditions and also at any time when the site is unmanned.

Adequate arrangements should be made for the control of dust off-take from the site and a means of suppression by water provided, for use in dry and windy conditions.

WASTE DISPOSAL

Adequate arrangements should be provided for the storage of refuse and recyclables prior to collection and ready access afforded for waste collection services.

5.10 Historic England

On the basis of the information submitted with the application, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

5.11 Arboricultural Officer (FDC)

The existing trees on the frontage of the site are proposed to be retained with ongoing management to ensure they do not get too big for their location (adjacent to boundary wall); within the site two yew are retained and will be subject to maintenance.

I have no objection to the proposed development but if any plant is to operate on site the use of chestnut palling is not recommended and Heras fencing should be used as per BS 5837:2012.

The use of Pear 'Chanticleer' is a good choice as it is early in leaf, flowers and retains its leaves longer than most trees and is therefore very good for screening. However, the use of additional trees such as Amelanchier arborea 'Robin Hill' (with the pear) will also provide berries for birds and help biodiversity.

5.12 Cambridgeshire County Council Highways (11/9/2020)

Can you request the applicant provides details of who currently uses the existing right of way access. The applicant will need to demonstrate the proposal will not result in any intensification of vehicle movements along the existing right of way. This is due to highway safety concerns in respect of its restricted width and substandard visibility at its intersection with the High Street. I note parking is being created off this access. Does this formalise an existing arrangement, or does this result in an intensification, or does this result in a reduction of trips? What was Dobbs Yard used for? Comparable trip data required from applicant?

I note the applicant's D&A refers to approval already gained for an access off Boadicea Court. I am unclear as the context of this approval, however I have to consider the new access in the context of this development proposal. Further details of the access are therefore required, i.e. it should be suitable for shared use, 5.0m (min) width with 6m kerb radii. Geometry details to be provided.

The new access mentioned above will result in displacement of kerb side parking along Boadicea Court. FDC to consider the impact of this on residential amenity. Who is parking along the road?

The proposed parking bays for 13a should be perpendicular to Boadicea Court and include tappers either side to assist with ingress and egress. The lighting column will need relocating because of this. The planning layout should highlight this column as being removed to a location agreed with CCC Street Lighting. Will the parking bays be allocated to the various premises? What is the existing parking arrangement for the various premises?

Defer for amended plans and additional information.

5.13 Cambridgeshire County Council Highways (26/4/2021)

It is unclear if the access has on Boadicea Court has been constructed. So it is suitable for the proposal, the access should be 5mx10m sealed and drained.

I have no highway objections subject to the following conditions.

1.) Prior to the first occupation of the development the proposed on-site parking / servicing / loading, unloading / turning / waiting area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and thereafter retained for that specific use.

Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.

2.) Before the development hereby permitted is occupied the vehicular accesses from Boadicea Court shall be hard surfaced 5mx10m, sealed and drained away from the highway, in accordance with a detailed scheme to be submitted to and approved in writing by the LPA.

Reason: In the interests of highway safety.

Advisories

1.) This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicants responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.

2.) The applicant should note that the nature of the highway works proposed will necessitate the completion of a Section 184 Highway Works Agreement between the developer and the LHA prior to commencement.

5.14 Designing Out Crime Team (30/9/2020)

I can confirm this office has reviewed documents and drawings for this Application and consider that community safety and vulnerability to crime should be addressed. We are more than happy to be consulted regarding security of homes or other concerns should planning approval be obtained.

No further comments at present

5.15 Designing Out Crime Team (29/3/2021)

This office has reviewed the amendments and have no comments in terms of community safety or vulnerability to crime – no other comments at this stage

5.16 Chatteris Town Council (2/9/2020)

Support

5.17 Chatteris Town Council (1/10/2020)

Chatteris Town Council continues to support the application but suggests in order to allay some of the concerns that Unit 2 be moved away from the boundary and either reduced in height or the new buildings be single storey dwellings

5.18 Cambridgeshire County Council Archaeology

Our records indicate that this site lies in an area of very high archaeological potential immediately north of the Grade I listed 14th century parish Church of St Peter and St Paul (National Heritage List for England reference 1126000). Two phases of archaeological investigations in advance of construction of Boadicea Court immediately east of the proposed development identified extensive, multi-period archaeological remains dating from the Bronze Age through to the post-medieval period (Cambridgeshire Historic Environment Record references ECB123, ECB3219), covering seven broad periods of occupation and comprising pits containing fragments of Bronze Age collared urns, Beaker ware and animal bone, early and late Iron Age pits, ditches and enclosures, Roman channels and boundary ditches, Saxon timber structures, medieval pits and post medieval structures. Three crouched burials (found without grave goods) were found in the southern part of the site which may also be of Bronze Age date. Immediately north of Boadicea Court, an archaeological investigation uncovered further settlement evidence of probable Iron Age date as well as three human burials and the burials of two pigs, one buried in conjunction with five piglets (CHER ref MCB17496). It is therefore thought that important archaeological remains could survive within the development area and that these would be destroyed or damaged by the proposed development.

The application also concerns alterations to statutorily designated structures, namely the Grade II listed nos 11-13 High Street, a late 18th c. farmhouse altered in the 19th century to incorporate a shopfront (NHLE ref 1331929). Whilst the proposals are supported in offering a secure long-term future for the buildings, plans submitted in support of the present application indicate sub-division and re-ordering of the space to create the level of accommodation proposed. Renovation works to bring the listed properties up to modern living standards will inevitably entail loss of internal finishes, fixtures and fittings and alterations to the layout will affect legibility of historic floorplans and circulation, impacting on character and significance.

We therefore do not object to development from proceeding in this location but consider that the site should be subject to a programme of archaeological investigation, including archaeological historic building recording, 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, including historic building recording, 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.

Reason

To ensure that the significance of historic environment assets is conserved in line with NPPF section 16

A brief for the recommended programme of archaeological works is available from this office upon request. Please see our website for CHET service charges

5.19 Local Residents/Interested Parties

11 objections have been received (6 from Boadicea Court, 3 from High Street and 1 from Church Lane, all Chatteris) in relation to the following:

- Increase in traffic using Boadicea Court, road used for parking and turning of users of High Street
- Densely populated with limited outside space
- Position of unit 2 misleading in respect of No.6 Boadicea Court, rooflights not shown on plans
- Overlooking of, overpowering/overbearing impact, loss of light to and overshadowing of No.6 Boadicea Court
- New units should be single storey
- Unit 2 too close to boundary, too large and high – should be moved away from boundary
- Proposed garages affect privacy, security, increase noise and pollution – existing wall not high enough
- Permission required from occupants to erect scaffolding due to the proximity to boundary/construction will be difficult, expensive and dangerous, maintenance issues
- Asbestos present, will need to be removed correctly
- Opposed to parking on verge of Boadicea Court

- Bat population in outbuilding and shop
- Formerly part of slaughterhouse - potential contamination
- Over development and will diminish the location and listed buildings
- Formerly part of church burial site
- Archaeological search required
- Design of new units not in keeping with the vicinity
- Loss of view
- Concerns 'bothy' will be open to the public
- Loss of historical buildings
- heights of buildings not shown
- the 'bothy' roof overhangs the boundary wall and rainwater disposal to a rainwater harvesting system
- how will the wall be capped/restrained to prevent damage
- the proposed bricks are not in keeping with the area
- further pressure on doctors
- concerns bin store will attract vermin
- High Street access is in the ownership of 7 High Street
- Concerns regarding the impact of construction traffic and connection to services on Boadicea Court
- Overlooking and loss of light to 1 High Street
- Loss of open space
- Site was the Horseway Mission
- Significant change which does not benefit the town
- Noise from the church bells may affect residents

One representation has been received from Ruston Court, Chatteris concerning the ownership and right of way of the High Street access to the site.

The issues where they relate to planning matters will be addressed in the sections below. The right of access to the site and access for scaffolding etc during construction is a civil matter between the relevant parties.

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, I2

Built Form – B2

Movement – M3

Homes and Buildings – H1, 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

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

LP17 – Community Safety

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

DM4 – Waste and Recycling Facilities

8 KEY ISSUES

- **Principle of Development and Economic Growth**
- **Heritage, design considerations and visual amenity of area**
- **Residential Amenity/Health and wellbeing**
- **Highways and parking**
- **Flood Risk and Drainage**
- **Ecology**

9 BACKGROUND

- 9.1 There has been interest in developing this site for a number of years, with a pre-application enquiry submitted in 2017 for the re-development of Dobbs Yard for 4 dwellings which did not receive positive feedback due to the impact on heritage assets. A subsequent pre-application enquiry was submitted in 2019 for the renovations and conversions of 11-13 High Street and the erection of 2 barn style dwellings within Dobbs Yard, for which the feedback was broadly positive and provided detailed advice which informed this submission.
- 9.2 The scheme has been amended during the course of the application to resolve issues in relation to ownership, parking and bin collection arrangements and amendments to units 1 and 2.

10 ASSESSMENT

Principle of Development and Economic Growth

- 10.1 The application site is located within the settlement of Chatteris which is identified within the Settlement Hierarchy as a Market Town; Market Towns are identified within Policy LP3 as the focus for housing growth, accordingly there is a

presumption in favour of development within this location. This is however on the basis that the development is in keeping with and reflects the character of the area and that there are no significant issues in respect of heritage, residential or visual amenity, design, parking, highways and flood risk.

- 10.2 The site is within the town centre boundary, but outside the primary shopping area/frontage. Policy LP6 advises that within the town centre boundary commercial uses at ground floor level will normally be expected to be retained for an appropriate commercial use. The proposal retains the shop at No.13 and offices at 13A, however results in the loss of the shop at 11 which becomes a dwelling. Para 85 of the NPPF 2019 states that town centres should be allowed to diversify in a way that can respond to the rapid changes in retail and leisure industries, allowing a mix of uses, including housing.

Heritage, design considerations and visual amenity of area

- 10.3 11, 13 and 13A form a significant frontage to the High Street, and the plot as a whole is a sizeable quarter of a hectare in the centre of town consisting of workshops and yards to the rear. 11 and 13 High Street are grade II listed and the site adds considerably to the character of the conservation area as it is characteristic of the former economy and population of the town. The overall site is located within Chatteris Conservation Area and is within the setting of grade II listed buildings of The George, 8, 12 and 14 High Street, 1 and 3 High Street and the Grade I listed Church of St Peter and Paul.
- 10.4 The buildings represent a largely unaltered example of a large, market town family home and associated business, with surviving fixtures, fittings, joinery details, lay-out and associated workshops, and as such is of considerable significance locally in addition to its national significance as a grade II designated building. The buildings are in an apparently sound, but declining condition, which may deteriorate at an increasing pace the longer the buildings stand vacant.
- 10.5 Para 193 of the NPPF states that when considering the impact of a proposal on the significance of a heritage asset, great weight should be given to the asset's conservation and para 196 states that where a proposal will lead to less than substantial harm to the significance of designated heritage assets this harm should be weighed against the public benefits of the proposal including, where appropriate securing its optimum viable use. The application seeks to subdivide and develop this once complete and unaltered site. The changes are, in themselves, fairly minimal, but cumulatively will result in a change of character and loss of some interest and significance to the whole. However, the size of the site, the requirement for some considerable repairs to the roof, ceilings, general updating, and likelihood of structural works and requirement to find a use or repairs to workshops and sheds means it is unlikely that it will be financially viable to continue in one single ownership.
- 10.6 The stores/garages will be demolished but recreated as covered parking bays, salvaging and reusing the pantiles; it is proposed to create two new dwellings in this space. The justification is to make the renovation and conservation of this substantial existing property economically viable. The entrance in the north boundary wall will be reinstated and opening up the view to the church. The two new dwellings have been carefully designed following extensive pre-application enquiries and are carefully scaled and positioned so as not to encroach on the space of the yard, the lawn garden or the views of the church. The scheme will also see the bothy conserved and repaired.

- 10.7 The loss of this traditional working space, yard, outbuildings and gardens will be detrimental to the character of the conservation area and will impact on the significance of the principle listed building, however the changes proposed have been carefully designed to minimise that impact. The materials chosen, as indicated on the drawings, have been viewed on site and previously agreed, as they are sympathetic in tone, colour, texture and character for the site.
- 10.8 The alterations proposed for each element are minimal and have minimal or neutral impact. However cumulatively, the changes will result in a change of layout and spatial character, nevertheless the story of the whole will be readable and recorded in the building's history. The yard will also be divided to provide private residential space to the new units. The impact is justified in terms of finding a use for this large and vacant site, which is unlikely to attract a buyer that would be able to utilise and maintain the whole.
- 10.9 The setting of the church will be minimally impacted in terms of the loss of overlooking a traditional yard (as will the character of the conservation area), but its significance will not be impacted. The proposed building lines in the yard will replicate the existing, and as such the views of the church will be unimpeded and, in fact, opened up from Boadicea Court with the creation of the access. As the new units are of good design, the overall impact on the character of the conservation area is considered to be neutral and any harm outweighed by the public benefit of providing the economic viability for the conservation of the principle listed building.
- 10.10 Cambridgeshire County Council Archaeology advises that the site is of very high archaeological potential due to its location and recommends a condition is imposed in respect of a programme of archaeological works, including historic building recording. A number of conditions in respect of a condition survey, schedule of works, repair specification, materials and joinery are also recommended by the Conservation Officer.
- 10.11 There are a number of trees within the site which are proposed to be retained (protected during construction) and additional planting is proposed within the gardens of units 1 and 2 in particular, to form the boundary between the rear gardens of the plots as opposed to hard landscaping, to soften the development and impact on the setting of the church.

Residential Amenity/Health and wellbeing

- 10.12 The proposed redevelopment of 11-13A does result in an intensification of use and the courtyard nature of the buildings results in close relationships between units and a shared space from which there would be a lack of privacy at ground floor level, however the development is restricted by the form of the existing buildings and the harm considered to be outweighed by the renovation and re-use of these prominent buildings. At first and second floor level the relationships are considered to be acceptable, though it is necessary to impose a condition to ensure the window indicated as obscured to the living/dining area of 13b is done so prior to occupation and remains so due to the direct relationship with the bedroom window of 13. It is acknowledged that there is limited external amenity space for these units and this will be shared, however covered storage is provided and it is considered that the benefits of the renovation and re-use of these historic buildings outweighs the lack of individual outside spaces.
- 10.13 New units 1 and 2 have been redesigned to resolve privacy issues and their relationship is considered to be acceptable, it is acknowledged that there will be

some loss of privacy due to the proximity to the shared parking area, however the scheme has been designed to ensure their parking is in closest proximity. These units will have large rear gardens with acceptable boundary treatments. The differing land levels enable the gardens of the proposed dwellings to be overlooked from the church yard, consideration was given to increasing the height of the boundary treatment, however this would have had a detrimental impact on the Grade I listed church.

- 10.14 Relationships with the High Street properties remain broadly similar in relation to the existing structure and are considered acceptable. The new units are a sufficient distance away from No.s 15a and 15b that these would not create a significant detrimental impact.
- 10.15 The land within the site is indicated to be 0.3m-0.4m lower than Boadicea Court, hence the apparent discrepancy between the height of unit 2 and the boundary wall; the boundary wall is annotated at between 1.950m and 2.025m in height which would provide adequate privacy to the existing dwellings on Boadicea Court to the east.
- 10.16 Proposed unit 2 is located in very close proximity to the boundary with No.s 2 and 6 Boadicea Court, with No.6 being the most affected by the proposal. The existing outbuildings measure between 3.5m and 4m high and run almost the full length of the boundary of No.s 2 and 6. The proposed dwelling has been designed to keep the 2-storey element to the minimum, the closest element to No.6 is flat roofed at 2.7m high, there is then a single-storey pitched roof element at a maximum of 4.5m high, these are considered to have a similar impact to the existing structures. The closest 2-storey element is 5.8m high and located so it is obscured by the garage serving No.2, the highest element is a maximum of 6.7m high, located approximately 3m from the boundary with No.6 for a length of approximately 4m, this will undoubtedly impact the outlook from the dwelling and garden of No.6, however this impact is not considered to be significantly adverse. The proposal is located to the west of No.6 hence any overshadowing would only be for the latter part of the day, loss of light is not considered to be significant, particularly as No.6's southern boundary adjoins open space and as such is devoid of obstructions. The only windows facing No.6 are single-storey rooflights which would be high enough above the floor of the dwelling not to result in overlooking. With regards to the impact on No.2, the development is obscured by their existing garage and there are no windows facing towards this dwelling, as such there is not considered to be a significant adverse impact in relation to loss of light or outlook, overshadowing or overlooking.
- 10.17 Concerns have been raised regarding the potential for asbestos to be present on the existing buildings, asbestos should be handled and disposed of by a contractor licenced by the Health and Safety Executive (HSE) as such this matter is covered by separate legislation and would not therefore need to be conditioned. Environmental Health have recommended a condition regarding the standard of partition walls, however such matters would be considered under building regulations and as such it is not considered to be reasonable or necessary to include this condition. Furthermore, the noise of the church bells has been raised, this would be intermittent and there are a number of residential properties already located in the vicinity. A condition is to be imposed regarding contamination given the former use of the site.
- 10.18 A bin collection area is to be provided for the High Street properties near the entrance to the site, this is suitable to accommodate waste and recycling bins, it

is advised that the shared garden areas will be managed, removing the need for garden waste collection. Bins serving units 1 and 2 would be located within the 30m recommended distance between storage and collection areas and presented for kerbside collection. The Council's refuse team have advised these arrangements are acceptable.

Highways and parking

- 10.19 Concerns have been raised regarding the additional traffic using Boadicea Court, the new access would serve 5 units which is not considered to be excessive off this adopted road. The units using the High Street access is limited to 2 due to the constrained nature of this between existing buildings, with adequate turning provided. The LHA have no objections to the proposed development subject to conditions in relation to the retention of parking and turning areas and the construction of the access. Boadicea Court has recently had double yellow lines painted which removes the concerns of residents and highways regarding on street parking.
- 10.20 The parking/turning area is to be grid-mesh based gravel to provide a secure and permeable surface, with block paving being utilised within the covered parking areas. There is a slight shortfall in parking spaces in relation to the standards set out in LP15 and Appendix A, however all the new dwellings have the required amount and given the town centre location and the nature of the development site this is considered to be acceptable. Secure cycle storage is provided.
- 10.21 In relation to the retained commercial elements, deliveries can access 'Dobbs Yard', however it is anticipated that kerbside deliveries from High Street would be utilised as would currently be the case.

Flood Risk and Drainage

- 10.22 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 drainage would be dealt with under building regulations.

Ecology

- 10.23 Due to the demolition of the existing outbuildings, advice was sought from the Wildlife Officer regarding the need for ecology surveys to be undertaken, it was advised that a Preliminary Ecology Appraisal was required in this case. The Appraisal concluded that there was low potential to support roosting bats due to features within them and that as a result a bat emergence/re-entry survey was required for garages 1, 2, 7 and 12-17.
- 10.24 A nocturnal emergence survey was undertaken on 2nd June 2021, no bats were recorded from the buildings surveyed, as such the site was considered of negligible importance to roosting bats. Low levels of foraging and commuting were observed and the site was considered of low importance for foraging and commuting, mitigation was recommended in respect of this in the form of bat box/tile provision, native species planting and minimising the impact from artificial lighting, these can be secured by way of conditions.

11 CONCLUSIONS

- 11.1 The principle of development on this site is considered to be acceptable. The impact in respect of heritage and the character of the area is justified in terms of finding a use for this large and vacant site and any harm is outweighed

by the public benefit of providing the economic viability for the conservation of the principle listed building. It is acknowledged that there will be some detrimental impact in relation to residential amenity, however this is not considered to be significantly adverse and outweighed by the renovation and reuse of these historic buildings. There are no issues regarding flood risk and highways and whilst there is a slight shortfall in parking this is considered acceptable in this town centre location. The impact in relation to ecology is to be mitigate by the provision of bat tiles and the imposition of a condition regarding external lighting. As such a favourable recommendation is forthcoming.

12 RECOMMENDATION

Grant both applications, with delegation to the Head of Planning to finalise the conditions. The following conditions are given for indicative purposes:

Conditions – F/YR20/0780/F

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 development hereby permitted, a condition survey and subsequent schedule of works and repair specification (including a methodology statement for installing and updating services and full details of the eastern boundary wall) will be required for the whole of the site along with a scheme for the timetable and completion of refurbishment works to 11-13A High Street, Chatteris shall be submitted to and approved in writing by the LPA. Thereafter the works shall then be undertaken in accordance with the approved details.</p> <p>Reason - In order to preserve the special architectural and historic character of the site and in accordance with Policy LP18 of the Fenland Local Plan 2014.</p>
3	<p>Notwithstanding the details submitted, a separate schedule of salvageable materials and their proposed re-use will be required prior to commencement of development for all elements of the site and submitted to and approved in writing by the local planning authority. The development shall then be undertaken in accordance with the approved details.</p> <p>Reason - In order to preserve the special architectural and historic character of the site and in accordance Policy LP18 of the Fenland Local Plan 2014</p>
4	<p>The development hereby approved shall be finished externally in materials as detailed on the approved plans.</p> <p>Reason - To safeguard the visual amenities of the area in accordance with Policies LP16 and LP18 of the Fenland Local Plan 2014.</p>
5	<p>Prior to the commencement of the development hereby permitted, precise details of all new joinery, including windows and doors and repairs to shop fronts, 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 works shall then be undertaken in</p>

	<p>accordance with the approved details and retained in perpetuity.</p> <p>Reason - In order to preserve the special architectural and historic character of the site and in accordance Policy LP18 of the Fenland Local Plan 2014</p>
6	<p>Notwithstanding the details submitted, prior to the commencement of the development hereby permitted, precise details of the rainwater disposal system (fittings and fixtures) and all new/replacement rainwater goods (including hoppers) or soil pipes to 11-13A High Street shall be required to be submitted to and approved in writing by the LPA. The development shall then be undertaken in accordance with the approved details and retained in perpetuity.</p> <p>Reason - In order to preserve the special architectural and historic character of the site and in accordance with Policy LP18 of the Fenland Local Plan 2014</p>
7	<p>Prior to the commencement of development, details of any services which may be visible on external elevations, particularly pipes and extract or ventilation equipment and utility meter boxes, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter retained.</p> <p>Reason: In order to preserve the special architectural and historic character of the Chatteris Conservation Area in accordance with the provisions of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and Policy LP18 of the Fenland Local Plan 2014.</p>
8	<p>The bat tiles detailed on drawing 13HS/13F and 13HS/14F shall be provided prior to the occupation of units 1 and 2 and thereafter be retained in perpetuity.</p> <p>Reason – to mitigate the impact of the loss of the existing outbuildings and enhance roosting opportunities, in accordance with Policy LP19 of the Fenland Local Plan 2014.</p>
9	<p>Prior to the first occupation of the development hereby permitted, an external lighting (in accordance with the recommendations of section 6.1 of the Bat Survey Report dated 24/6/2021, Ref: P4133.3.1) and security scheme shall be submitted to and approved in writing by the LPA. The works shall then be undertaken in accordance with the approved details and retained in perpetuity.</p> <p>Reason - To minimise the impact of the development on foraging and commuting bats and to ensure that the site meets the crime prevention guidelines in accordance with Policies LP17 and LP19 of the Fenland Local Plan 2014.</p>
10	<p>The bin store detailed on drawings OSLP 2 B, 13HS/11F and 13HS/13F shall be provided prior to the first occupation of the development hereby permitted and retained in perpetuity.</p> <p>Reason – To ensure that adequate facilities for the storage and collection of waste are provided, in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
11	<p>Prior to the first occupation of the development hereby permitted a management and maintenance plan for the shared/public areas (including landscaping and lighting) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved in accordance with</p>

	<p>the specified schedule contained therein.</p> <p>Reason: To ensure that the site meets the crime prevention guidelines in accordance with Policy LP17 and that the development is adequately maintained, managed and serviced in accordance with Policy LP16 of the Fenland Plan 2014.</p>
12	<p>Prior to the commencement of the development hereby approved a scheme and timetable to deal with contamination of land and/or groundwater 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> <p>1. A desk-top study carried out by a competent person to identify and evaluate all potential sources and impacts of land and/or groundwater contamination relevant to the site. This should include a conceptual model, and pollutant linkage assessment for the site. Two full copies of the desk-top study and a non-technical summary shall be submitted to and approved in writing by the Local Planning Authority.</p> <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 desk study. If a desk study indicates that further information will be required to grant permission then the applicant must provide, to the LPA:</p> <p>2.A site investigation and recognised risk assessment carried out by a competent person, to fully and effectively characterise the nature and extent of any land and/or groundwater contamination, and its implications. The site investigation shall not be commenced until:</p> <p>(i) A desk-top study has been completed, satisfying the requirements of paragraph (1) above.</p> <p>(ii) The requirements of the Local Planning Authority for site investigations have been fully established, and</p> <p>(iii) The extent and methodology have been submitted to and approved in writing by the Local Planning Authority. Two full copies of a report on the completed site investigation shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>Following written LPA approval of the Site Investigation the LPA will require:</p> <p>3. 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.</p> <p>4. 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> <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</p>

	particular paragraphs 178 and 179, and Policy LP16 of the Fenland Local Plan 2014.
13	<p>No development shall commence on site until such time as a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include (but not exclusively), the following:</p> <ul style="list-style-type: none"> a. Hours of on-site working; b. Parking, turning and loading/unloading areas for all construction/contractors vehicles; c. Site compounds/storage areas; d. Details of temporary site hoardings/screening/boundary treatments <p>Thereafter the details shall be implemented in accordance with the approved plan.</p> <p>Reason: In the interests of highway safety and residential amenity in accordance with Policy LP15 and LP16 of the Fenland Local Plan 2014. This condition is pre-commencement as it is necessary to have such mitigation in place at the start of development.</p>
14	<p>Prior to the commencement of any development 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 in accordance with Policy LP16 and LP19 of the Fenland Local Plan 2014.</p>
15	<p>Prior to the first occupation of the development hereby permitted the proposed on-site parking / servicing / loading, unloading / turning / waiting area 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.</p>
16	<p>Prior to the first occupation of the development hereby permitted the vehicular access from Boadicea Court shall be hard surfaced for 5mx10m, sealed and drained away from the highway, in accordance with a detailed scheme to be submitted to and approved in writing by the LPA.</p> <p>Reason: In the interests of highway safety in accordance with Policy LP15 of the Fenland Local Plan.</p>
17	<p>No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, including historic building recording, 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</p>

	<p>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>Reason To ensure that the significance of historic environment assets is conserved in line with NPPF section 16</p>
18	<p>Before the development hereby approved is first occupied, the proposed window to 13b indicated on drawing 13HS/006E as being obscure glazed shall be glazed with obscure glass and fixed shut to a height of no less than 1.7 metres above the floor level of the room within which it is installed and so maintained in perpetuity thereafter.</p> <p>Reason: To safeguard the amenities currently enjoyed by the occupants of adjoining dwellings in accordance with Policies LP2 and LP16 of the Fenland Local Plan 2014.</p>
19	<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), 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 dwellinghouse (as detailed in Schedule 2, Part 1, Class C); v) the erection of any walls, fences or other means of enclosure to all boundaries and within the site (as detailed in Schedule 2, Part 2, Class A). <p>Reasons:</p> <ol style="list-style-type: none"> 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, character of conservation area and the setting of listed buildings in accordance with Policies LP16 and LP18 of the Fenland Local Plan 2014. 2. To prevent overlooking of neighbouring properties, in the interest of the

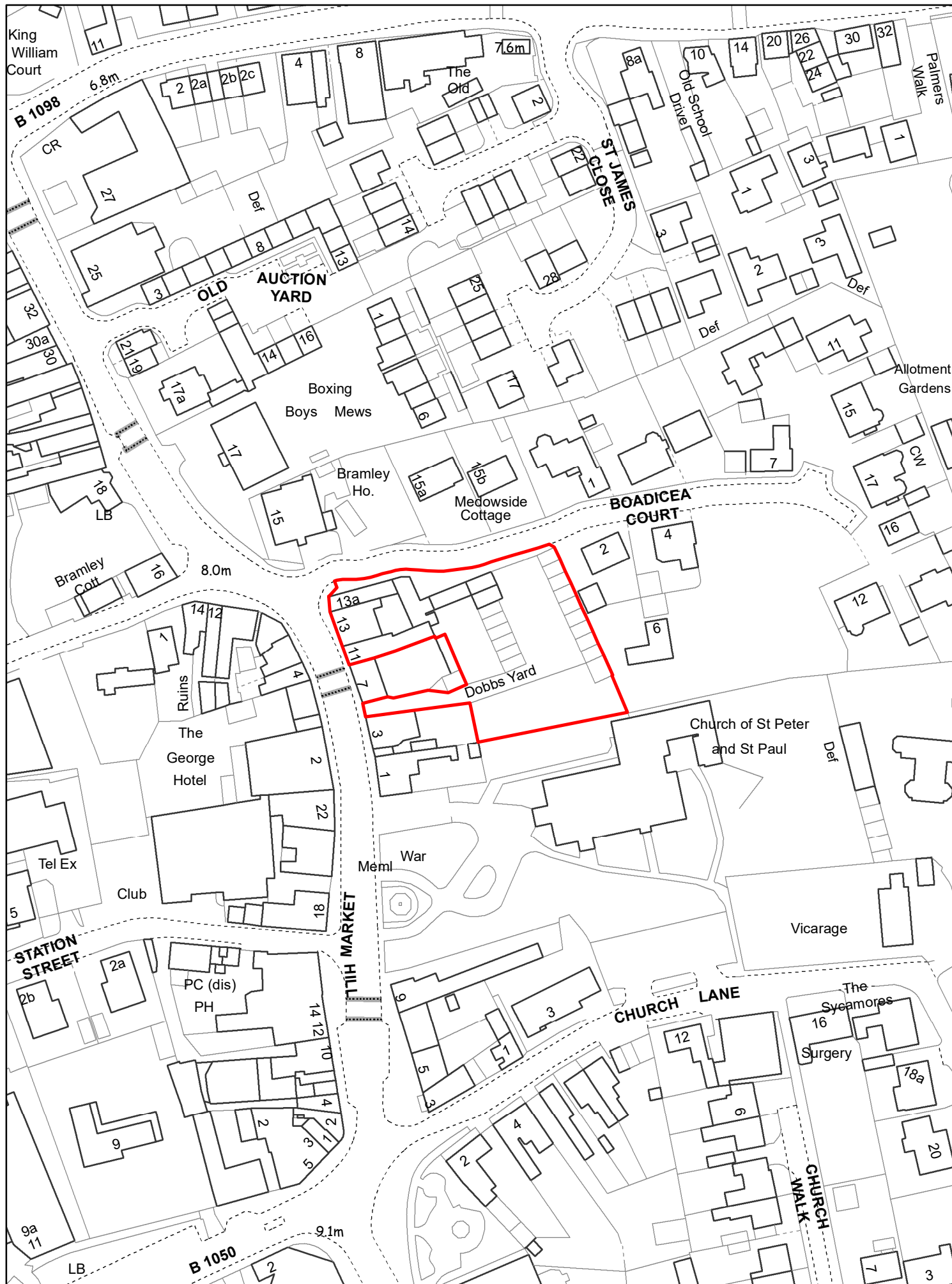
	protection of residential amenity in accordance with Policy LP16 of the Fenland Local Plan 2014.
20	<p>No development shall take place above slab level until a scheme for the hard and soft landscaping of the site has been submitted to and approved in writing by the Local Planning Authority. Subsequently, these works shall be carried out as approved. The landscaping details to be submitted shall include:-</p> <ul style="list-style-type: none"> a) existing and proposed site levels b) hard surfacing, other hard landscape features and materials c) existing trees, hedges or other soft features to be retained d) planting plans, including specifications of species, sizes, planting centres number and percentage mix (this is particularly important in respect of the boundary between units 1 and 2) e) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife <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. Any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. All landscape works shall be carried out in accordance with the guidance contained in British Standards.</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>
20	Approved Plans

Conditions – F/YR20/0795/LB

1	<p>The works/demolition permitted shall be begun not later than 3 years from the date of this consent.</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 works hereby permitted, a condition survey and subsequent schedule of works, repair specification and schedule of materials to be used (including a methodology statement for installing and updating services and full details of the eastern boundary wall) will be required for the whole the site and shall be submitted to and approved in writing by the LPA. Thereafter the works shall then be undertaken in accordance with the approved details</p> <p>Reason - In order to preserve the special architectural and historic character of the</p>

	site and in accordance with the provisions of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and Policy LP18 of the Fenland Local Plan 2014.
3	<p>Notwithstanding the details submitted, a separate schedule of salvageable materials and their proposed re-use will be required prior to commencement of works for all elements of the site and submitted to and approved in writing by the LPA. The works shall then be undertaken in accordance with the approved details.</p> <p>Reason - In order to preserve the special architectural and historic character of the site and in accordance with the provisions of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and Policy LP18 of the Fenland Local Plan 2014</p>
4	<p>Prior to the commencement of the works hereby permitted, precise details of all new joinery, including windows and doors and repairs to shop fronts, 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 works shall then be undertaken in accordance with the approved details and retained in perpetuity.</p> <p>Reason - In order to preserve the special architectural and historic character of the site and in accordance with the provisions of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and Policy LP18 of the Fenland Local Plan 2014</p>
5	<p>Notwithstanding the details submitted, prior to the commencement of the works hereby permitted, precise details of the rainwater disposal system (fittings and fixtures) and all new/replacement rainwater goods (including hoppers) or soil pipes to 11-13A High Street shall be required to be submitted to and approved in writing by the LPA. The works shall then be undertaken in accordance with the approved details and retained in perpetuity.</p> <p>Reason - In order to preserve the special architectural and historic character of the site and in accordance with the provisions of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and Policy LP18 of the Fenland Local Plan 2014</p>
6	<p>Prior to the commencement of development, details of any services which may be visible on external elevations, particularly pipes and extract or ventilation equipment and utility meter boxes, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter retained.</p> <p>Reason: In order to preserve the special architectural and historic character of the ** and/or in accordance with the provisions of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and Policy LP18 of the Fenland Local Plan 2014.</p>
7	No works or demolition to which this consent relates shall commence until a programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority. The works or demolition shall only be carried out in accordance with the approved scheme.

	Reason To ensure that the significance of historic environment assets is conserved in line with NPPF section 16
8	Approved Plans



Created on: 07/09/2020

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F/YR20/0780/F and F/YR20/0795/LB

Scale = 1:1,250



11, 13, 13A & DOBBS YARD
HIGH STREET. CHATTERIS. PE16 6BE
PROPOSALS TO RENOVATE
UPGRADE AND EXTEND

6102/70

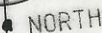
13HS/008

1

EXISTING VEHICULAR & PEDESTRIAN RIGHT OF WAY

THE ST. H. G. I.

Page 144



Extng MH 4100

New Access in accord with Cambs Highways
specifications & details -
Approval ref: 293257 / 3228920

County Highways Adoption Kerb

4 x 140l waste + 4 x 240 recycle

BIN STORE

CART SHED PARKING
OAK FRAMED STRUCTURE
TIMED PANTILES

Unit 1.

Combined Foul & Surface
Water Drainage System
150φ MH

BED 3
11 m2

BED 2
12 M2

ENT
HALL

KITCHEN
9 m2

DINING 10 M2

LIVING 21 m2

Grd FL 84 M2
1st FL 24 M2
TOTAL 108. M2

FORECOURT

DOBBS YARD

CART SHED PARKING

ART SALE No 138
PEREABLE PAVING TO BAYS
AS MARSHALLTEGULAR DRIVESE

Existing walls
renovated &
retained

Note :
Extng Ground Level
Dobbs Yard is 400 below
Boadicea Court

Garage

Grand FL 84 M2
1st FL 26 M2
TOTAL 110 M2

9800

No 2

New Tree planting as
Pyrus Chanticleare &
Amelanchier grandiflora
Robin Hill
Advanced Nursery

New separating Boundary
demarked with *Lonicera Nitida*
hedging along entire length

GARDEN AREA
Grassed and planting

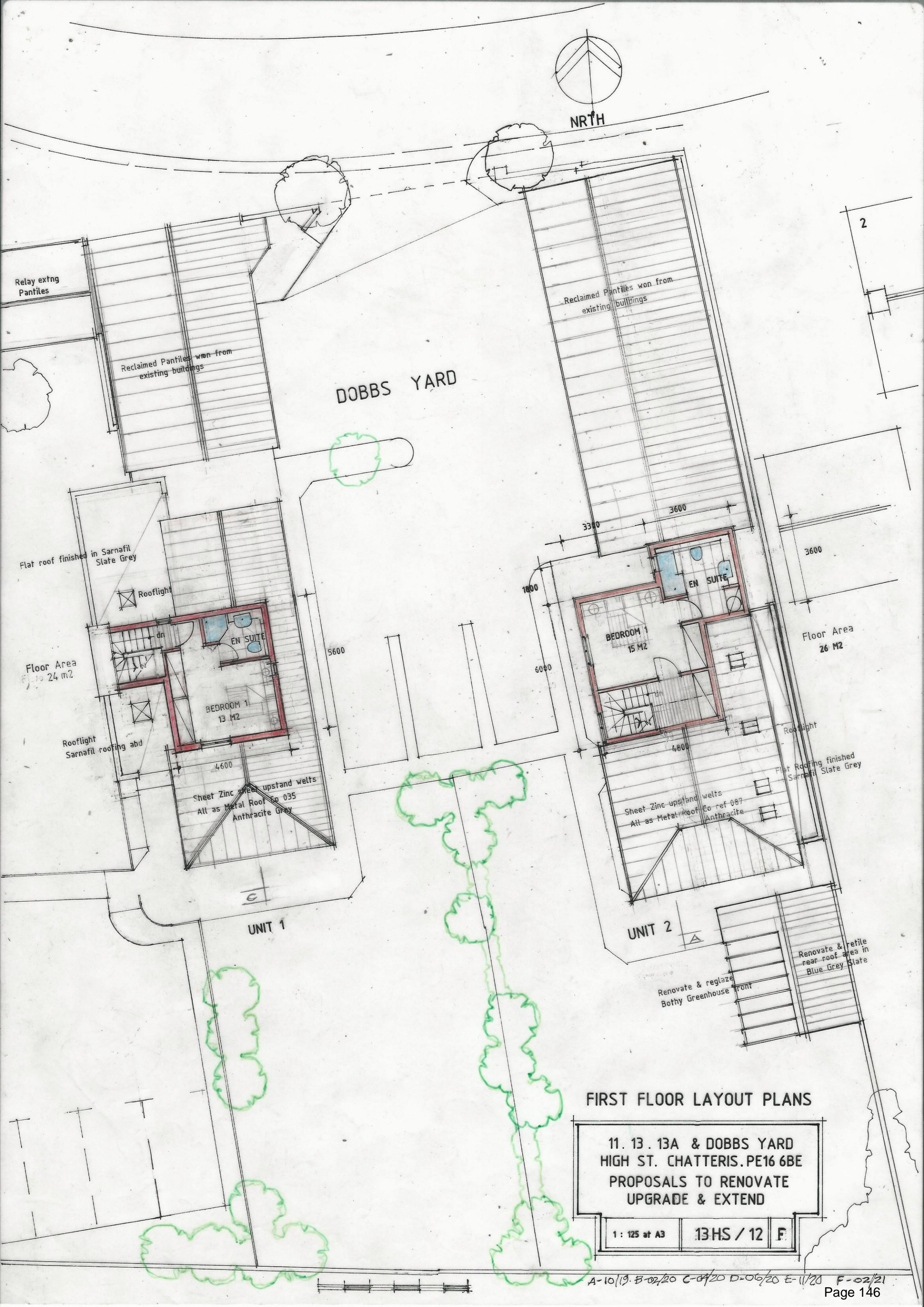
GARDEN AREA

GROUND FLOOR LAYOUT PLANS

11. 13. 13A & DOBBS YARD
HIGH ST. CHATTERIS. PE16 6BE
PROPOSALS TO RENOVATE
UPGRADE & EXTEND

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A-10/19 B-02/20 C-04/20 D-06/20 E-11/20 F-12/21



NRTH

DOBBS YARD

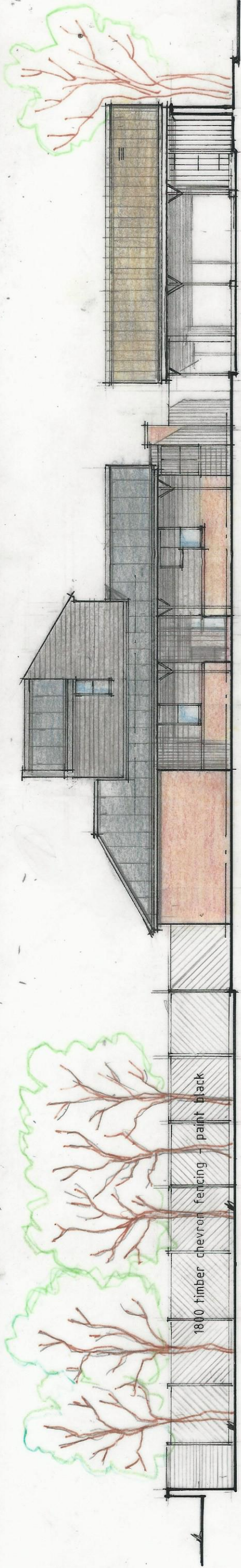
UNIT 1

UNIT 2

FIRST FLOOR LAYOUT PLANS

11. 13. 13A & DOBBS YARD
HIGH ST. CHATTERIS. PE16 6BE
PROPOSALS TO RENOVATE
UPGRADE & EXTEND

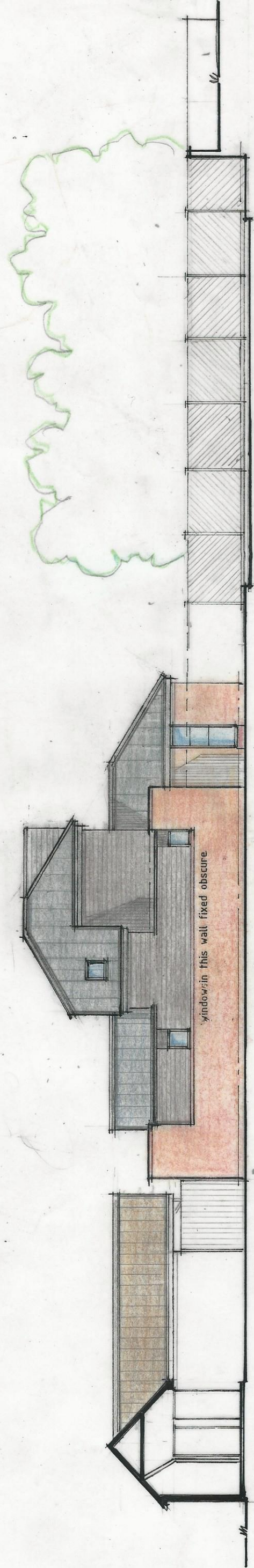
1 : 125 at A3 13HS / 12 F



GARDEN AREA

UNIT 1 - EAST -

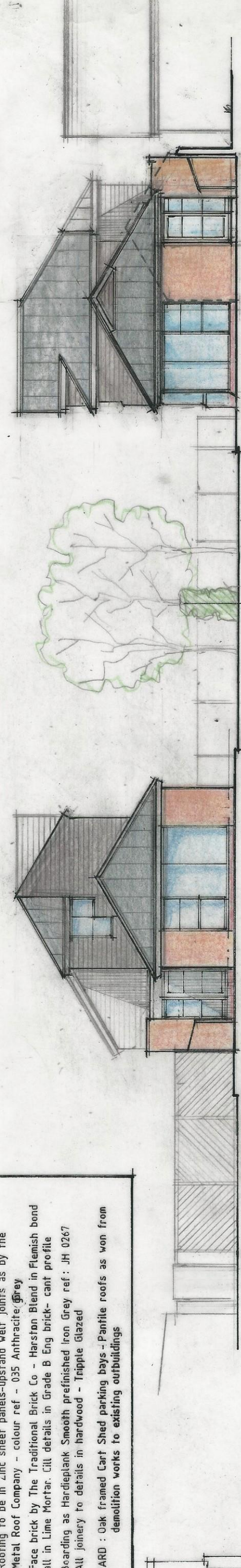
DOBBS YARD



UNIT 1 - WEST -

PARKING AREA OFF ACCESS RIGHT OF WAY

MATERIALS : Rainwater Goods in metal square profile precoloured to match roofing
UNIT 1
Roofing to be in Zinc sheet panels-upstand welt joints as by the Metal Roof Company - colour ref - 035 Anthracite/Grey
Face brick by The Traditional Brick Co - Harston Blend in Flemish bond all in Lime Mortar. Cill details in Grade B Eng brick- cant profile
Boarding as Hardieplank Smooth prefinished Iron Grey ref: JH 0267
All joinery to details in hardwood - Tripple Glazed
DOBBS YARD : Oak framed Cart Shed parking bays - Pantile roofs as won from demolition works to existing outbuildings

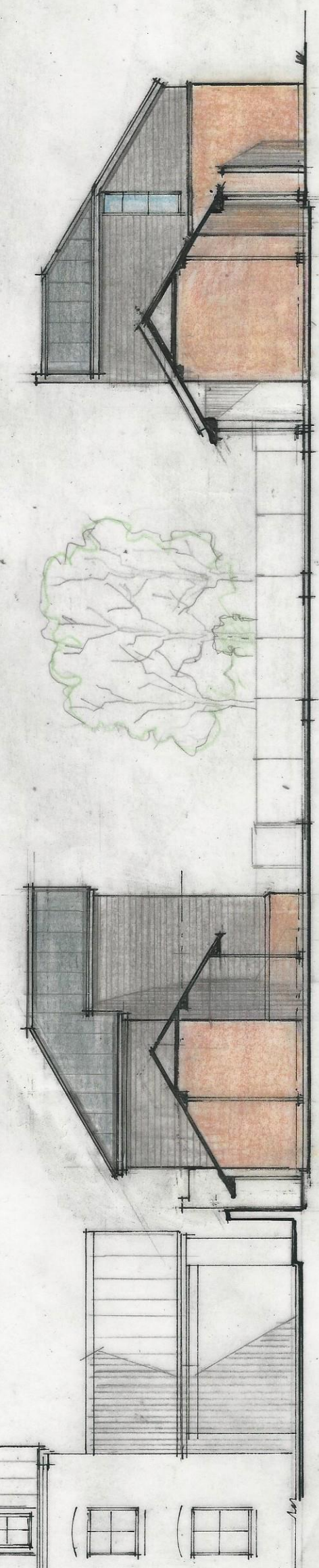


UNIT 1

- SOUTH -

UNIT 2

existing Bothy omitted



UNIT 2

DOBBS YARD NORTH

UNIT 1

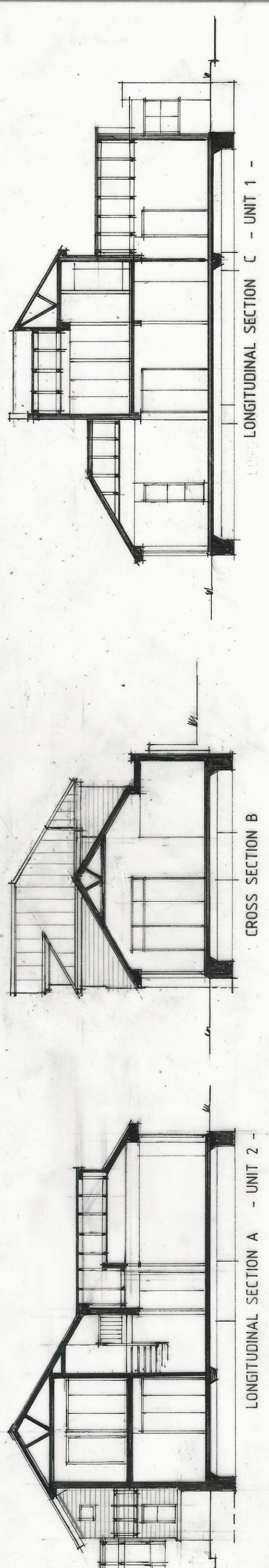
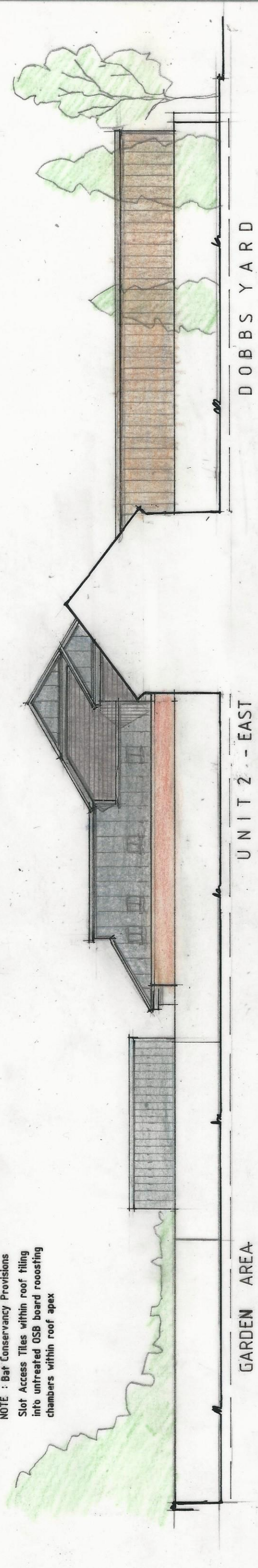
11.13.13A & DOBBS YARD.
HIGH ST.CHATTERIS. PE16 6BE
PROPOSALS TO RENOVATE
UPGRADE & EXTEND

1: 125 at A3	13HS / 13	F
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A-15/19. B-02/20 C-04/20 D-06/20 E-11/20 F-02/21



NOTE : Bat Conservancy Provisions
 Slot Access Tiles within roof filing
 into untreated OSB board roosting
 chambers within roof apex



MATERIALS :
 Rainwater Goods square profile zinc as Roofing to match in colour
 Roofing to be Zinc sheet panels - upstand welt joints all as :
 Metal Roof Company - colour ref 087 - Anthracite
 Face brick as Crest Brick Co - Old Saxon Blend - lime colour mortar
 in Flemish Bond - Cill Details in Grade B Eng brick - Cant profile
 Boarding details as Hardieplank Smooth prefinished cementitious -
 colour - Anthracite JH 0259 - Joinery as details - Triple Glazed
 DOBBS YARD : Oak Framed Cart Shed Parking Bays -
 Pantile Roofing won from extng Outbuildings demolitions

11.13.13A and DOBBS YARD
 HIGH STREET - CHATTERIS.PE16 6BE
 PROPOSALS TO RENOVATE
 UPGRADE & EXTEND

1 : 125 at A3

13 HS / 14

F

GENERAL FASCIAES RENOVATION

ROOF: It will be necessary to treat the entire roof as one entity and will as such require:

- complete and careful removal of all existing plain tiles
- the complete renovation & upgrade of all struct elements associated with full & proper reinstatement of the reclaimed plain tiles with all and any shortfall utilising matching old plain tiles and in general located to the rear elevations

WALLS & JOINERY:

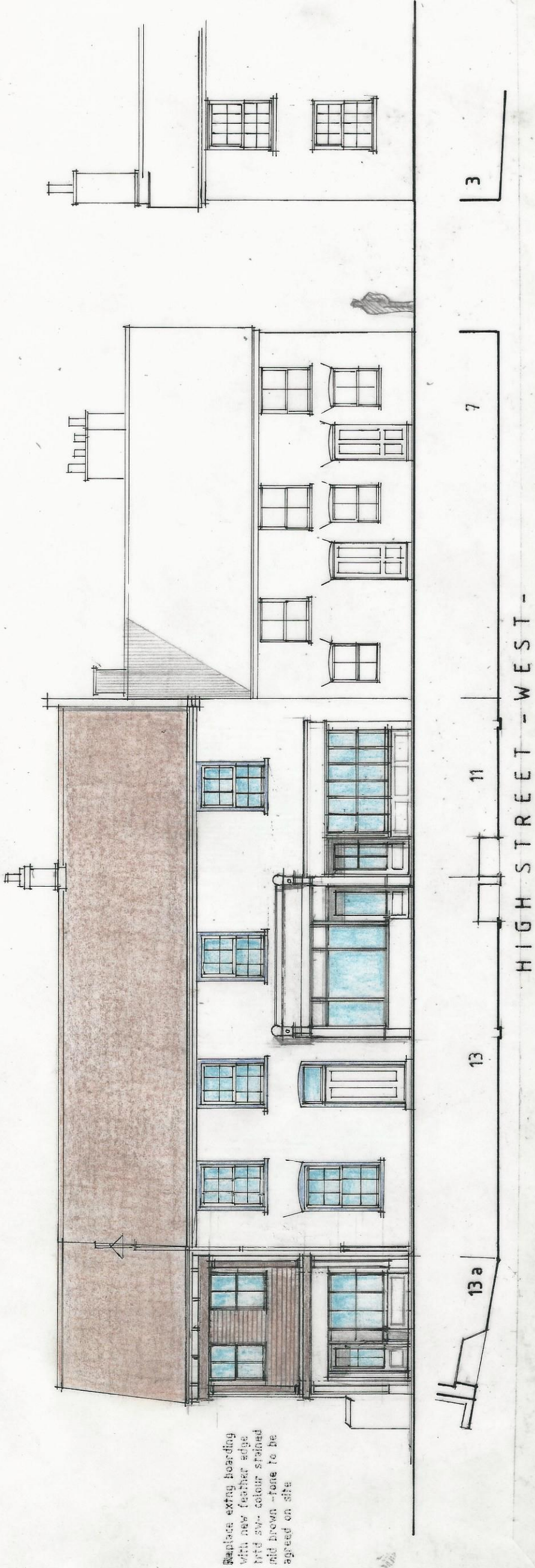
All walls currently decorated are to be cleaned and made good with all surfaces re-decorated to match

11: The original shop facade has long since gone. It is proposed therefore to revamp to details & provide a smaller scale facade as 13A detail.

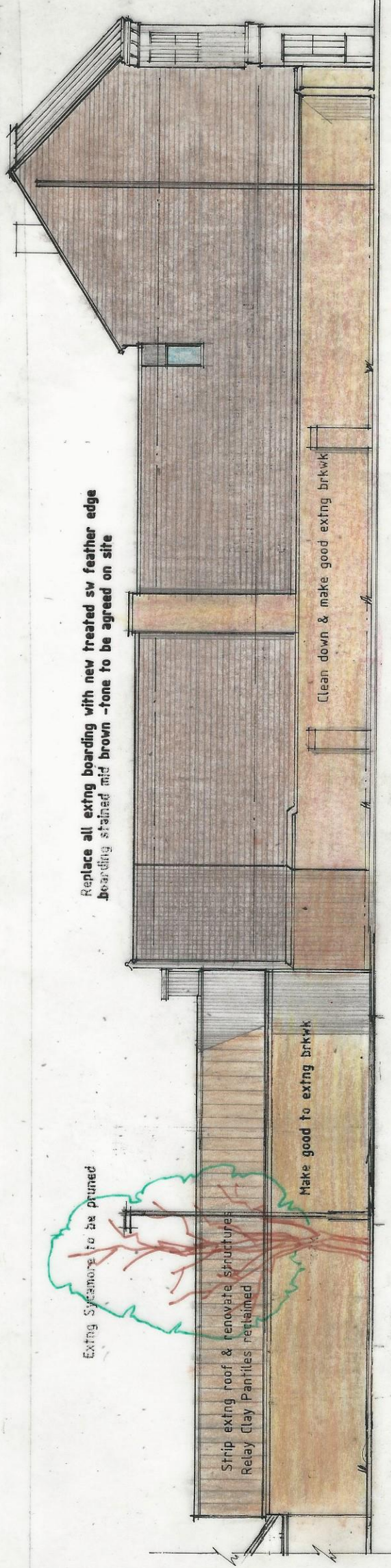
13: The current facade conceals a major portion of the original and is to be removed and original details enhanced and renovated including column details

13A: The current plastic fascias are to be removed in entirety. Old photos show there to be large quarter-pane detail to both ground & first floor levels. Detailing to emulate those period fascias as existed as from late 19th C to approx mid 20th C is to be provided & agreed

WINDOWS: All existing sash windows are to be renovated & retained, and the use of Monoglass & Histoglas would enhance thermal values



HIGH STREET - WEST -



SIDE - NORTH - part one -



REAR - EAST -



SIDE - NORTH - DOBBS YARD - part two

PROPOSED ELEVATIONS 1.

11, 13, 13A & DOBBS YARD
HIGH STREET. CHATTERIS. PE16 6BE
PROPOSALS TO RENOVATE UPGRADE
AND EXTEND

1 : 125 at A3

04/2019

13HS / 005

F

Amended:
A - 10/19
B - 02/20
C - 04/20
D - 06/20
E - 11/20
F - 02/21

Existing Roof structure & finishes to be stripped rebuilt & re-tiled with selected reclaimed materials - any shortfalls made up with matching tiles



- EAST -

All new face brkww and renovation work to be in Flemish Bond - lime mortar - Crest Brick Co: Old Saxon Blend

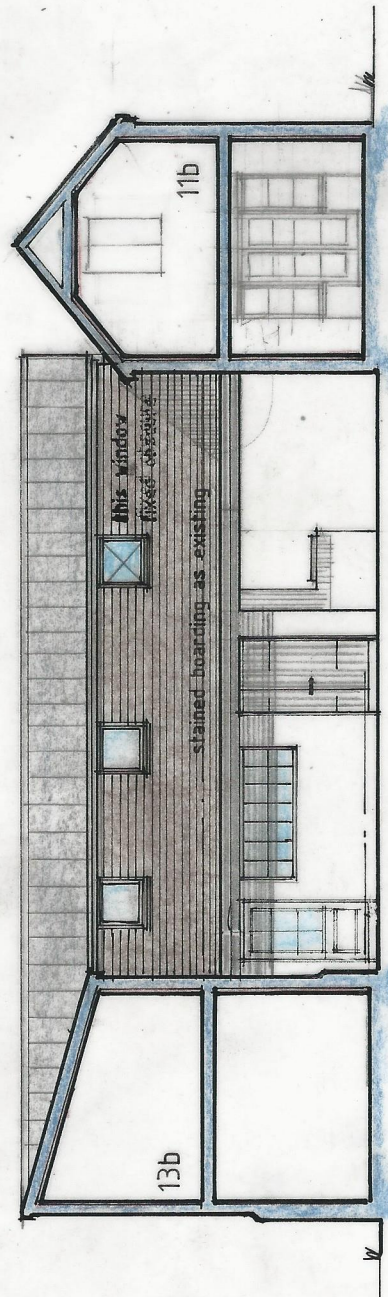
- NORTH -

Existing Roof structures to be stripped re-built/renovated and finished as described for each specific area



PROPOSED INNER COURTYARD ELEVATIONS 1:125 at A3

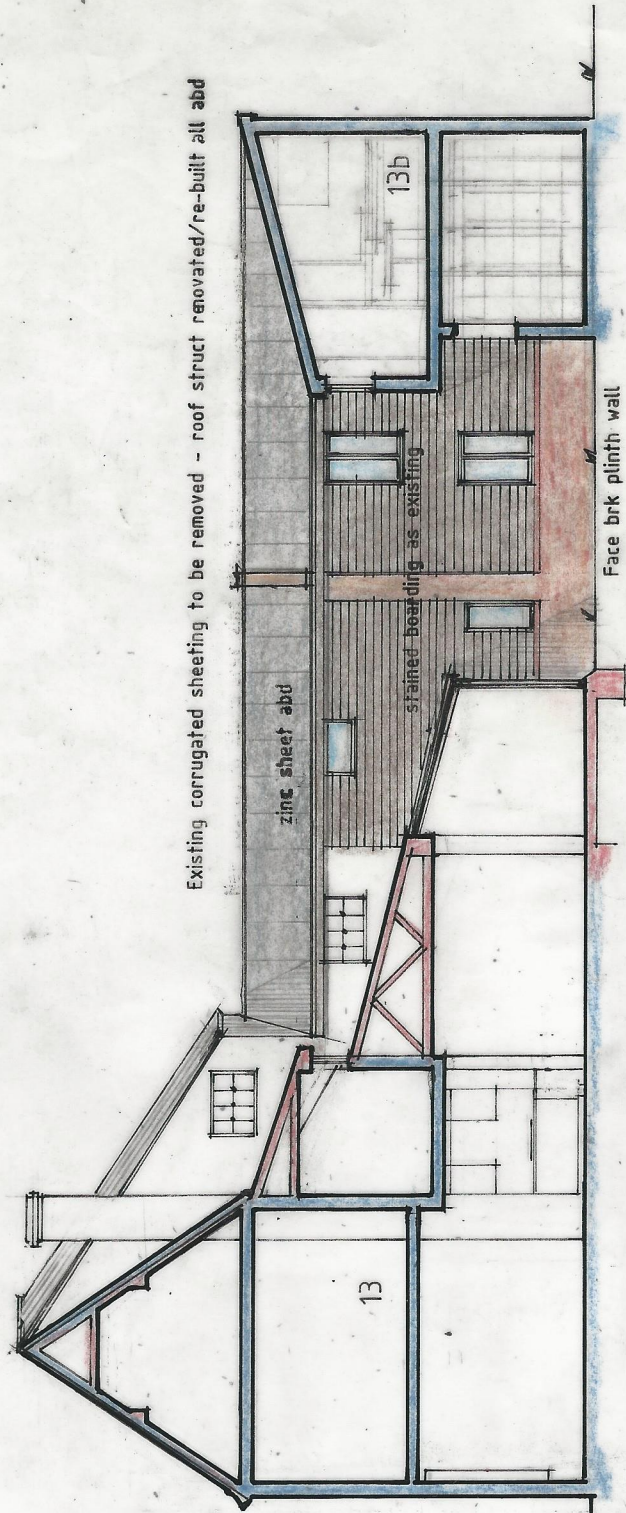
Existing corrugated iron sheeting to be removed - roof structure renovated / re-built
Roof finish in zinc sheet - upstand welt joints - as Metal Roof Co: Anthracite 087



Redecorate white painted walls as existing

- WEST -

Existing corrugated sheeting to be removed - roof struct renovated/re-built all abd



Face brk plinth wall

- SOUTH -

PROPOSED ELEVATIONS.2.

11, 13, 13A & DOBBS YARD -
HIGH STREET. CHATTERIS. PE16 6BE
PROPOSALS TO RENOVATE UPGRADE
AND EXTEND

Amended: A-10/19
B-02/20
C-04/20
D-06/20
E-11/20

1:125 at A3

04/2019

13HS/0006

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F/YR21/0361/F

Applicant: Mr C Ingham

**Agent : Mr R Papworth
Morton & Hall Consulting Ltd**

Land North Of 39 To 49, Coates Road, Eastrea, Cambridgeshire

Erect 5 x dwellings (1 x 2-storey 3-bed, 2 x 3-storey 5-bed and 2 x 3-storey 6-bed) involving the demolition of existing buildings

Officer recommendation: Grant

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

1 EXECUTIVE SUMMARY

1. This is a full planning application for the erection of 5 dwellings involving the formation of a new access.
2. With regard to detailed considerations (such as highway matters; drainage/flood risk; amenity impacts and the impact upon the character and appearance of the area) the development would not lead to any unacceptable harm being evident.
3. In relation to Section 106 matters, the scheme does not trigger any affordable housing contribution and has not been through a viability exercise. It is considered that the benefits of bringing the scheme forward outweighs any non-policy compliance in this regard.
4. Overall, the development is therefore considered to be acceptable subject to planning conditions.

2 SITE DESCRIPTION

- 2.1 The site is to the north of Coates Road behind Nos 39, 41, 43 and 45 Coates Road Eastrea. There is an existing access between Nos. 49 and 45. Residential development is mainly linear frontage development in this location. There is residential development immediately to the east and west and a small cluster of dwellings to the south along Coates Road. The site currently has dilapidated buildings which are to be demolished and it is laid to grass with a number of trees along the eastern boundary. The application site is approximately 849.83m² in area and is relatively flat. The site is accessed via Coates Road (A605) and within Feldale Middle Level Drainage Board Area and within Eastrea Village setting. The site is adjacent to Ring Ditch and Settlement, close to a scheduled ancient monument, lies within Flood Zone 1 and is not located within a conservation area.

3 PROPOSAL

- 3.1 This application seeks full planning permission for the erection of 5 dwellings (1 x 2-storey 3-bed, 2 x 3-storey 5-bed and 2 x 3-storey 6-bed) involving the demolition

of existing buildings. The proposal is similar to the outline planning permission (F/YR15/1060/O) for the erection of 4 dwellings involving the demolition of existing buildings on the site. The internal driveway (5m wide) will be private, a bin collection point is located adjacent to the crossover.

- 3.2 All the proposed dwellings will be two/three storey detached executive homes with 3 to 6 bedrooms and double garages. Proposed materials are also the same: Hoskins Flemish Antique bricks; Sandtoft Calderdales flat profile, dark grey concrete tiles; joinery is to be white uPVC; with black uPVC downpipes and gutters.
- 3.3 Plots 1 and 4 are the same design, 8.4m to the ridge, 13.4m wide and 11.2m deep. These plots have a detached double garage with internal dimensions of 6m x 7m. Proposed materials are the same as for the dwellings. Two additional parking spaces are provided for each plot. Although these do not quite meet Manual for Streets dimensions, there is ample space on plot for parking. No side elevation windows are proposed other than to serve a bathroom. Plot 4 will be adjacent to a recently constructed detached property.²
- 3.4 Plot 2 has a linked double garage. Dimensions of the dwelling are: ridge height 9m; 12.2m wide; and 12.2m deep. There is ample space on plot for at least 4 cars. An ensuite bathroom window is located in each side elevation at first floor level.
- 3.5 The design of Plot 3 is slightly different to the others as it has a large picture window to the front elevation which lights the stairs and landing area. Dimensions are 8.2m to the ridge; 10.7m wide; and 11.5m deep. The linked double garage is slightly smaller (6m x 6m). Two first floor ensuite windows are located within the side elevations.
- 3.6 Plot 5 has a bedroom, dining/kitchen, study, lounge, hallway, wc and stairs at ground floor. There is a bedrooms with ensuite bathroom and walk-in wardrobe and another bedroom with toilet and bathroom at first floor. All bedrooms have front dormer windows and there are no side windows on this floor. Dimensions are 8.2m to the ridge; 10.7m wide; and 11.5m deep.
- 3.7 The red line boundary to this application includes the access through the wider site to the public highway of Coates Road in line with the approved access point under outline planning permission, F/YR15/1060/O. There will be a pedestrian access onto Coates Road.
- 3.8 The proposal incorporates private drives using Marshalls standard concrete block paving with lighting bollards, brindle and parking and turning areas in Marshalls standard concrete block paving, charcoal. The proposal also incorporates the closure of the existing access to create new access 5m wide x 10m from road edge, the removal of existing dropped kerb and set new kerb as per Cambridgeshire County Council Highways specification and requirements and the repositioning of telegraph poles and cables. Boundary treatment involves maintaining the existing leylandii trees, cut back to 8m high partly along the western side of the premises, existing hawthorn hedge to be trimmed back to 2m high along the northern side while the other areas are 1.8m high fence. The existing leylandii trees to be pollarded to 3m high and the removal of existing leylandii trees to front. Bin collection point set on permeable block paving to form base with set ACO drain at the base of the tarmac area are proposed.

3.9 The following mix of units is proposed: 1 x 2-storey 3-bed, 2 x 3-storey 5-bed and 2 x 3-storey 6-bed units. The application is supported by the following documents:

- Contaminated Land Report – (Phase II Site Investigation Report)
- Flood Map
- Heritage Statement
- Fenland Biodiversity Checklist
- Design and Access Statement
- SSSI Impact Risk Zone Report

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

<https://www.publicaccess.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=QPV6AYHE06P00>.

4 SITE PLANNING HISTORY

Reference	Description	Decision	Date
F/YR19/3028/COND	Details reserved by conditions 2 and 6 of planning permission F/YR15/1060/O (Erection of 4 dwellings involving demolition of existing buildings (Outline with matters committed in respect of access only)).	Approved	08/05/2019
F/YR19/0070/RM	Reserved Matters application relating to detailed matters of appearance, landscaping, layout and scale pursuant to outline permission (F/YR15/1060/O) for the Erection of 4 dwellings involving demolition of existing buildings.	Approved	15/03/2019
F/YR15/1060/O	Erection of 4 dwellings involving demolition of existing buildings (Outline with matters committed in respect of access only).	Grant	26/05/2016
F/1607/88/O	Three residential plots and access road	02	19.01.1989

5 CONSULTATIONS

Environment Agency

- 5.1 *No objection to the granting of planning permission because the proposed development is smaller than 1 hectare and not affected by other sources of flooding.*

Whittlesey Parish Town Council

- 5.2 *Objection. The Town Council recommend refusal under LP12 Section D and also the existing street scene being out of character LP16, section D and over intensification of site.*

Environment & Health Services (FDC)

- 5.3 *No objection to the granting of planning permission subject to condition on unsuspected ground contamination.*

Historic England

- 5.4 *No objection. The application is similar to that consented under F/YR19/0070RM and on the basis of the information available to date. Historic England do not wish to offer any comments but suggest that the views of specialist conservation and archaeological advisers are sought as relevant.*

County Archaeology

- 5.5 *No objection. No objection to the proposed development but would recommend that the site should be subject to a programme of archaeological investigation and recommend that this would be commissioned and undertaken at the expense of the development. This programme of work can be secured through the inclusion of a negative condition.*

Middle Level Commissioners

- 5.6 Middle Level Drainage Board Area – Feldale. No comment.

Fenland Highways Division

- 5.7 No objection. Granting planning permission should be subject to conditions from planning consent F/YR15/1060/O and F/YR19/0070RM.

County Development

- 5.8 Minerals & Waste Planning Group. No comment.

Local Residents/Interested Parties

- 5.9 8 neighbours were notified. and 1 letter of objection was received from 55 Coates Road. The objections can be summarised as:
- imposing effect due to the height of the proposed development;
 - proposed three storey houses are not in keeping; and
 - lack of privacy.

6 STATUTORY DUTY

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

7 POLICY FRAMEWORK

7.1 National Planning Policy Framework (NPPF)

Paragraph 2: Applications must be determined in accordance with the development plan unless other material considerations indicate otherwise

Paragraph 14: Presumption in favour of sustainable development.

Paragraph 17: Seek to ensure high quality design and a good standard of amenity for all existing and future occupants.

Paragraph 32: Development should only be refused on transport grounds where the residual cumulative transport impacts are severe.

Paragraph 47: Supply of housing.

Paragraph 49: Applications for planning permission for housing are determined in accordance with the presumption in favour of sustainable development.

Paragraph 64: Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area.

Paragraphs 100-104: Development and flood risk.

Paragraph 109: Minimising impacts on biodiversity.

Paragraph 128: Archaeological interests in a site.

Paragraphs 203-206: Planning conditions and obligations.

7.2 National Planning Practice Guidance (NPPG)

7.3 National Design Guide 2019

Context

Identity

Built Form

Movement

Nature

Public Spaces

Uses

Homes and Buildings

Resources

Lifespan

7.4 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

LP11 – Whittlesey

LP12 – Rural Areas Development Policy

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

LP18 – The Historic Environment

LP19 – The Natural Environment

Resource Use and Renewable Energy SPD (July 2014)

Delivering and Protecting High Quality Environments in Fenland SPD (July 2014)

Car parking standards.

8 KEY ISSUES

- Principle of Development
- Character and appearance of the area
- Impact on residential amenity
- Access and Parking
- Flood Risk and Drainage
- Ecology
- Trees
- Archaeology
- Health and wellbeing
- Economic Growth

- Contamination
- Waste and Recycling
- Others

9 BACKGROUND

- 9.1 The full planning application was accompanied by a site location plan, defining the site with a red line. In addition, a proposed site plan was submitted showing how the site would be developed to accommodate 5 dwellings. The red and blue line boundaries accord with the proposed site plan showing proposed 5 dwellings and other site works. The red line boundary to this application includes the access through the wider site to the public highway of Coates Road in line with the approved access point under outline planning permission, F/YR15/1060/O. There will be a pedestrian access onto Coates Road.
- 9.2 There is an outline planning permission (F/YR15/1060/O) for the erection of 4 dwellings involving demolition of existing buildings (Outline with matters committed in respect of access only). The proposal is a modification of the extant planning permission as earlier discussed. The total number of dwellings proposed is 5 dwellings, which is one additional dwelling to 4 dwellings that was approved under the outline planning permission.

10 ASSESSMENT

Principle of Development

- 10.1 The site is located within the settlement of Eastrea. The village is identified as a 'small village'. In accordance with Policy LP3 of the Local Plan development in small villages will be considered on its merits but will normally be of a very limited nature and normally be limited in scale to residential infilling or a small business opportunity. The dwellings to the front of the site form part of a linear ribbon frontage along Coates Road. This former business site is considered to fall outside of the built framework of Eastrea. Therefore, the principle of backland residential development here in the form of 5 x new detached dwellings would not normally be supported.
- 10.2 In this instance, it is considered that as the site is a brownfield site; and because the business use is to relocate to a more suitable site away from this predominantly residential area, there are material considerations which weigh in favour of the principle of residential development here. The principle of development of this site has been established through the outline planning permission, F/YR15/1060/O for 4 dwellings on the 25th May 2016.
- 10.3 When assessed against Policies LP11 Part A and LP12 Part A, the location and threshold for additional growth in the settlement of Eastrea is 33 new dwellings. As earlier stated under background, this application seeks full planning permission for 5 dwellings on land in the northern part of the site. The proposed development will be within Eastrea settlement setting, will result in 40 (12%) dwellings (committed/built since April 2011) which would be slightly above Eastrea village threshold of 33 (10%) dwellings. The principle of modifying an outline planning permission within a village expansion is considered acceptable in principle in line with Policies LP3 (Spatial Strategy, the Settlement Hierarchy and the Countryside), LP12 (Rural Areas Development), and subject to other local plan policies.

Character and appearance of the area

- 10.4 The revised NPPF in paras. 124 and 127 state that development should “add to the overall quality of the area” and “respond to local character and history and reflect the identity of local surroundings”. The NPPF also requires that developments be visually attractive as a result of good architecture. It also emphasizes that “permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions”.
- 10.5 Policy LP16 requires new development to deliver and protect high quality environments. The area is characterised by ribbon development but although there are few developments in depth they are present. The site is not located within a conservation area or within the grounds of a listed building. On balance, it is considered that there is no potential harm to the character of the area that would outweigh the benefits achieved through its present use (abandoned site), the redevelopment of this brownfield site, and the increase in the supply of new housing in Eastrea village which will be slightly above the 10% growth threshold.
- 10.6 The proposal would involve the erection of 5 dwellings and the demolition of existing buildings, with access and parking, refuse and recycling would increase the scale of development. The proposed development would consist of 5no. x dwellings (1 x 2-storey 3-bed, 2 x 3-storey 5-bed and 2 x 3-storey 6-bed). The proposed dwellings would have single aspect bedrooms with habitable windows to the front and rear that would maintain the current outlook to the east and west or to the north and south. The fenestration would consist of white UPVC casement windows and doors. The proposed dwellings would have pitch roof designs with front gable projection at Plots 1 and 3 and 4, rear velux roof lights and roof tiles with the exception of Plot 2 which has rear velux roof lights only. Plot 5 would have front dormer and rear velux roof lights. The proposed materials (brick, rendering, slate and roof tile) for the scheme and other precise details will be secured by planning condition. The development proposed would assimilate into the street scene satisfactorily due to the similar density and plot size to the neighbouring housing development. The proposal would be in keeping with the character and appearance of the neighbouring dwellings. The proposal would have a neutral impact upon the character and appearance of the neighbouring dwellings and is considered to have no material adverse impact on the character and appearance of the street scene.
- 10.7 Policy LP18 requires the protection of the historic environment. Preliminary work has been undertaken with regard to the possible archaeological remains on the site. The county archaeologist has no objection to the proposal subject to further investigations which are achievable and financed through the granting of planning permission and an appropriate planning condition. Therefore, it is considered that the proposal would be sympathetic to the character and appearance of neighbouring dwellings and would accord with Policy LP18 (The Historic Environment) of Fenland Local Plan (2014).

Impact on residential amenity

- 10.8 Local Plan Policies LP2, LP16 and the NPPF seek to ensure that development does not adversely affect the amenity of residents or future occupants and unacceptable impact upon residential amenity for both existing and future occupiers. In terms of its impact on neighbouring residential amenity, it is considered that the proposed 5no. dwellings would be consistent and more in keeping with the prevailing character of the surrounding area.

- 10.9 The proposed development adjoins existing development along the eastern, western and southern boundaries. The proposal would sit comfortably within the residential context of surrounding properties and would not unduly impact on neighbouring residential amenity. The proposal incorporates good fenestration and ventilation to prevent future occupiers from excessive traffic noise along Coates Road. Most gardens have rear amenity areas of at least 10m in depth which would provide a satisfactory level of amenity. There is at least 20m back-to-back separation distance between dwellings.
- 10.10 I am mindful of neighbour's objection regarding potential imposing effect due to the height of the proposed development and that the proposed three storey houses are not in keeping together with lack of privacy. It is considered that due to the fenestration, separation distance and boundary treatment, the proposed development would not result in loss of daylight, loss of privacy, overlooking and feeling of enclosure to neighbouring occupiers. A condition for construction management plan will be attached to reduce disturbance from construction activities on site to neighbouring occupiers.
- 10.11 Overall, the proposal is considered acceptable, would be consistent, in keeping with the prevailing character of the surrounding area and would not result in loss of residential amenities to neighbouring occupiers and excessive traffic noise to accord with Policy LP16 (Delivering and Protecting High Quality Environments Across the District) of Fenland Local Plan (2014).

Access and parking

- 10.12 The proposed development would be accessed via Coates Road. The proposal incorporates a new access (5m wide and 10m deep) connecting to a private permeable block paved driveway with lighting bollards that leads to parking and turning areas. The access arrangement was approved as part of the outline planning permission and is not being amended. There is no requirement for any further assessment of the transport impacts from the development as these were assessed under the outline application for 4 dwellings.
- 10.13 The Fenland's car parking standard stipulates the level of car and cycle parking provision for new developments. The proposed 5no. x dwellings (1 x 2-storey 3-bed, 2 x 3-storey 5-bed and 2 x 3-storey 6-bed) would generate additional parking demand and would result in a total parking requirement of 14 car parking spaces. The proposal incorporates two car parking spaces and attached/detached double garage for each dwelling on site except for Plot 5 which only has two car parking spaces. The proposed development would provide 18 car parking spaces in total on site. The parking provision throughout the site conforms to the required standard set out in the Fenland's car parking standard (Appendix A of the Fenland Local Plan).
- 10.14 The Fenland Highways Division has no objection to this application subject to highway conditions from planning consent F/YR19/0070/O and F/YR19/0070RM to be attached. It is also considered that the proposal would not generate substantial traffic that would exacerbate the existing traffic and parking conditions. On balance, the proposal is not considered to result in detrimental material impacts on highway safety.

Flood Risk and Drainage

- 10.15 This site is located within Flood Zone 1 on the Environment Agency Flood Risk Extract Map and defined by the Technical Guide to the National Planning Policy Framework as having a low probability of flooding. As such residential development of this site is considered appropriate in the context of the sequential and exception test.
- 10.16 Middle Level Drainage Board Area has not commented on this application. However, the Environment Agency has confirmed that there is no objection to this application. The application does not indicate how surface water drainage and foul sewage are to be disposed of, therefore a surface water drainage scheme, foul water drainage strategy and long-term maintenance arrangements are considered necessary and can be secured by conditions to ensure there is no risk of flooding and determine any mitigation measures.
- 10.17 It is therefore considered that subject to conditions, the development is considered to be acceptable in flood risk and drainage terms and accordingly complies with Policy LP14 in this regard.

Ecology

- 10.18 The site is currently abandoned with an existing barn on site. There is no evidence to demonstrate the absence of bat roosts within the site. The application has not been accompanied by an Extended Phase 1 Habitat Survey Report to demonstrate a low probability of bats and reptiles being present. Therefore, a precautionary approach is recommended, and a condition imposed requiring that works are implemented in accordance with the non-licensed method statement. Therefore, an appropriate condition is to be included relating to the provision of a range of bat boxes and roosting habitats.
- 10.19 Part of the existing mature vegetation is to be maintained at specified height while removing several trees and therefore site clearance should only take place outside the bird breeding season unless a suitable survey is undertaken prior to their removal. Due to the removal of trees, it is considered that a range of bird nest boxes are installed, and a condition will be imposed accordingly.

Trees

- 10.20 The proposal involves retaining the existing trees (leylandii trees and hawthorn hedges) on site. The site benefits from existing leylandii trees, existing hawthorn hedge and mature vegetation as perimeter boundary vegetation which are visible on site. The proposal would maintain the mature perimeter boundary vegetation to the north and western boundaries which screen the site from the ring ditch. While existing mature perimeter boundary vegetation (Leylandi tree and Hawthorn hedge) would be retained at 8m and 2m high respectively, while new laurel hedge will be planted at 1.2m around the northern boundary treatment of the site. The site would incorporate soft and hard landscaping features. However, the details of these landscaping features are not provided but would be secured through conditions.

Archaeology

- 10.21 The site adjoins a scheduled ancient monument (ring ditch). The proposal would maintain the mature vegetation to the north and western boundaries which screen the site from the ring ditch. The extended site has already been the subject of an archaeological investigation prior to approving the outline consents

(F/YR15/1060/O and F/YR19/0070RM). However, it is considered that further investigation is needed which will be secured through an appropriate condition.

- 10.22 The County Archaeologist has no objection to this application subject to a programme of archaeological investigation undertaken at the expense of the development. This programme of work can be secured through condition. It is considered that the proposal would not cause detrimental harm to ring ditch and neighbouring properties to the north of the site.

Health and wellbeing

- 10.23 In accordance with Policy LP2 of the Local Plan development proposals should positively contribute to creating a healthy, safe and equitable living environment. In doing so development proposals, amongst other things, should create sufficient and the right mix of homes to meet people's needs, and in the right location. It is considered that this proposal will provide satisfactory living accommodation, contribute to quality living, presents a sustainable location where residents will be able to easily access local services and facilities without dependence on a private motor vehicle.

Economic Growth

- 10.24 The development would be likely to provide a degree of local employment during construction which would support the continued sustainability and economic growth of Fenland.

Contamination

- 10.25 The site was the subject of a contamination land report required by planning application (F/YR15/1060/O) in which a Phase II Intrusive was undertaken, did not identify any ground contamination which could impact on the occupier of this proposal site and no asbestos was identified in the investigation. A Contamination Phase I and II Report has been carried out for this site which is enclosed with the application.
- 10.26 The Environmental Health Team do not wish to object to this application, commented that no further action is required in respect of ground contamination and no concerns that this proposal will adversely impact upon the local air quality and will create local noise. However, the proposal involves the demolition of a building, it is recommended that a standard unsuspected ground contamination condition be attached.

Waste and recycling

- 10.27 The proposed development would provide waste bin and recycling storage for each dwelling and communal bin store/collection area for waste and recycling disposal and for easy access for collection and would cater for future residents of the proposed development which is considered acceptable and appropriate for refuse storage capacity.

Other considerations

- 10.28 It is considered that the proposed development is well laid out with ancillary features (access road, attached garage, allocated parking spaces and bin storage). The additional dwelling replaces the footprint of an existing barn and would not

take part of the proposed footprint as detailed in the outline planning permission (F/YR15/1060/O).

10.29 I am mindful of the Whittlesey Parish Council's objection regarding LP12 Section D, the existing street scene being out of character LP16, section D and over intensification of site. Notwithstanding the principle of approved outline planning permission, the justification for modification of this outline planning permission is to bring a derelict building/land to viable economic use that will be in keeping the design, sympathetic to the character and appearance of the neighbouring properties and preserve the character and appearance of the street scene.

10.30 In addition, in terms of the intensification of the site, the average plot size of neighbouring properties is 132.3m², while the proposal's average plot size is 141.6m². Therefore, it is not considered that the proposed development would result in over intensification of the site. On balance, the scale and massing of the proposed 5no. dwellings on the application site is not considered as overdevelopment considering the plot size, neighbouring residential density and ancillary features provided.

11 CONCLUSIONS

11.1 In view of the above, the proposal is considered to be acceptable and appropriate in this village location, no adverse impact on character and appearance, neighbour amenity, living standards for future occupants, parking and the principle of the outline planning permission. The proposal is therefore in accordance with Policies LP1, LP2, LP3, LP4, LP5, LP11, LP12, LP13, LP14, LP15, LP16, LP18 and LP19 of the Fenland Local Plan (2014).

12 RECOMMENDATION

11.1 Grant subject to delegation to officers to complete and finalise the conditions below:

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>The development shall be constructed in Hoskins Flemish Antique bricks; and Sandtoft Calderdale flat profile, dark grey concrete tiles as specified by the applicant.</p> <p>Reason - To safeguard the visual amenities of the area in accordance with Policy LP16 of the Fenland Local Plan, 2014.</p>
3	<p>The en-suite and bathroom windows to the side elevations of Plots 1 to 4 of the development hereby permitted shall be glazed with obscure glass and thereafter maintained in this condition at all times.</p> <p>Reason - To prevent overlooking and loss of privacy to neighbouring</p>

	properties in accordance with the provisions of Policies LP2 and LP16 of the Fenland Local Plan 2014
4	<p>Prior to the first occupation of the development hereby approved the proposed on-site parking and turning shall be laid out in accordance with the approved plan and thereafter retained for that specific use.</p> <p>Reason -To ensure the permanent availability of the parking and manoeuvring area, in the interests of highway safety in accordance with LP15 and LP16 of the Fenland Local Plan 2014.</p>
5	<p>No development shall take place including any works of demolition until a construction management plan has been submitted to and been approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period. The statement shall provide for:</p> <ul style="list-style-type: none"> - Parking of vehicle of site operatives and visitors - routes for construction traffic - hours of operation - method of prevention of mud being carried onto highway - Signage <p>Reason - To prevent harm being caused to the amenity of the area in accordance with the provisions of Policies LP2 and LP16 of the Fenland Local Plan (Adopted May 2014).</p>
6	<p>Prior to the commencement of the development hereby permitted, a scheme and timetable for the provision and implementation of foul and surface water drainage shall be submitted and approved in writing by the Local Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specification at such time(s) as may be specified in the approved scheme and thereafter retained in perpetuity.</p> <p>Reason - To ensure a satisfactory method of foul and surface water drainage and to prevent the increased risk of flooding.</p>
7	<p>Prior to commencement of development details of the proposed arrangements for future management and maintenance of the proposed streets within the development shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Local 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 under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established).</p> <p>Reason - To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard in accordance with Policy LP15 of the Fenland Local Plan, 2014.</p>
8	Notwithstanding the submitted plans, prior to the first occupation of any part of the development hereby approved, the road and footway as shown

	<p>in Proposed Site Plan - H7231/07D, details of the materials to be used in the surfacing of the internal roadway shall be submitted to and approved in writing by the local planning authority. The materials approved shall be retained in perpetuity. Prior to the first occupation of any dwelling the internal road and footway required to access that dwelling shall be constructed to at least binder course surfacing level from the dwelling to the adjoining County road in accordance with the approved details.</p> <p>Reason- In the interests of highway safety and to ensure compliance with Policies LP15 and LP16 of the Fenland Local Plan 2014.</p>
9	<p>Prior to the first occupation of the development hereby permitted the vehicular access from Coates Road shall be hard surfaced, sealed and drained away from the highway for a minimum width of 5m and a minimum length of 10m from the back edge of the existing footway; in accordance with a detailed scheme to be submitted to and approved in writing by the local planning authority and constructed in accordance with the Cambridgeshire County Council construction specification.</p> <p>Reason- To ensure safe access to the site in accordance with the provisions of Policy LP15 of the Fenland Local Plan 2014.</p>
10	<p>No additional vehicular accesses shall be made onto Coates Road, Whittlesey, without the approval of the Local Planning Authority in consultation with the Local Highway Authority.</p> <p>Reason - To ensure satisfactory development of the site in accordance with Policy LP15 of the Fenland Local Plan, 2014.</p>
11	<p>The garages hereby approved shall only be used for the parking of domestic vehicles and for no other purpose.</p> <p>Reason - To ensure that adequate parking provision is retained across the site in accordance with Policy LP15 of the Fenland Local Plan 2014.</p>
12	<p>Prior to commencement of development full details of both hard and soft landscaping 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 shall include:</p> <ul style="list-style-type: none"> a) proposed finished levels; b) hard surfacing, other hard landscape features and materials; c) existing trees, hedges or other soft features to be retained; d) planting plans, including specifications of species, sizes, planting centres number and percentage mix; e) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife; f) details of siting and timing of all construction activities to avoid harm to all nature conservation features; g) location of service runs; 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</p>

	accordance with Policy LP16 of the Fenland Local Plan 2014.
13	<p>All hard and soft landscape works including any management and maintenance plan details, shall be carried out in accordance with the approved details. All planting seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner, and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason - To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development and in accordance with Policies LP16 and LP19 of the Fenland Local Plan 2014.</p>
14	<p>Prior to the occupation of any part of the development hereby approved, the bin collection point as detailed on plan reference H7231/07D shall be completed in accordance with the approved details and thereafter retained in perpetuity.</p> <p>Reason – To ensure a satisfactory level of amenity in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
15	<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 LPA) shall be carried out until the developer has submitted, and obtained written approval from the LPA, a Method Statement detailing how this unsuspected contamination shall be dealt with.</p> <p>Reason - To ensure that the development complies with approved details in the interests of the protection of human health and the environment.</p>
16	<p>Prior to the commencement of the development hereby permitted, a scheme and works are implemented in accordance with the non-licensed method statement relating to the provision of a range of bat boxes and roosting habitats. Furthermore, due to maintenance and removal of the existing mature vegetation, site clearance should only take place outside the bird breeding season (March to September) unless a suitable survey is undertaken prior to their removal.</p> <p>Reason: To ensure the protection and enhancement of protected habitat in accordance with Policy LP19 of the Fenland Local Plan 2014.</p>
17	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

	<p>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 and dissemination, and deposition of resulting material. <p>Reason- In accordance with Local Plan Policy LP18.</p>
18	<p>The development hereby permitted shall be carried out in accordance with the following approved plans and documents</p> <ul style="list-style-type: none"> ▪ Site Location Map – 100023778 (12/04/2021) ▪ Existing Site Plan – H7231/01C; ▪ Existing Site Plan – H7231/09A; ▪ Proposed Site Plan – H7231/07D; ▪ Proposed Floor Plans and Elevations (Plots 1 & 4) – H7231/03A; ▪ Proposed Floor Plans and Elevations (Garage) Plots 1 & 4 – H7231/04A; ▪ Proposed Floor Plans and Elevations (Plot 2) – H7231/05A; ▪ Proposed Floor Plans and Elevations (Plot 3) – H7231/06A; ▪ Proposed Floor Plans and Elevations (Plot 5) – H7231/08A; <p>Reason: To ensure the development is implemented in accordance with the permission granted.</p>



Created on: 12/04/2021

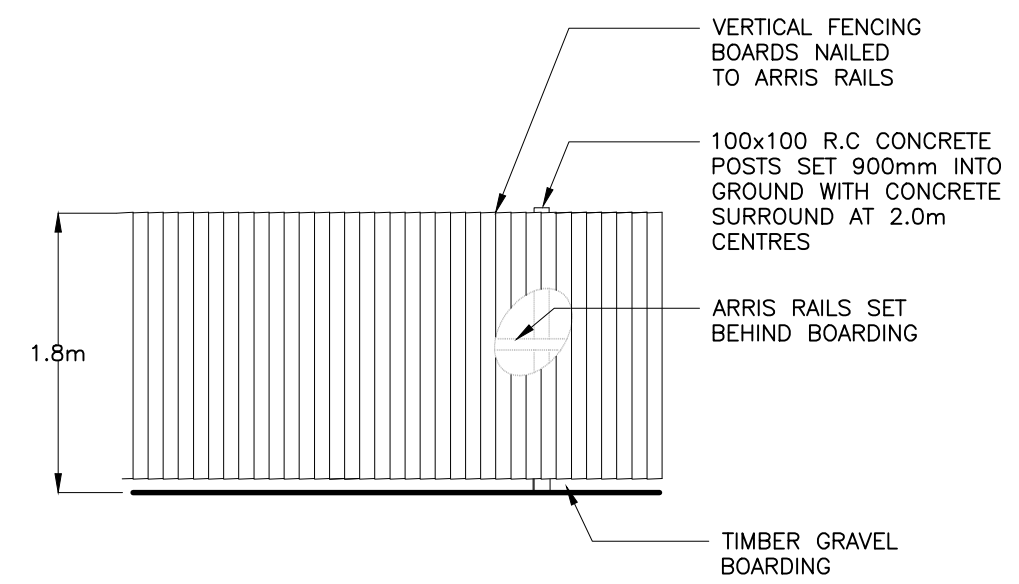
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100023778

F/YR21/0361/F

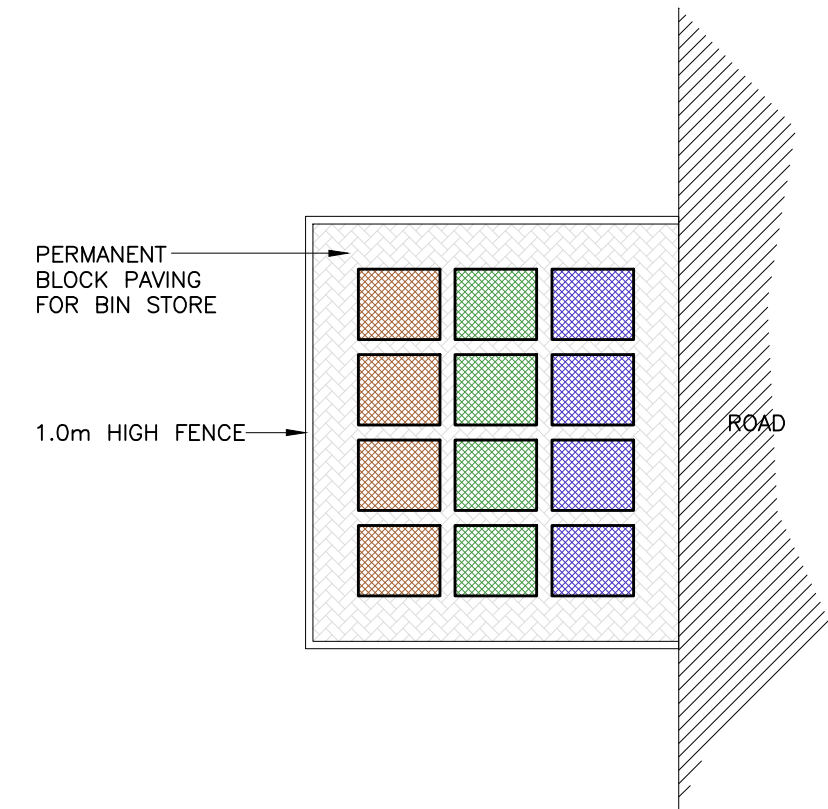
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Fenland
CAMBRIDGESHIRE
Fenland District Council



1.8m HIGH FENCE DETAIL (1:50)



BIN STORE/COLLECTION AREA (1:50)



LIGHTING BOLLARDS (LB)

MATERIALS

PARKING AND TURNING AREAS : MARSHALLS STANDARD CONCRETE BLOCK PAVING, CHARCOAL

PRIVATE DRIVE : MARSHALLS STANDARD CONCRETE BLOCK PAVING, BRINDLE

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Please read, if in doubt ask. Change nothing without consulting the Engineers.

Contractor to check all dimensions on site before work starts or materials are ordered. If in doubt ask. All dimensions are in mm unless stated otherwise.

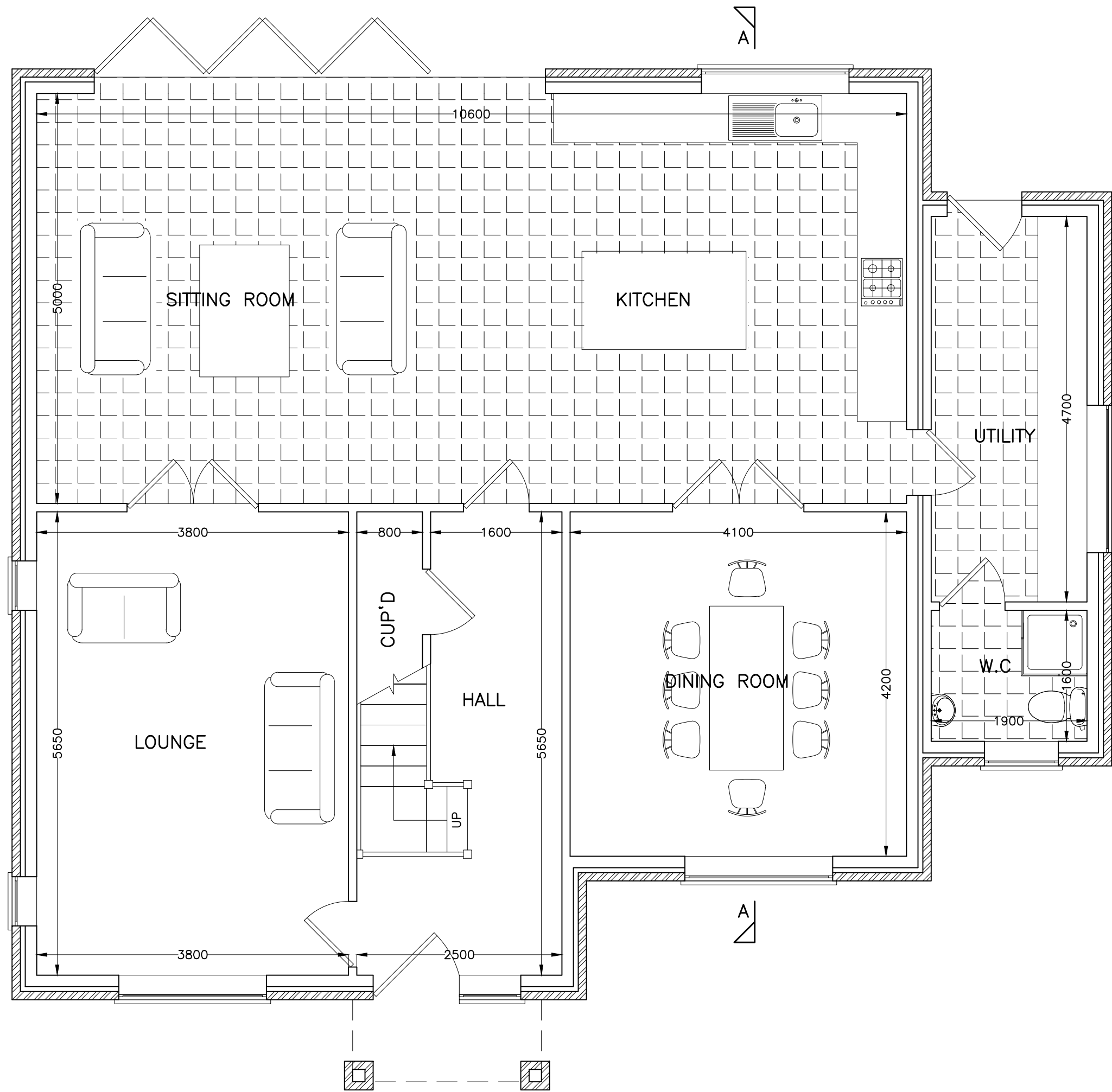
Where materials, products and workmanship are not fully specified they are to be of the standard appropriate to the works and suitable for the purpose stated in or reasonably to be inferred from the drawings and specification. All work to be in accordance with good building practice and BS 8000 to the extent that the recommendations define the quality of the finished work. Materials products and workmanship to comply with all British Standards and EOTA standards with, where appropriate, BS or EC marks.

All products and materials to be handled, stored, prepared and used or fixed in accordance with the manufacturers current recommendations.

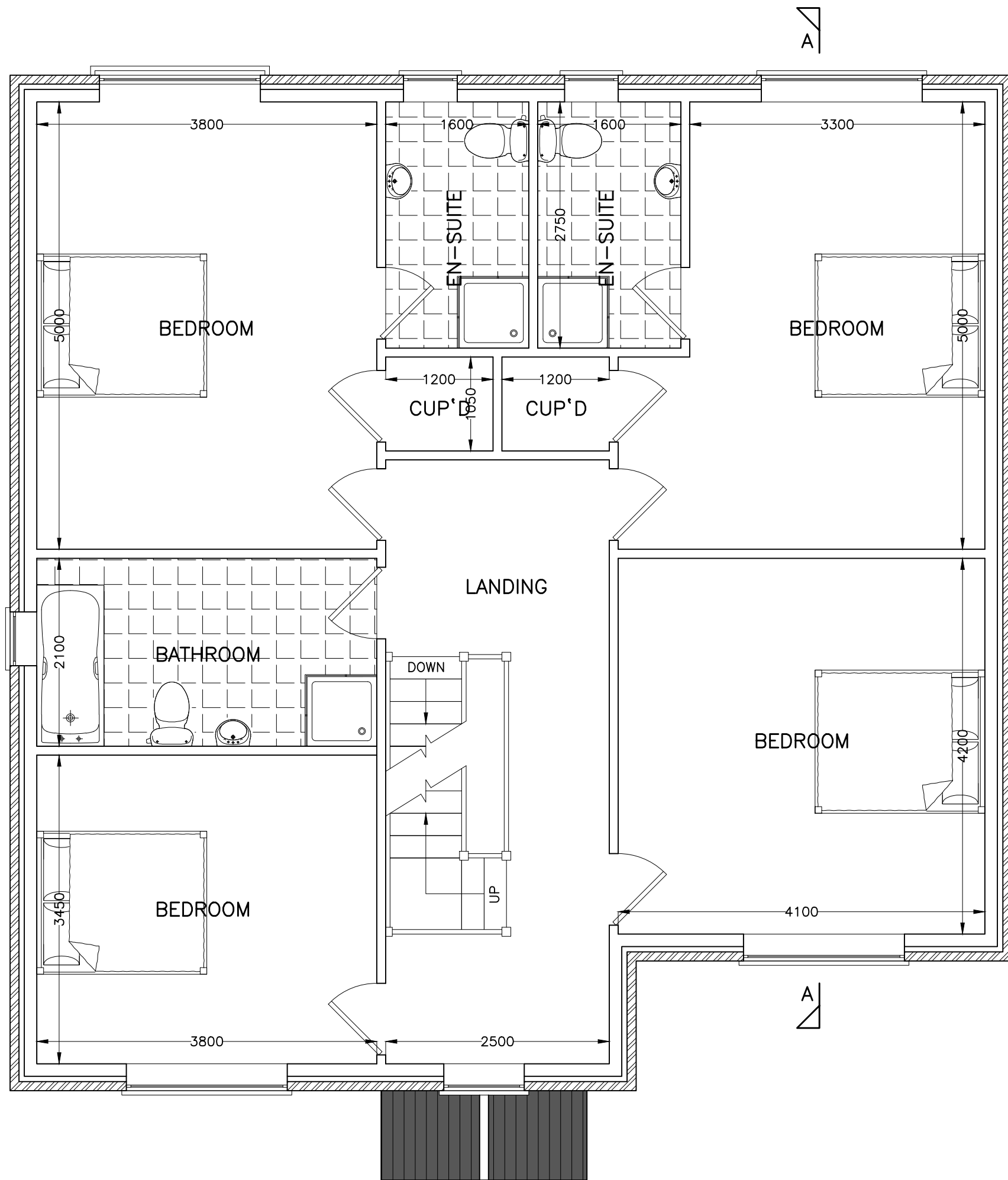
The contractor is to arrange inspections of the works by the SICO (or NHBC) as required by the Building Regulations and is to obtain completion certificate and forward to the Engineer

D C B A	PLANNERS COMMENTS	MAR 2021
	PLANNERS COMMENTS	MAR 2021
	DRAWING UPDATED	DEC 2020
	CLIENTS COMMENTS	NOV 2020
REVISIONS		DATE
MORTON & HALL CONSULTING LIMITED CONSULTING STRUCTURAL ENGINEERS		
1 Gordon Avenue, Tel: 01354 655454 March, Fax: 01354 660467 Cambridgeshire, E-mail: info@mortonandhall.co.uk PE15 8AJ Website: www.mortonconsultingengineers.co.uk		
LABC Fenland District Council Building Excellence Award winner Design Awards Building Excellence in Fenland		
CLIENT		
Mr C Ingham		
PROJECT		
Rear of 43 Coates Road Eastrea Whittlesey Cambs, PE7 2BD		
TITLE		
Proposed Site Plan		
DRAWN R.Papworth		DATE OF ISSUE
CHECKED		
DATE As Shown		DRAWING NUMBER
SCALE 1:200		H7231/07

SCHEME 2



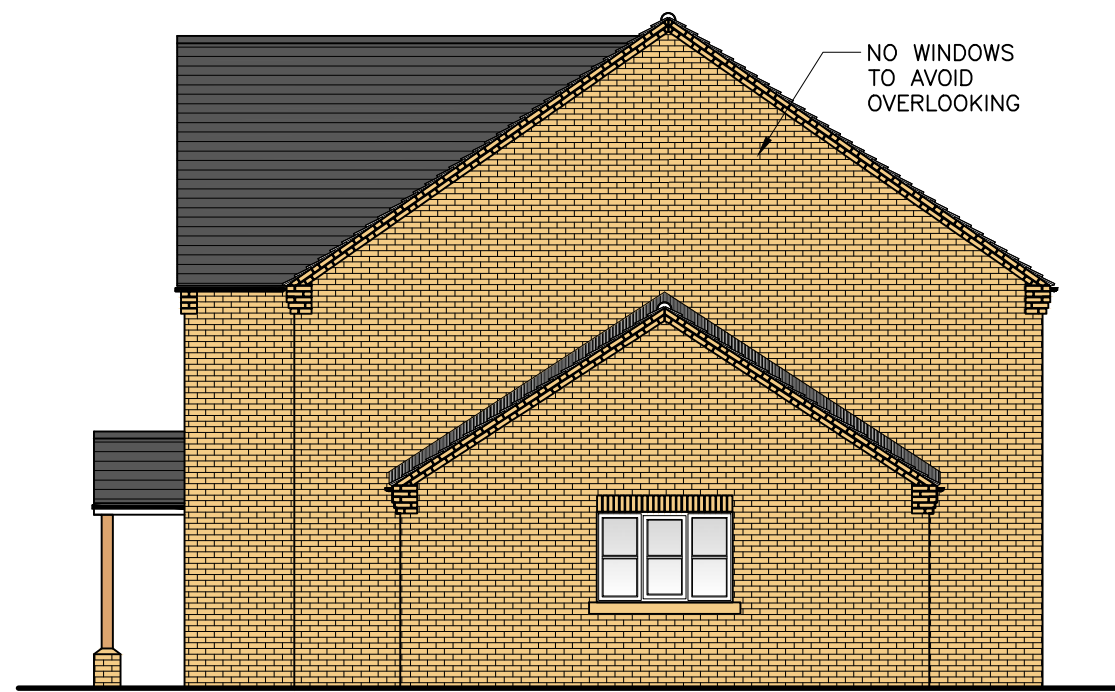
PROPOSED GROUND FLOOR PLAN
(1:50)



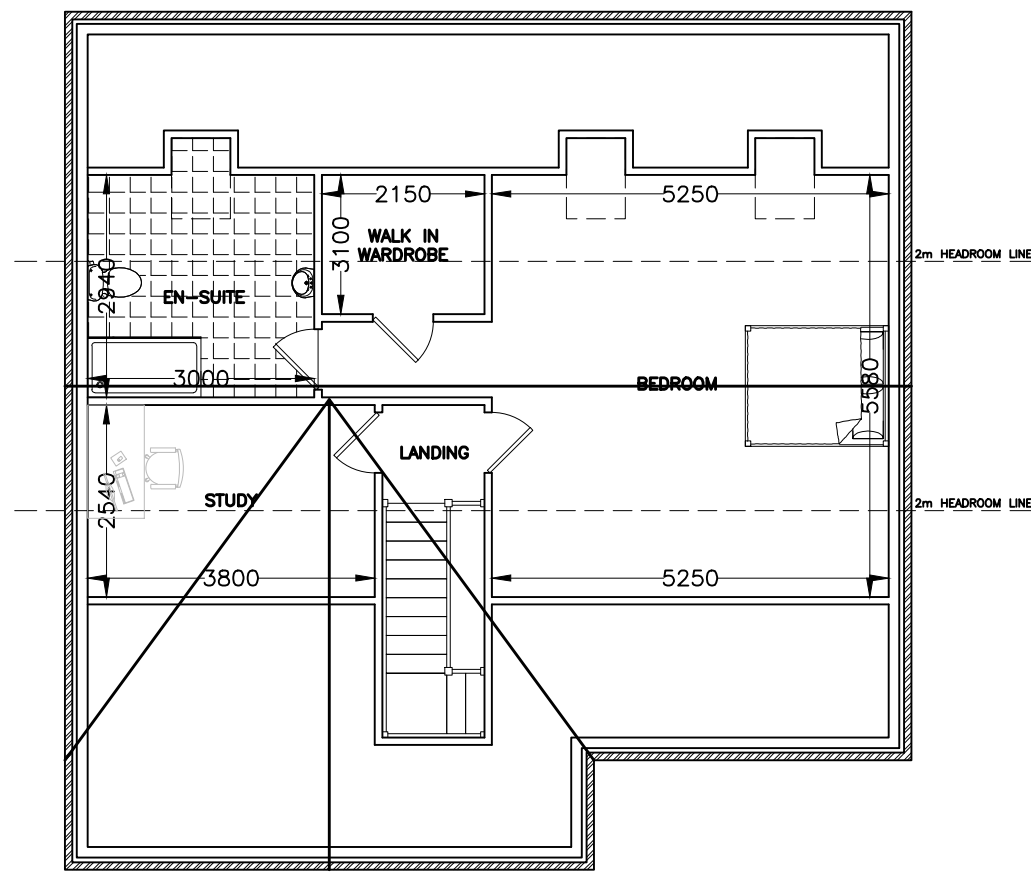
PROPOSED FIRST FLOOR PLAN
(1:50)



PROPOSED FRONT ELEVATION
(1:100)



PROPOSED RHS ELEVATION
(1:100)



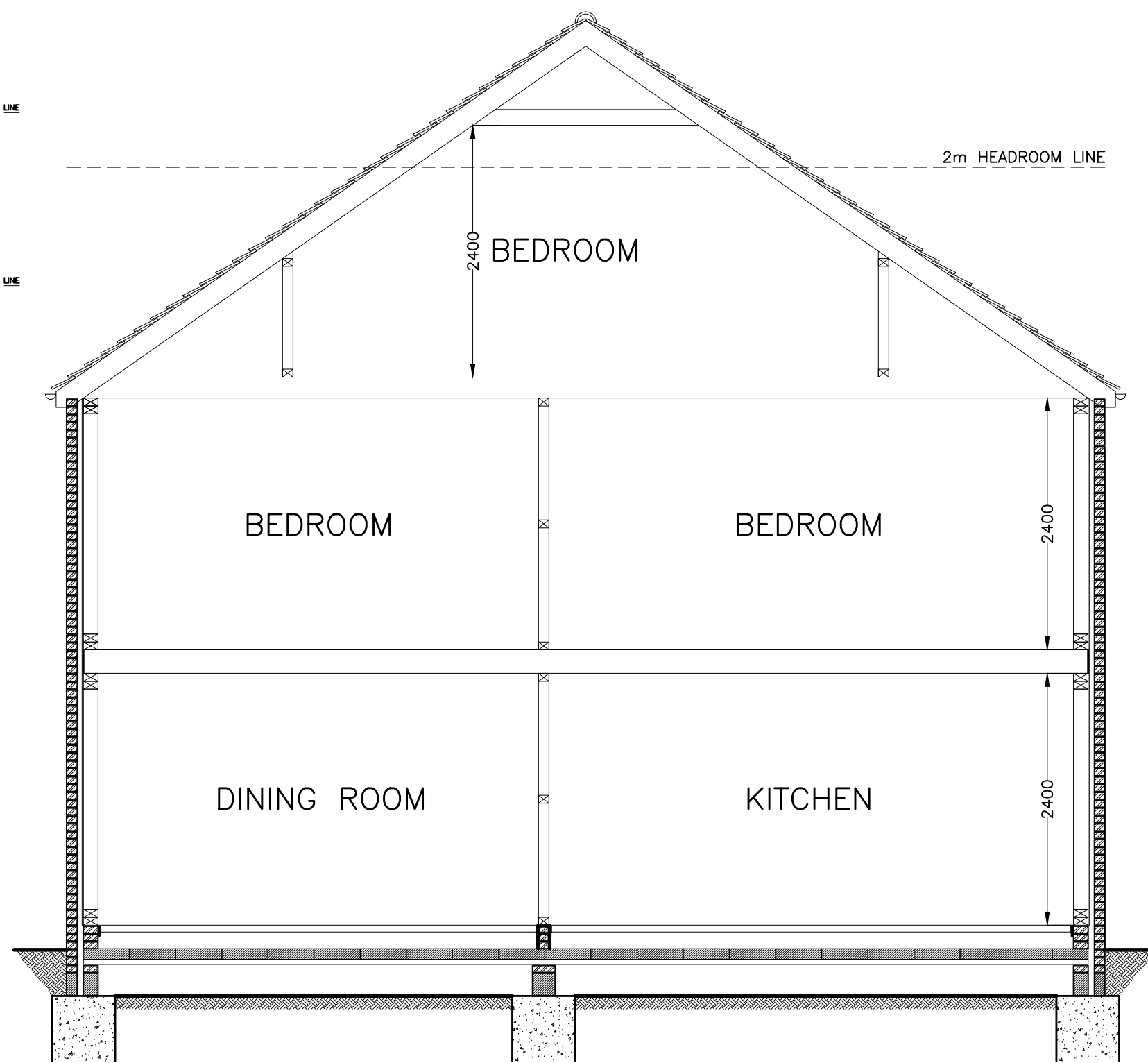
PROPOSED SECOND FLOOR PLAN
(1:100)



PROPOSED REAR ELEVATION
(1:100)



PROPOSED LHS ELEVATION
(1:100)



SECTION A-A
(1:50)

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Contractor to check all dimensions on site before work starts or materials are ordered. If in doubt ask. All dimensions are in mm unless stated otherwise.
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All products and materials to be handled, stored, prepared and used or fixed in accordance with the manufacturers current recommendations.
The contractor is to arrange inspections of the works by the BCO (or NHBC) as required by the Building Regulations and is to obtain completion certificate and forward to the Engineer





MATERIALS:

WALLS : HOSKINS FLEMISH ANTIQUE BRICK

ROOF : SANDTOFT CALDERDALE FLAT PROFILE CONCRETE DARK GREY TILES

JOINERY : WHITE UPVC

DOWNPIPES & GUTTER : BLACK UPVC

B	PLANNERS COMMENTS	MAR 2021
A	CLIENTS COMMENTS	NOV 2020
REVISIONS		DATE
<div><div><div>MORTON & HALL</div><div>CONSULTING LIMITED</div><div>CONSULTING STRUCTURAL ENGINEERS</div></div><div><div>1 Gordon Avenue, March, Cambridgeshire, PE15 8AJ</div><div>Tel: 01354 655454 Fax: 01354 660467 E-mail: info@mortonandhall.co.uk Website: www.mortonconsultingengineers.co.uk</div></div><div><div><div>LABC</div><div>LABC</div></div><div><div><div>Fenland District Council</div></div><div><div><div>Building Design Awards</div></div><div><div><div>LABC</div><div>LABC</div></div></div><div><div>LABC BUILDING EXCELLENCE AWARDS</div><div>winner</div></div><div><div>Building Excellence in Fenland</div></div></div></div><div>CLIENT</div><div>Mr C Ingham</div></div></div>		

PROJECT	
Rear of 43 Coates Road Eastrea Whittlesey Cams, PE7 2BD	
TITLE	
Proposed Floor Plans & Elevations PLOTS 1 & 4	
DRAWN R.Papworth	
CHECKED	
DATE Nov 2020	DRAWING NUMBER H7231/03B
SCALE 1:50 1:100	