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**F/YR22/0063/F**

**Applicant: Mr Neil Steen**

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

**Land West Of 5 - 7, High Causeway, Whittlesey, Cambridgeshire**

**Erect 3 x residential units (2-storey block of 2 x 1-bed and 1 x 2-bed flats)  
involving the demolition of existing building within a conservation area**

**Officer recommendation: Grant**

**Reason for Committee: Town Council comments contrary to Officer  
recommendation**

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## **1 EXECUTIVE SUMMARY**

- 1.1 The site is located on the western side of High Causeway, approximately 40m north of the Market Place, Whittlesey.
- 1.2 The site is accessed from a pedestrianised road and no parking provision is proposed for this town centre site.
- 1.3 The site is accessed between existing commercial uses and is constrained by being located to the rear of existing commercial uses, it is in the Conservation Area and within the site is a mature Ash tree covered by a Tree Preservation Order.
- 1.4 The proposal seeks permission for a two-storey building to provide 2 x 1-bedroom and 1 x 2-bedroom flats.
- 1.5 Issues considered in the evaluation of the proposal relate to the appropriateness of the design and appearance of the proposed building in the Conservation Area, the size of the building in relation to the constraints of the site, and the effects of the development on the protected Ash tree.
- 1.6 The scheme has been the subject of extensive negotiations which result in Officers now being able to favourably recommend the proposal. With the officer recommendation being one of grant.

## **2 SITE DESCRIPTION**

- 2.1 The application site is located on the western side of High Causeway, a pedestrianised street, 40m north of the junction with Eastgate Mews/Market Place.
- 2.2 The site is located to the rear of frontage buildings on High Causeway, comprising mixed use retail/residential (No.5 and No. 5B) and a funeral

director's yard (No.1). To the north of the site are two-storey flats at Whit Court and to the west is the Town Council's three-storey office accommodation.

- 2.3 The site proposes pedestrian/cycle access via a walled entrance off High Causeway and contains a disused, two-storey cart shed constructed of red multi brick with a pan-tile roof, the cart shed is in some state of disrepair.
- 2.4 There is a walled courtyard to the building's western side that is laid to grass and there is an Ash Tree within the site to the immediate south of the existing building which is subject to a Tree Preservation Order.
- 2.5 The site is located within the Whittlesey Conservation Area. In such locations it is incumbent upon Local Authorities to ensure that new development preserves or enhances the character and appearance of the Conservation Area.

### 3 PROPOSAL

- 3.1 The application proposes the demolition of the existing historical building and the construction of a two-storey detached building incorporating 3 residential units comprising 2 x 1-bedroom flats at ground floor and 1 x 2-bedroom flat at first floor.
- 3.2 The existing building has the majority of openings to its eastern frontage, facing the rear elevation of No.5 and the proposed accessway onto High Causeway.
- 3.3 The proposed new building is oriented with the majority of ground and first-floor fenestration proposed to its eastern elevation (High Causeway), to the rear (western) elevation it is proposed to locate 4 ground floor windows along with 4 roof lights. Within the southern elevation at first floor a lounge window is shown with entrance doors at ground level (south and north elevation) from which access to the ground floor flats is derived.
- 3.4 No car parking is proposed on-site to serve the development, and access would be prohibited for vehicles by virtue of the pedestrianised nature of High Causeway. Access to the development would be solely pedestrian or cycle.
- 3.5 It is noted within the submission that the Highways Authority raised no objection to the earlier withdrawn scheme proposal (F/YR21/0812/F which proposed 4-flats) stating that *'this is a small-scale development within the town centre. Although no car parking is provided, given the location this would seem an appropriate location for development with no parking. Public car parking and on street parking controls are adjacent and in the vicinity of the site to manage car parking activity.'*
- 3.6 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 (most relevant)

F/YR21/0812/F	Erect 4 x residential units (2-storey block of 1-bed flats) involving the demolition of existing building within a conservation area	Withdrawn 22.09.2021
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F/YR19/0876/ TRTPO	Felling of 1 Ash tree covered by TPO 04/2016	Refused 0.12.2019
F/YR16/0906/ TRCA	Felling of 1 Ash tree within a conservation area	Withdrawn 30.03.2017

## 5 CONSULTATIONS

- 5.1 **Town Council** – *‘The Town Council recommend refusal over intensification of site, and there is no vehicular access to the site as this is a pedestrianised area’.*

Following re-consultation on amended details *‘The Town Council recommend refusal the same as our previous response, there is also major resident concerns within the area regarding illegal use of the roadway during the designated times’.*

- 5.2 **Environmental Health** – *‘The Environmental Health Team note and accept the submitted information and have ‘No Objections’ to the proposed development, as it is unlikely to have a detrimental effect on local air quality or the noise climate. Due to the demolition of an existing structure and close proximity to existing noise sensitive dwellings, the [unsuspected contamination and noise construction hours] conditions should be imposed in the event that planning permission is granted’*

- 5.3 **FDC Tree Officer** – *‘The applicant has submitted a tree report in support of the application and to recommend removal. When this report was submitted in 2019 (F/YR19/0876/TRTPO) as part of the application to remove the tree, the application was refused. A further application (F/YR20/0521/TRTPO) was submitted the following year for the re-pollarding of the tree at 3-4 m height, this was refused and the applicant was allowed to re-pollard at the old pruning wounds at approximately 10 metres; this work was carried out.*

*The submitted layout for the new building is located outside the crown spread of the tree but likely within the root protection area (RPA) of the tree, although it may be toward the periphery of the RPA. The proposed plan also shows the construction of a cycle/bin store within the RPA, and whilst likely a shallow foundation, there is potential for root damage/severance.*

*We will require an impact assessment and method statement for the protection of the tree during works and for the design and construction of the cycle/bin store. The applicant can also carry out a test trench using an air spade along the line of the proposed cycle/bin store to determine if roots are present and if they can be safely severed or if a specialised construction method is required, e.g. no-dig design’.*

- 5.3 **Archaeology Unit (CCC)** – *‘We have commented on this site previously and would recommend that the same archaeological standard condition is placed on the development as was included on permission granted to prior application F/YR21/0812/F and F/YR22/0226/F previously to the revised proposals.*

*Our records indicate that this site lies in an area of archaeological potential, situated off High Causeway within the historic and commercial core of Whittlesey, north of the Market Place and the Grade I listed Church of St Mary (National Heritage List for England reference 1228792). Commensurate with the*

*historic significance of the area, the site lies in close proximity to a number of designated heritage assets, including 'Vinpenta House' no.2 High Causeway, listed at Grade II\* (NHLE ref 1287392), and no. 6 High Causeway at Grade II, opposite the site on the east side of High Causeway (NHLE ref 1227998). The site lies within the Whittlesey Conservation Area. The development proposal entails the demolition and replacement of an unlisted 19th century building which is illustrated on early edition Ordnance Survey mapping dated to 1885, although no evidence is contained within the application regarding its actual date of construction or historic usage. Photos submitted with the Structural Survey (dated April 2021) show a linear two-storey building on a roughly north-south alignment, brick-built with a pantile roof around a central chimney stack, with several phases of alterations clearly evident in the standing fabric.*

*We do not object to development from proceeding in this location but consider that the site should be subject to a programme of archaeological historic building recording, secured through the inclusion of a negative condition such as the example condition approved by DLUHC [...]*

#### 5.4 **Local Residents/Interested Parties:**

**TWO** letters of objection (one from a nearby resident - Market Place) to the proposal opposing to the proposal on the following grounds:

- Access and parking
- Town has limited parking provision and more development of flats is exacerbating the situation
- Pedestrian area of High Causeway – unauthorised vehicles using the route are a hazard to pedestrians
- Density of development equates to overdevelopment of the site
- Drainage
- Environmental concerns
- Light pollution
- Overlooking of neighbouring uses: Site would directly overlook adjacent funeral directors yard used in connection with associated service provision

**EIGHT** letters of support from residents of Whittlesey (one local to the application site) on the following grounds:

- Proposal would tidy up derelict building which is an eyesore and dangerous
- Would improve the area and be beneficial to the town
- Provision of affordable housing which is in high demand locally
- Would address anti-social behaviour locally
- Can only benefit the town

## 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 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development to pay

special attention 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. 8 – make provision for a sufficient range and number of homes, fostering well-designed places, protecting and enhancing the natural, built and historic environment and making the effective use of land

Para. 86 – recognising the role of appropriate housing in town centres contributing to their vitality

Section 9 – Promoting sustainable transport in urban areas

Para. 26 – Achieving well-designed places

Good design is a key aspect of sustainable development: Creates better places in which to live and work and helps make development acceptable to communities

Para 120 (c) Planning policies and decisions should (c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;

Para.130 – Design – Should function well, be visually attractive as a result of good architecture and attractive landscaping and be sympathetic to local character and history and establish or maintain a strong sense of place

Para. 131 – Existing trees should be retained wherever possible

Para 134. – Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design  
Section 16 -The Historic Environment – The desirability of new development making a positive contribution to local character

Para. 197 In determining planning applications LPAs should take account of :  
(a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;  
(b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and  
(c) the desirability of new development making a positive contribution to local character and distinctiveness.

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

Determining a Planning Application

### **7.3 National Design Guide 2019**

**Context** C1 - Relationship with local and wider context; C2 - Value heritage, local history and culture

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

**Built form** B1 - Compact form of development; B2 Appropriate building types and forms

**Movement** M3 - well-considered parking, servicing and utilities infrastructure for all users

**Homes and Buildings** H1 - Healthy, comfortable and safe internal and external environment, H3 - Attention to detail; storage, waste, servicing and utilities

**Resources** R3 - maximise resilience

**Lifespan** L3 - A sense of ownership

### **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  
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

## 7.5 **Emerging Local Plan**

The Draft Fenland Local Plan (2022) was published for consultation on 25th August 2022, the first stage of the statutory process leading towards the adoption of the Plan. Given the very early stage which the Plan is therefore at, it is considered, in accordance with Paragraph 48 of the NPPF, that the policies of this should carry extremely limited weight in decision making. Of relevance to this application are policies:

LP1: Settlement Hierarchy  
LP2: Spatial Strategy for the Location of Residential Development  
LP5: Health and Wellbeing  
LP7: Design (aligns with the 10 characteristics of the National Design Guide)  
LP8: Amenity Provision  
LP12: Meeting Housing Needs  
LP20: Accessibility and Transport  
LP22: Parking Provision  
LP23: Historic Environment  
LP32: Flood and Water Management

## 7.6 **The Whittlesey Draft Neighbourhood Plan 2021-2040**

This neighbourhood plan has been formally submitted to Fenland District Council for independent examination and is the subject of 'Regulation 16' consultation until 1 September 2022.

Due to the current stage of progression of the plan it carries little, but some, material weight in decision making. However, the following policies of the emerging plan are of relevance to this application:

Policy 1 – Spatial Planning  
Policy 2 – Local Housing Need  
Policy 7 – Design Quality  
Policy 8 – Historic Environment  
Policy 10 – Flood Risk  
Policy 12 – Delivering Sustainable Transport

## 8 **KEY ISSUES**

- **Principle of Development**
- **Visual Amenity and heritage matters**
- **Residential Amenity/Health and Wellbeing**
- **Impact on Ash Tree protected by TPO**
- **Highways and Parking**
- **Drainage**
- **Other Matters**

## 9 **BACKGROUND**

- 9.1 The only background of any relevance to the current application is as detailed in the history section earlier in this report. It is notable that the proposed construction of a residential two-storey-block of four flats was withdrawn in 2021 with significant objections to the proposal.
- 9.2 These objections largely related to the scheme design in terms of its impact on residential amenity and the conservation area, alongside this there was concern that the Ash tree present on the site would be implicated, this tree being the subject of a Tree Preservation Order. The felling of this tree having previously been refused permission in 2019. Various and proportionate works to the Ash tree have been approved previously and subject to appropriate justification thereby ensuring the longevity, health and wellbeing of the tree into the future.

## **10 ASSESSMENT**

### **Principle of Development**

- 10.1 Whittlesey is one of the four main market towns within the District. In such locations, the majority of new housing, employment growth, retail and wider service provision is directed to such larger urban areas in accordance with the principle aim of achieving sustainable forms of development. Policy LP3 of the Local Plan sets out the settlement hierarchy for the District and reflects the principles and advice contained in the NPPF.
- 10.2 The application site is clearly within the centre of Whittlesey and subject to assessing the specific criteria set out under Policies LP16, LP18 and LP19, would result in additional small residential units within a vacant town centre site. This would accord with the principle of mixed sustainable uses in urban areas as set out in the NPPF and accordingly would be considered acceptable subject to the assessment of the key issues listed above and considered in more detail below.
- 10.3 There is nothing within the emerging local plan which would vary from the existing policy considerations, excepting perhaps that the parking requirements of the emerging plan offer more flexibility for residential developments, i.e. *'the number of spaces provided, and their location and access, should be informed by the site context and location'*.

### **Visual Amenity and heritage matters**

- 10.4 The existing structure within the site is a traditional barn/cart-shed, two-storey in form, with some more recent alterations and additions. The building fills the whole width of the site (16m north to south) and measures just under 4m in depth. It features traditional large barn-style openings typical of the late 19<sup>th</sup> Century and is constructed of buff and red-multi bricks with a shallow-pitched pantiled roof, the building was likely to have been used as an ancillary, albeit significant, outbuilding to the historical use of one or more of the frontage properties on High Causeway.
- 10.5 The condition of the building though indicates its lack of recent use and general upkeep/maintenance over many years and it is acknowledged that its practical re-use is likely to be unviable and structurally not feasible.

- 10.6 The redevelopment of the site for residential purposes is considered to be a practical and deliverable way forward in this town centre and highly sustainable location.
- 10.7 The site to the rear of frontage buildings on High Causeway is only visible in public views via the access into the site. Within and adjacent the site there is a small alleyway that passes round to the southern side of the generally walled and enclosed space. To the rear of the building there is a significant grassed area, again not visible in public views, but visible from the Town Council's offices located on Queen Street to the west.
- 10.8 The earlier withdrawn application (F/YR21/0812/F) proposed a full two-storey building housing 4 residential flats. The maximum dimensions of the proposed building were circa 13 metres wide x 9.6 metres deep, with an eaves height of circa 5.1 metres and a maximum ridge height of 7.85 metres. The design of the building did not take any visual cues from the existing building on site as it featured hipped roofs delivered over two levels and modern glazing elements.
- 10.9 The original drawings submitted under this application followed along a similar vein with the footprint of the building proposed being very similar (12.6m width and depth of 7.8m, maximum ridge height 7.6 metres and maximum eaves height 5.24 metres) albeit the form was amended to deliver a two-storey section for the southern two-thirds of the building, and a single-storey section at its northern end. Again, two flats (1-bed) were proposed on the ground floor of the structure, with a further flat (again 1-bed) at first-floor level, all served by a communal entrance on the building's east elevation.
- 10.10 The design of this building was again felt to detract from the existing character of the location as it was considered overly plain and domestic and did not reflect the proportions of other traditional properties in the Conservation Area, nor were any features reminiscent of the older building proposed to be demolished present. It was appreciated that the building would only be seen in glimpses of the site from High Causeway but of consideration was the integrity of the new building in the context of the Conservation Area, the character and appearance of which should be preserved or enhanced. The agent was advised of these concerns and with input from the Conservation Officer negotiations were undertaken to move this aspect of the proposal forward.
- 10.11 These negotiations have led to the submission of a revised proposal which retains three flats in the arrangement previously outlined, albeit the building will feature a full two-storeys and as a consequence the upper flat will contain 2-bedrooms.
- 10.12 The revised design incorporates a reduced footprint of 12 metres wide x circa 7 metres depth and has a reduced eaves height and ridge height of 5.13 metres and 7.1 metres respectively. The building is to be constructed from reclaimed materials salvaged from the original structure on site and the agent has indicated that his client is content for a condition to be imposed in this regard. In addition, the proposed building has been moved away from the properties to the front (from 2.57 metres at closest point corner to corner to 5.16 metres).
- 10.13 Fenestration has also been revised with windows now featuring at ground floor only within the rear elevation with roof-lights serving the upper floor to the rear. The resultant building is more aesthetically associated with the conservation area; with its simplified design incorporating limited, and appropriately scaled



openings. The re-use of materials salvaged from the original structure will serve further to assimilate the new build within its surroundings.

- 10.14 It is considered that the design and layout revisions secured through negotiation are such that the proposal achieves compliance with Policies LP16 and LP18 of the FLP (2014) and that there would be no grounds to withhold consent relating to issues of visual amenity and impact on the conservation area.

### **Residential Amenity/Health and Wellbeing**

- 10.15 The site nestles within a back-land location surrounded by a mix of commercial and residential properties.
- 10.16 To the west of the site are the Town Council's offices. The western (rear) elevation of the proposed building will contain only roof-lights serving the first floor flat and ground floor windows serving the two flats at ground floor. The ground floor windows will be largely screened by the established boundary wall which marks the common boundary between the sites and the roof lights are positioned in such a way as to afford no outlook from the same. Accordingly, there are no issues to reconcile with regard to this relationship.
- 10.17 The south elevation of the first floor flat will contain a lounge window, however this will afford only oblique views of the private yard area to the south which is used in association with the funeral directors. Whilst this might not be an ideal outlook for the occupier of the first floor flat, or for the funeral directors and their activities, it remains a commercial, albeit sensitive, use and would not directly affect residential amenity.
- 10.18 To the north is the residential development (approved under F/YR09/0808/F), Whit Close. There are no windows in the northern elevation of the proposed building and as such no residential amenity conflicts with regard to loss of privacy/direct overlooking. The scheme will introduce a two-storey element within the rear outlook of these dwellings (which at first floor comprises a bedroom window and French doors with associated balconies to the most westerly two units and French doors, again with an associated balcony, to the third (most easterly unit)) and at ground floor comprise a similar arrangement with patio additions as opposed to balconies. Separation distances range from 7.4 metres to 10 metres. However, due regard must be had for the existing building which abuts the common boundary between the site and these neighbouring dwellings, albeit situated to the east of the site and immediately abutting the common boundary. Whilst there may be some impact on the outlook from, and some overshadowing of, the Whit Close development it is not considered that this would be so significant as to render the scheme unacceptable in the context of Policies LP2 and LP16.
- 10.19 The east (front) elevation of the proposed building will face onto the rear elevations of Nos 5 & 7 High Causeway. No 7 High Causeway incorporates a two-storey outshoot with a first-floor bedroom and kitchen window to its southern elevation (flank wall of the outshoot) and a further window in its first-floor rear (western) elevation; with the ground floor being in commercial use.
- 10.20 The front elevation of the proposed building will contain 4 windows at ground floor serving the kitchen/living rooms of the 2 ground floor flats. At first floor there are a further 4 windows, 2 serving an open plan kitchen/dining room/lounge and 2 serving the two bedrooms associated with this unit. Again,

there may be some residential amenity impacts arising due to the proximity of the buildings (with separation distances ranging from 5 to 11 metres) however outlook onto the first-floor window in the south elevation of the outshoot will be oblique and the distance between the front elevation of the proposed building and the rear elevation of No. 7 is circa 11.5 metres.

- 10.21 There is a further flat situated at first floor level of No 5 (known as 5B) this flat contains it would appear a bathroom window to the southern end of its rear elevation and a further window to the northern end of its rear (this window adjoining the window serving the residential accommodation at No. 7). These two windows (at No, 7 and 5B) are located where the greatest separation distances are achieved. It is further noted that the occupant of 5B has written in support of the scheme.
- 10.22 It is accepted that there will be some residential amenity impacts arising from the proposed development however these are not considered so significant as to warrant refusal of the scheme, noting the site context and the revisions made in terms of design, positioning, and scale.

### **Impact on Ash Tree protected by TPO**

- 10.23 The presence of the mature Ash tree on the site was identified as a significant constraint to the redevelopment of this site during the evaluation of the earlier withdrawn application. Notwithstanding this earlier stance, the scheme revisions now go some way to address this issue by locating the building outside the crown spread of the existing mature Ash tree on the site. This is acknowledged in the consultation response of the FDC Tree Officer, albeit it is still likely that the building will fall *'within the root protection area (RPA) of the tree, although it may be toward the periphery of the RPA. In addition, the proposed plan also references the construction of a cycle/bin store within the RPA, and whilst likely a shallow foundation, there is potential for root damage/severance'*.
- 10.24 The earlier scheme, which was accompanied by a tree report which recommended the removal of the tree yet accepted that pruning may be an option prompted an objection from the Tree Officer. This objection was based on the fact that the proposed building was very close to the protected tree with potential impact on the tree roots. It was further considered that the proximity of the building to the crown of the tree would create further pressures to reduce the crown to reduce shading which was perceived to be a threat to the tree; noting that there were a significant number of windows at ground and first floor which would have an outlook onto the tree. The Tree Officer concluded that the proximity to the tree was a significant constraint and was not sustainable and therefore a formal objection was raised.
- 10.25 The comments of the Tree Officer have, in response to the amended details, are less strident. Whilst an impact assessment and method statement have been highlighted as necessary to fully evaluate the works there appear to be a general acceptance that the revisions are such that the tree would no longer be deemed a significant constraint and that the tree could co-exist with the development without issue. This is of course subject to acceptable details being submitted which demonstrate how the tree will be protected during the works and how the cycle and bin store will be constructed on the site to ensure they do not conflict with the tree roots.

- 10.26 The agent has commissioned these follow-on reports and subject to them demonstrating, to the satisfaction of the FDC Tree Officer, that the tree will not be compromised as a result of the development there would be no grounds to resist the proposal on this basis.

### **Highways and Parking**

- 10.27 With regards to parking and access, as CCC Highways have previously noted, the site is within a town centre location with ready access to local services, facilities and public transport provision. The site is accessed off a pedestrianised road and private vehicular access is not available in the first instance. There are controls and mechanisms in place to prevent vehicular access and future occupiers will have to abide by the limitations of having no vehicle access to, or parking provision on, the site.
- 10.28 Appendix A to the FLP (2014) allows for reduced car parking provision or in special circumstances nil provision, however a nil provision would usually only be deemed appropriate if there were heritage considerations or other matters which justified such an approach. It is clear that the location of the site within a pedestrian zone with controls in place to prevent vehicular access that this is a development which could reasonably and justifiably benefit from the nil parking dispensation.
- 10.29 The site is constrained and as outlined at Para. 10.27 above it is within an area which does not allow for vehicular access. Accordingly, the physical constraints and road management regime, along with heritage considerations in terms of the form and layout of the building are such that a nil parking provision would be appropriate and align with Appendix A.

### **Drainage**

- 10.30 With regard to drainage the site is in Flood Zone 1 and so is not at risk from fluvial or tidal flooding. If surface water drainage is an issue locally, this could be satisfactorily addressed by mitigation measures incorporating sustainable urban drainage systems and overseen by Building Regulations.

### **Other matters**

- 10.31 Overdevelopment has been raised as a point of objection. The site is in a town centre location, generally of a higher density than on the outskirts of towns and in the villages and the scheme has been developed in such a way that there would be no policy grounds to withhold consent. It is the opinion of officers that the scheme does not represent an overdevelopment, however it does make the best use of land.
- 10.32 The CCC Archaeology team have recommended that the existing building be subject to a programme of archaeological historic building recording, this may be secured by pre-development condition which should be agreed with the agent prior to its imposition. This is in hand and the committee will be updated at the meeting. Subject to the acceptance of the condition it may be considered that the proposal aligns with Policy LP18 of the FLP (2014) in this regard.

## **11 CONCLUSIONS**

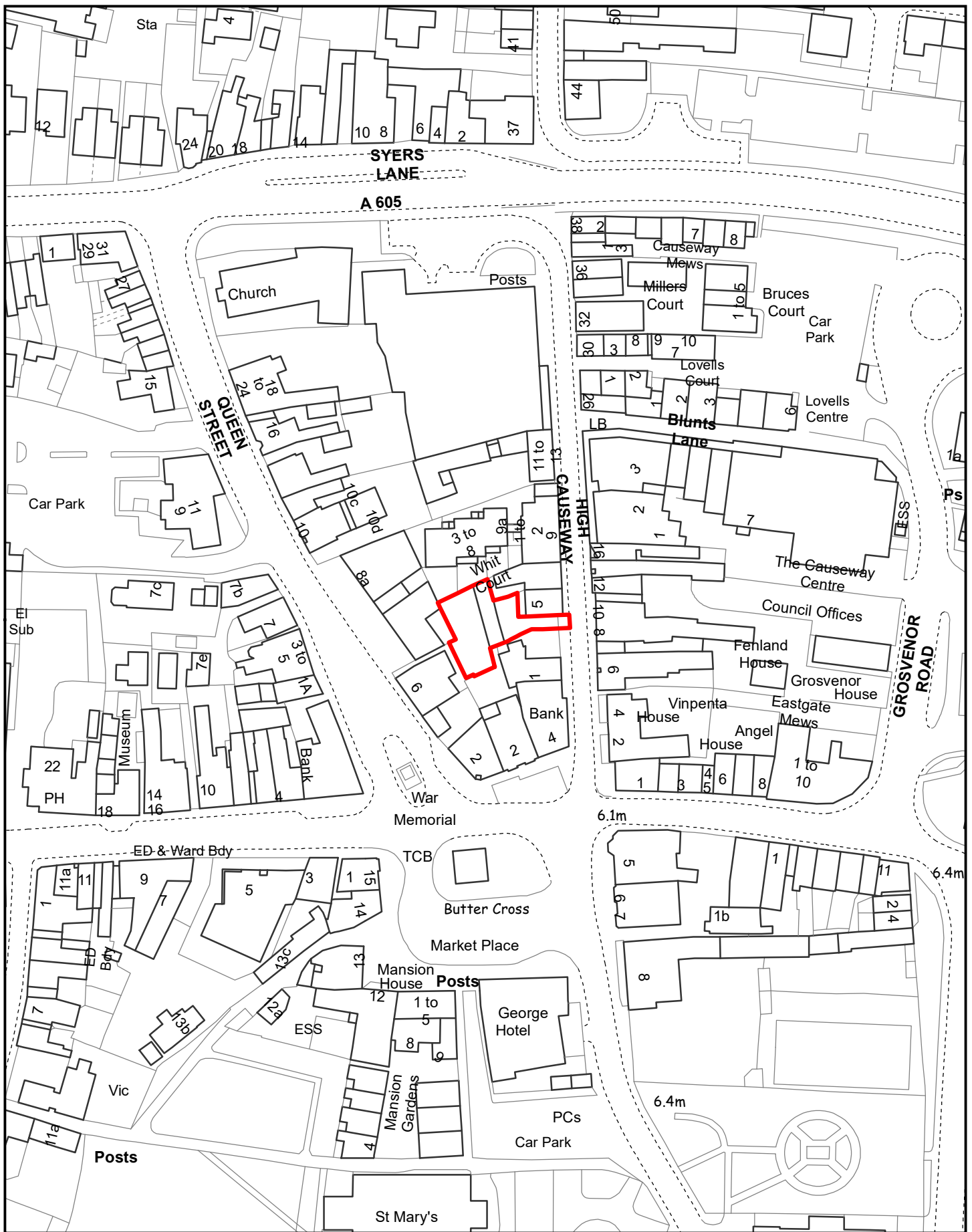
- 11.1 The scheme has been the subject of negotiations to address earlier concerns relating to design, scale and layout and these matters are now resolved to a level where there could be no grounds for objection.
- 11.2 In redeveloping a town centre site there will always be some compromises in terms of residential amenity. Whilst there will be some associated impacts accruing from this proposal these impacts are not considered so significant as to render the scheme unacceptable.
- 11.3 The proposed building will assimilate within the locality and will not adversely impact on the conservation area and there are no matters which would render the scheme unacceptable having given due weight to the provision of residential accommodation within a sustainable location.
- 11.4 This stance is subject to it being demonstrated that the existing Ash tree will not be implicated by the development and the committee will be updated at the meeting in this regard.

## 12 RECOMMENDATION

### Grant

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 proposed building shall be constructed from materials salvaged from the existing building on site. Should insufficient materials be available to facilitate the construction samples of any additional materials shall be made available on site for inspection prior to the commencement of any development above ground and these together with a schedule for their use and distribution within the scheme shall be agreed in writing by the Local Planning Authority.</p> <p>Reason – In the interests of the visual amenity of the area and to protect the character and appearance of the Whittlesey Conservation Area.</p>
3	<p>No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological historic building recording that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:</p> <ul style="list-style-type: none"> <li>a. the statement of significance and research objectives;</li> <li>b. The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;</li> <li>c. The timetable for the field investigation as part of the development programme;</li> <li>d. The programme and timetable for the analysis, publication &amp; dissemination, and deposition of resulting material and digital archives.</li> </ul> <p>Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated</p>

	<p>with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (MHCLG 2019).</p> <p>This is a pre-commencement condition to ensure that a record of the historic significance of the existing building on site may be made.</p>
4	<p>No construction or demolition work shall be carried out and no plant or power operated machinery operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.</p> <p>Reason - To protect the amenity of the adjoining properties in accordance with LP2 and LP16 of the FLP (2014).</p>
5	<p>Prior to the construction of the bin and cycle store shown details shall be submitted to and approved in writing by the Local Planning Authority and all works shall be undertaken in accordance with the approved details.</p> <p>Reason – In the interests of the visual amenity of the area</p>
6	Tree conditions to be advised
7	<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>
8	Approved plans



Created on: 04/02/2022

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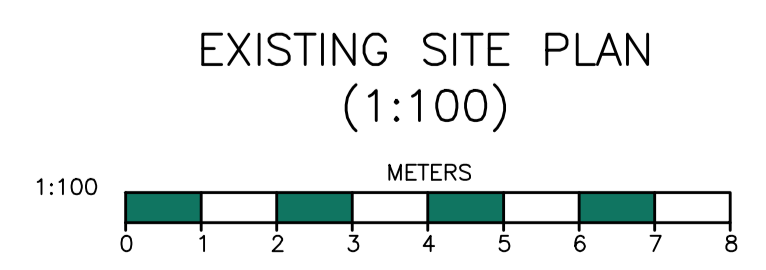
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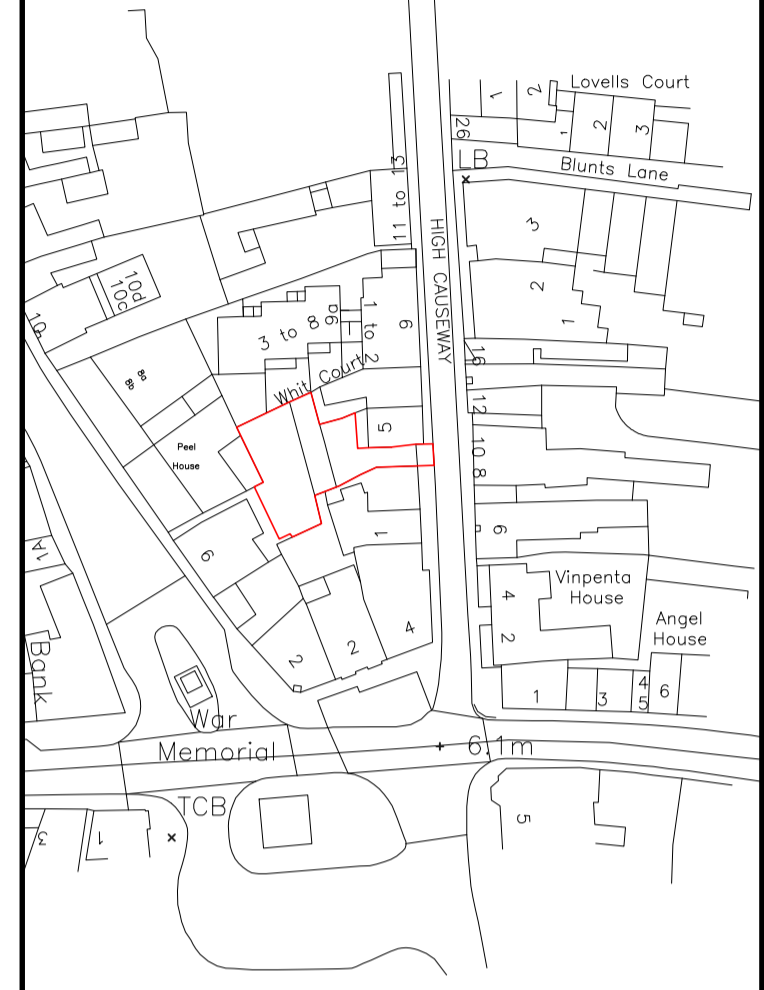


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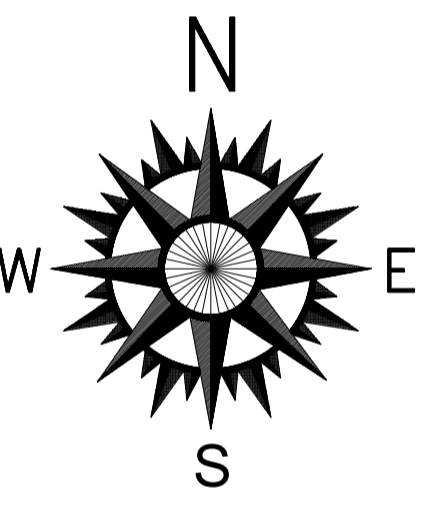
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LOCATION PLAN  
(1:1250)  
LICENCE NUMBER 100022432



C	PLANNERS COMMENTS	JAN 2022
S	PLANNERS COMMENTS	JUL 2021
A	CLIENTS COMMENTS	JUN 2021
	REVISIONS	DATE

**MORTON & HALL CONSULTING LIMITED**

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Tel: 01354 655454  
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E-mail: info@mortonandhall.co.uk  
Website: www.mortonandhall.co.uk

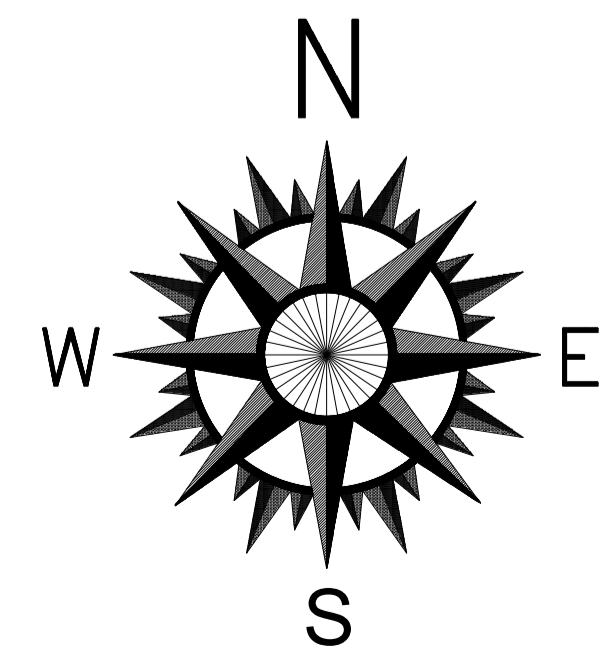
Fenland District Council  
Building Design Awards  
winner

CLIENT  
Mr N Steen

PROJECT  
5-7 High Causeway  
Whittlesey  
Cams  
PE7 1AE

TITLE  
Existing Site Plan  
& Location Plan

DRAWN R.Papworth	DATE OF ISSUE
CHECKED	
DATE May 2021	DRAWING NUMBER H7098/01c
SCALE As Shown	



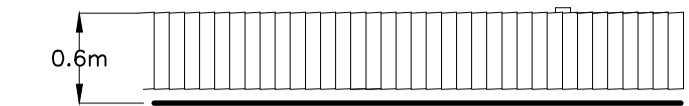
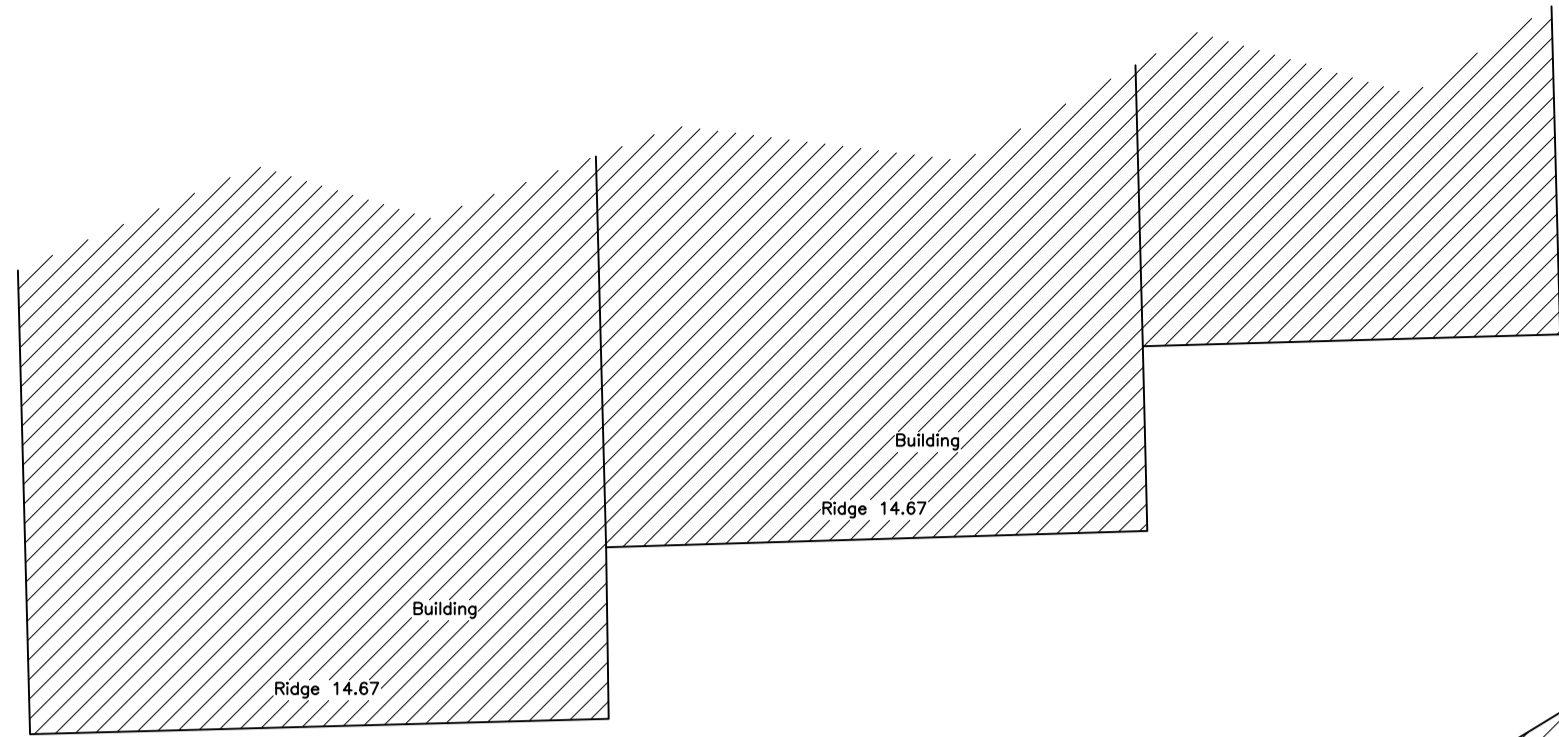
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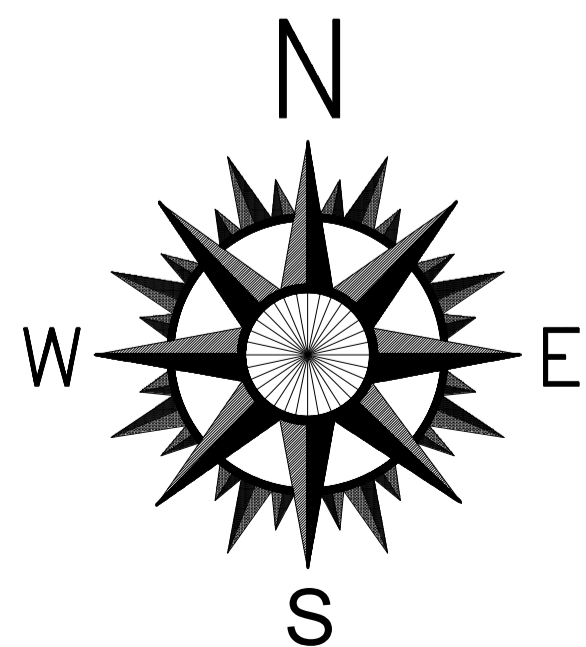
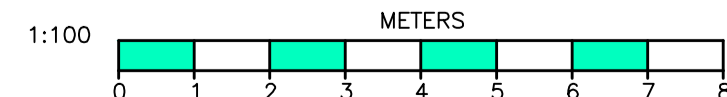
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0.6m HIGH FENCE DETAIL  
(1:50)



PROPOSED SITE PLAN  
(1:100)



527025

527050

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**LEGEND**

- CONCRETE SLABS (NON SLIP)
- PERMEABLE BLOCK PAVING (NON SLIP)
- WASTE BINS
- GRASS
- VEGETATION

TOTAL PROPOSED BUILDING AREA – 143m<sup>2</sup>  
TOTAL EXISTING BUILDING AREA – 118m<sup>2</sup>

REVISIONS	DATE
G	PLANNERS COMMENTS AUG 2022
F	PLANNERS COMMENTS JUL 2022
E	PLANNERS COMMENTS MAY 2021
D	UPDATED DRAWING OCT 2021
C	PLANNERS COMMENTS JUL 2021
B	CLIENTS COMMENTS JUN 2021
A	CLIENTS COMMENTS MAY 2021

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Fenland District Council  
Building Design Awards  
winner

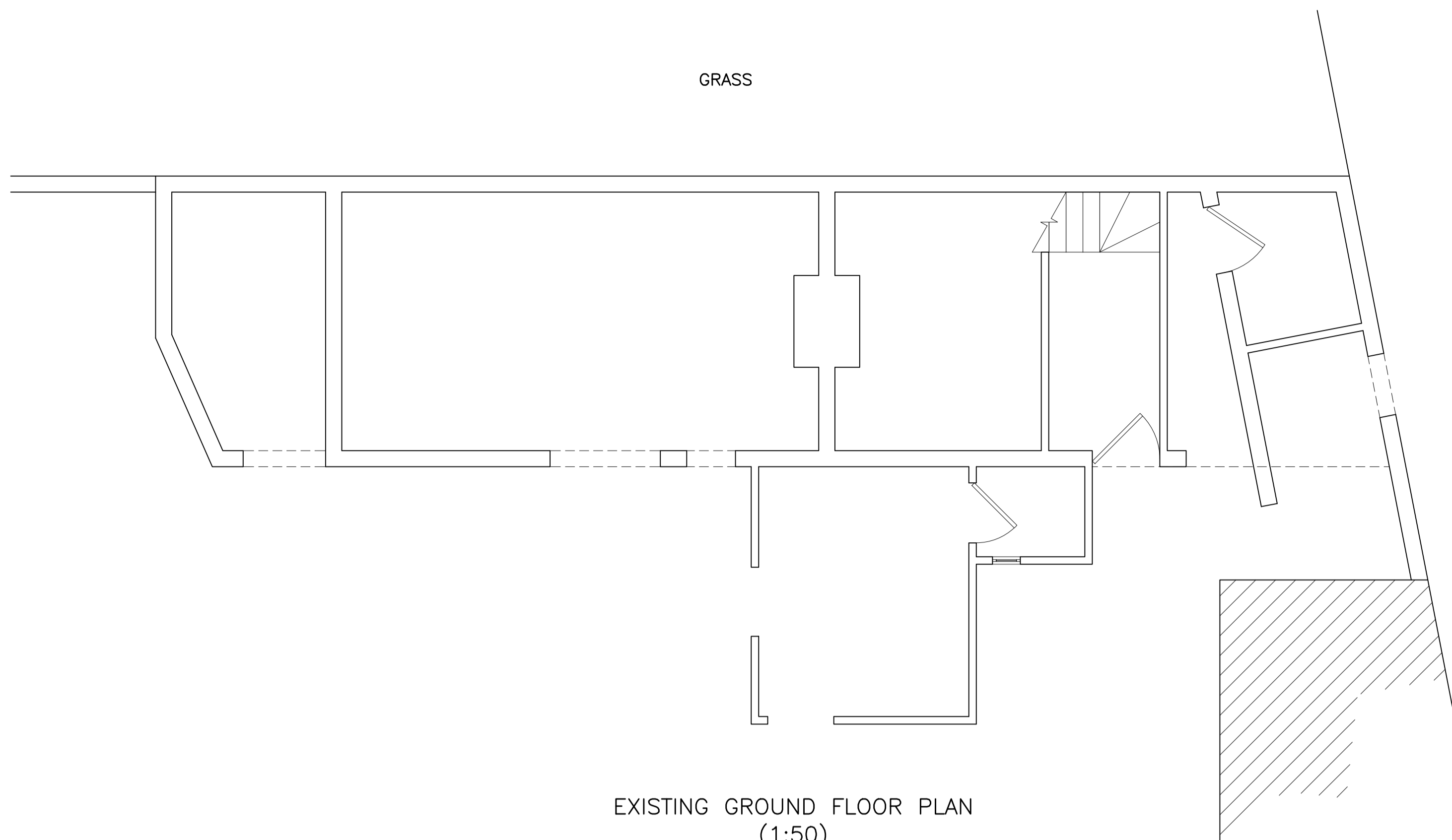
CLIENT  
Mr N Steen

PROJECT  
5-7 High Causeway  
Whittlesey  
Cams  
PE7 1AE

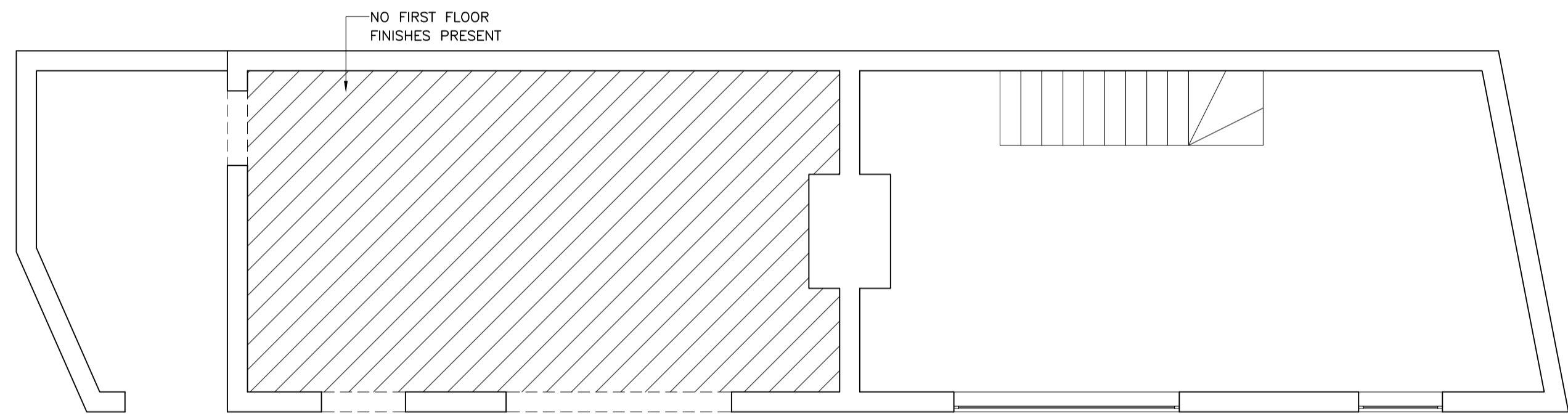
TITLE  
Proposed Site Plan

DRAWN R.Papworth	DATE OF ISSUE
CHECKED	
DATE May 2021	DRAWING NUMBER H7098/03c
SCALE As Shown	





EXISTING GROUND FLOOR PLAN  
(1:50)



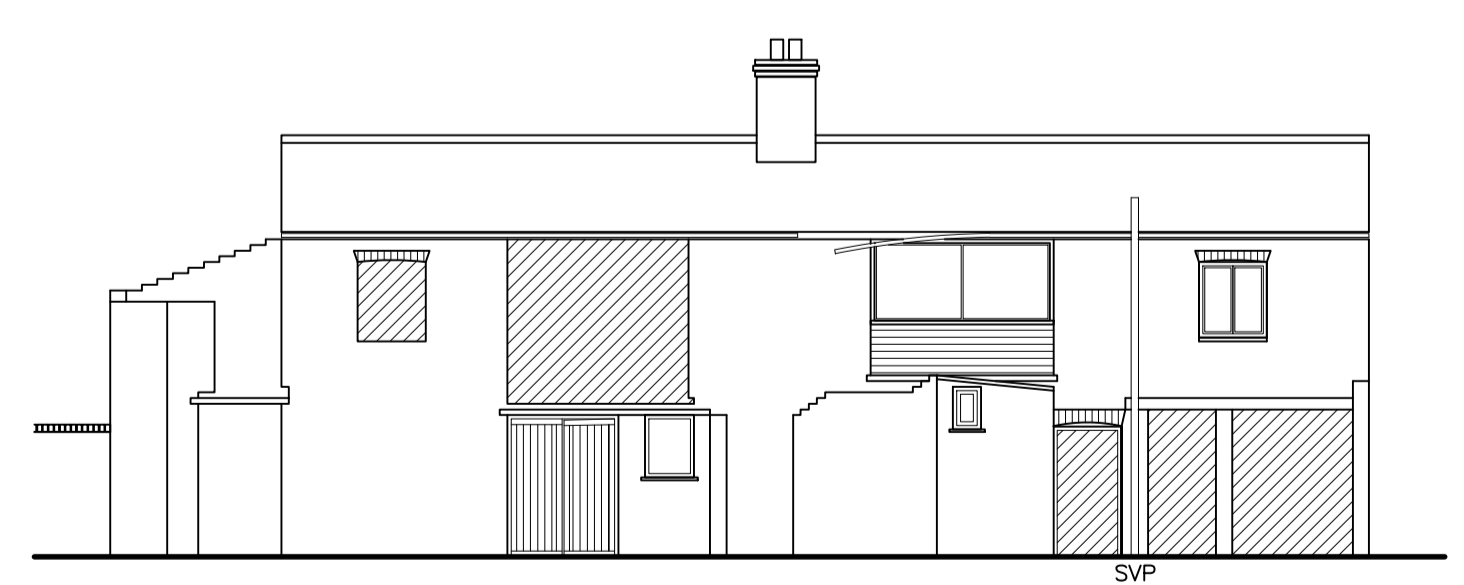
EXISTING FIRST FLOOR PLAN  
(1:50)



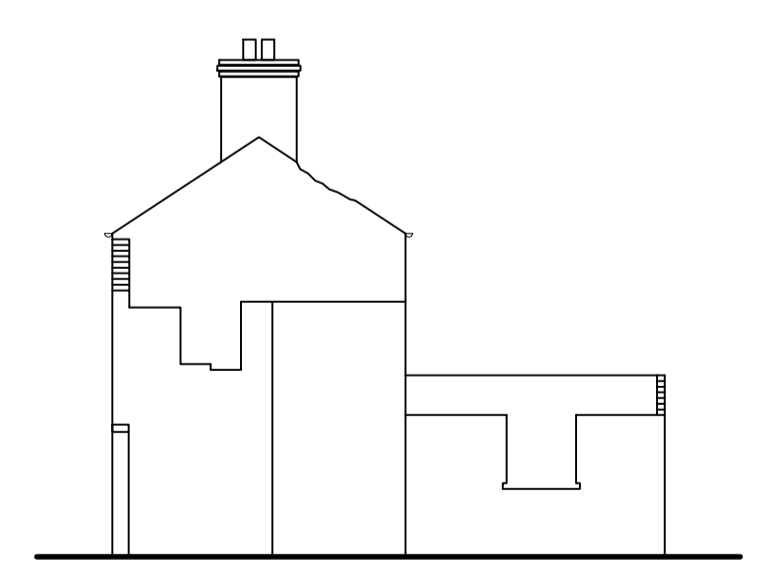
EXISTING FRONT ELEVATION



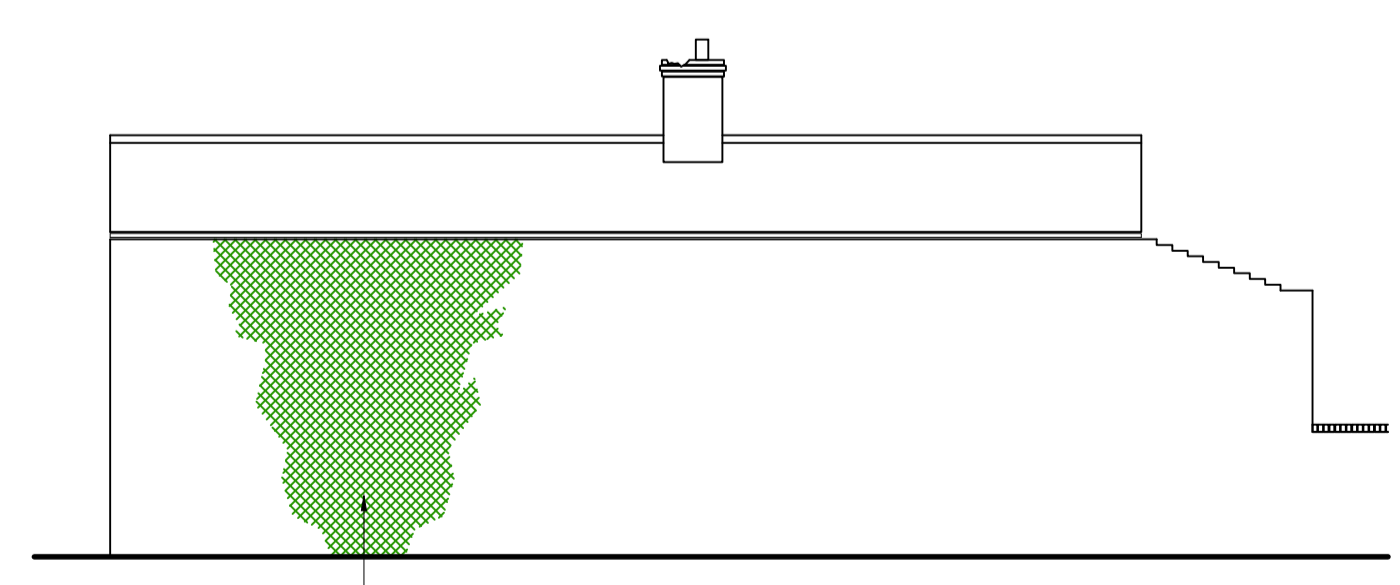
EXISTING REAR ELEVATION



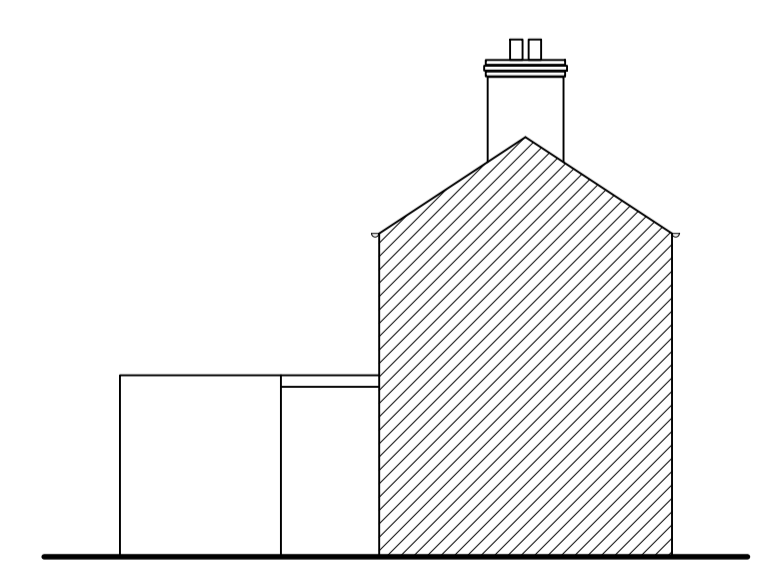
EXISTING FRONT ELEVATION  
(1:100)



EXISTING LHS ELEVATION  
(1:100)



EXISTING REAR ELEVATION  
(1:100)



EXISTING RHS ELEVATION  
(1:100)

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A	PLANNERS COMMENTS	JULY 21
	REVISIONS	DATE

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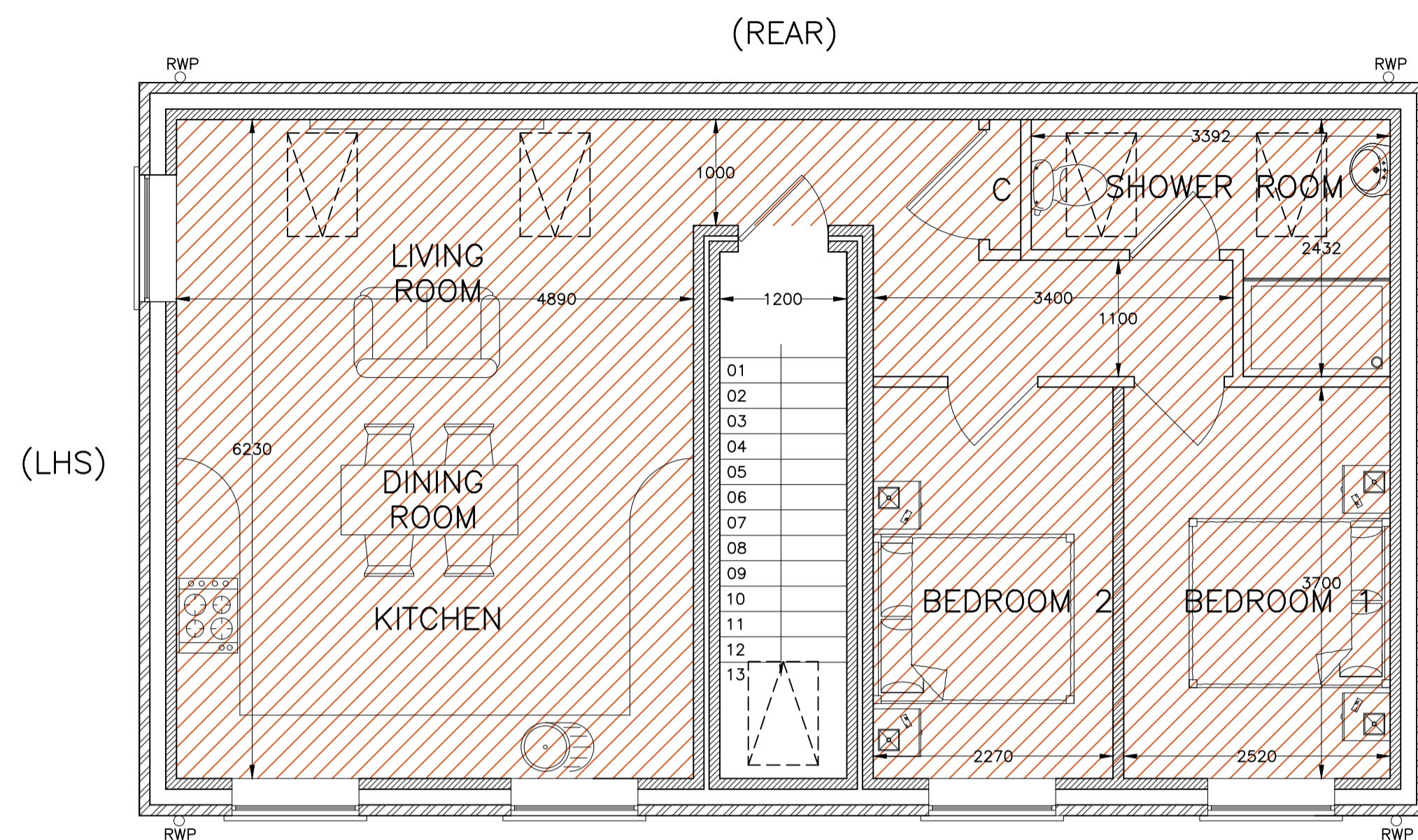
CLIENT  
Mr N Steen

PROJECT  
5-7 High Causeway  
Whittlesey  
Cams  
PE7 1AE

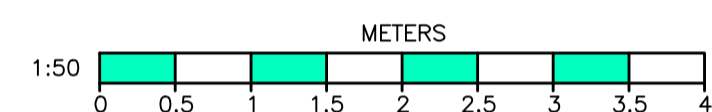
TITLE  
Existing Plans  
& Elevations of Barn

DRAWN R.Papworth	DATE OF ISSUE
CHECKED	
DATE May 2021	DRAWING NUMBER H7098/02A
SCALE As Shown	

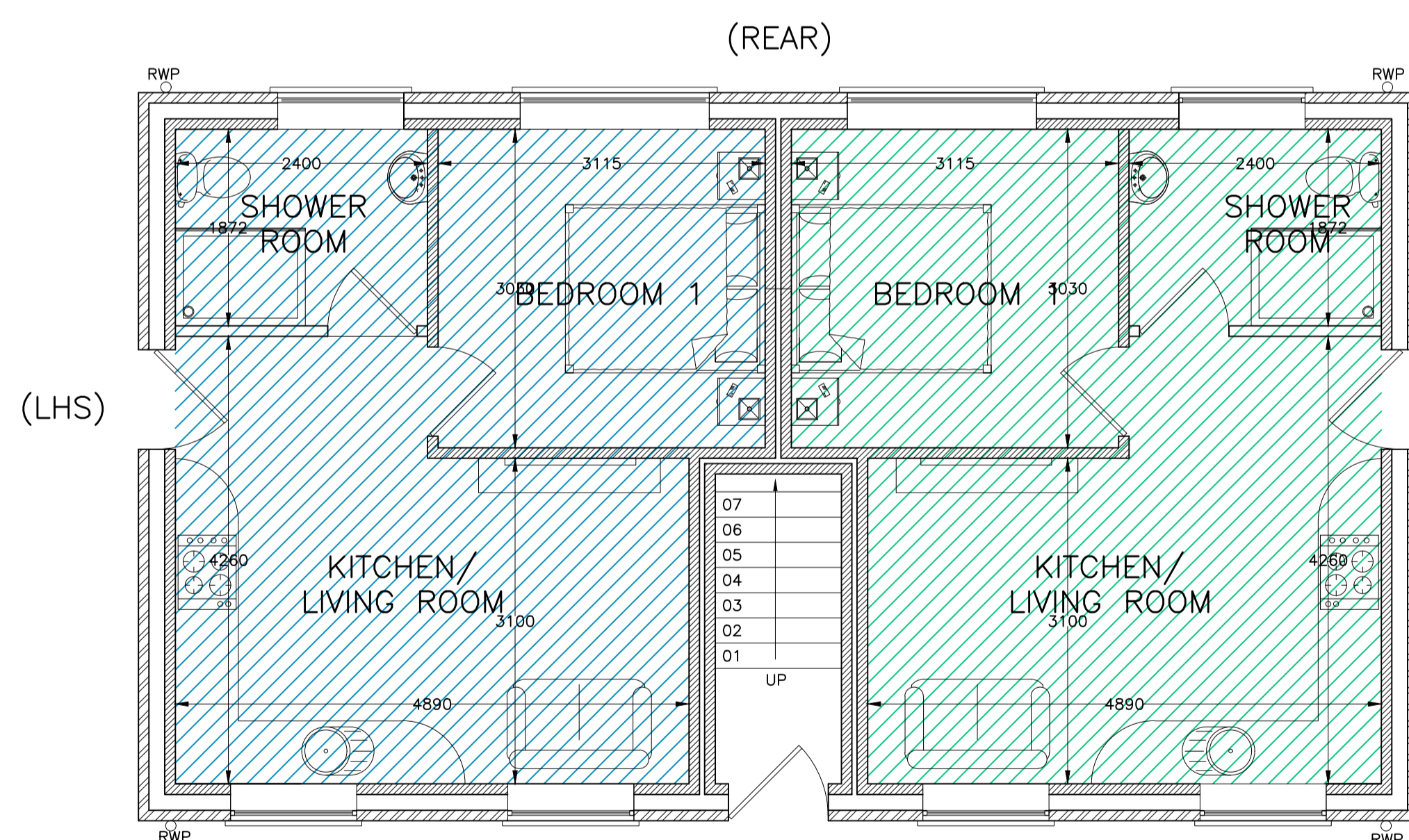
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(FRONT)  
 PROPOSED FIRST FLOOR PLAN  
 (1:50)



FLAT 3 - 62m<sup>2</sup>

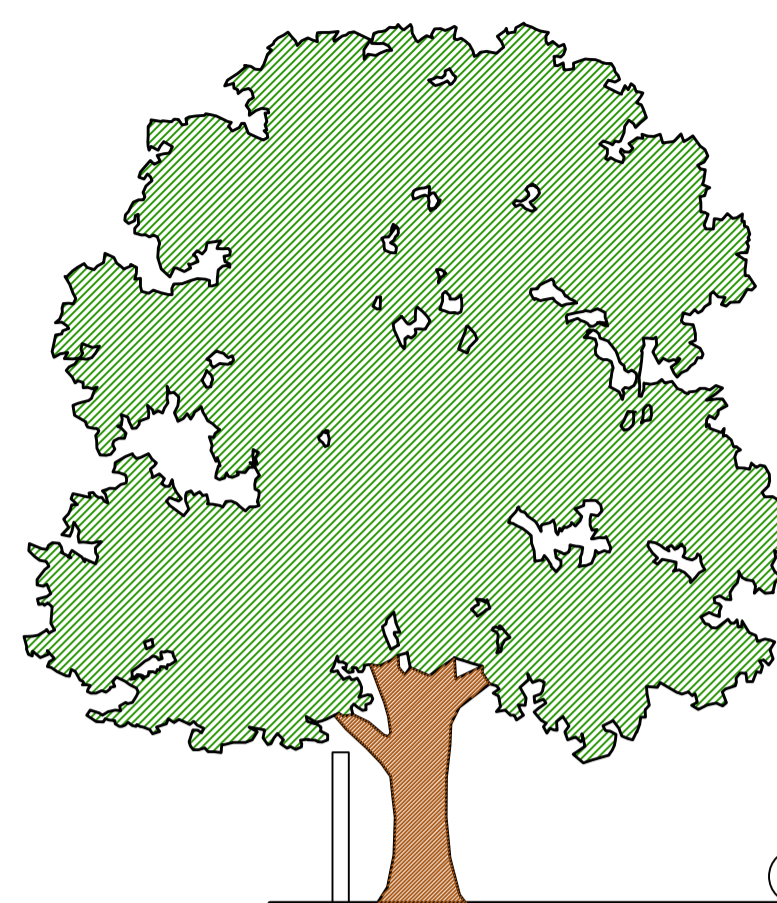


(FRONT)  
 PROPOSED GROUND FLOOR PLAN  
 (1:50)

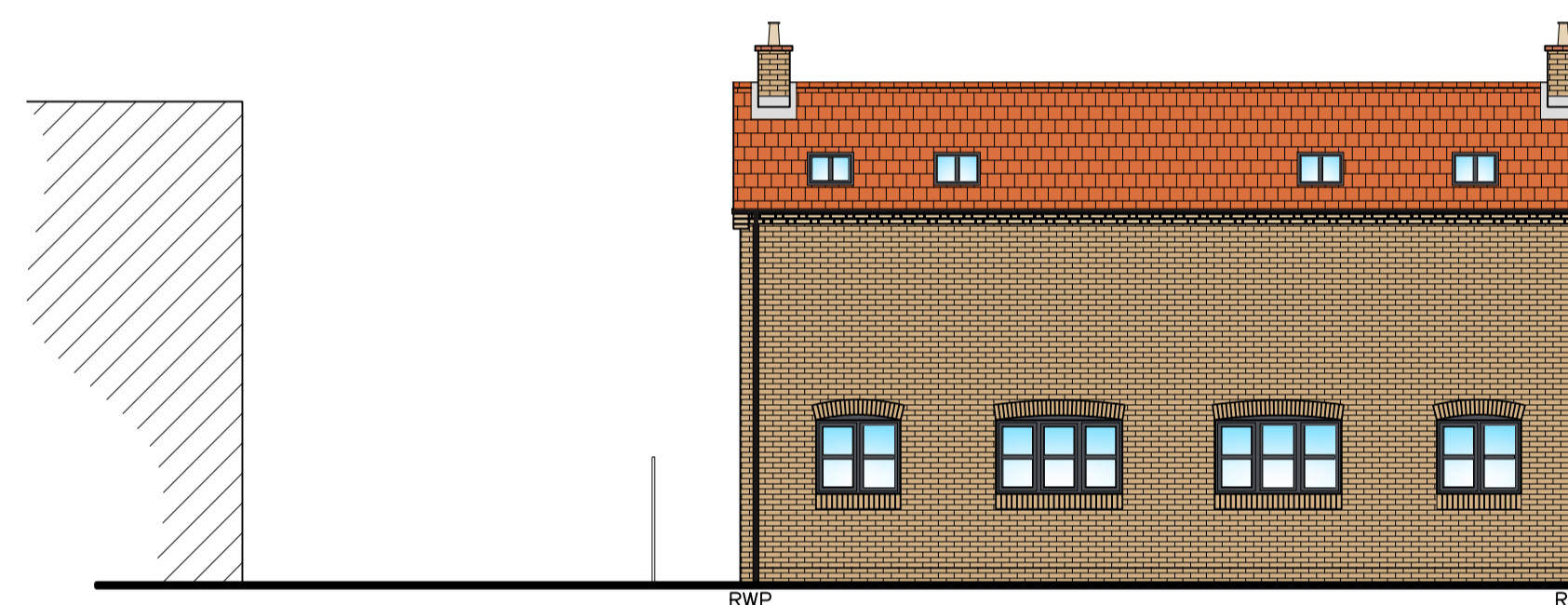
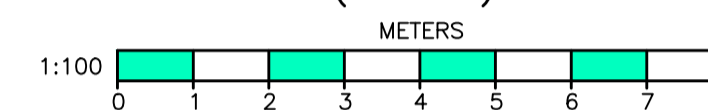


FLAT 1 - 32.5m<sup>2</sup>

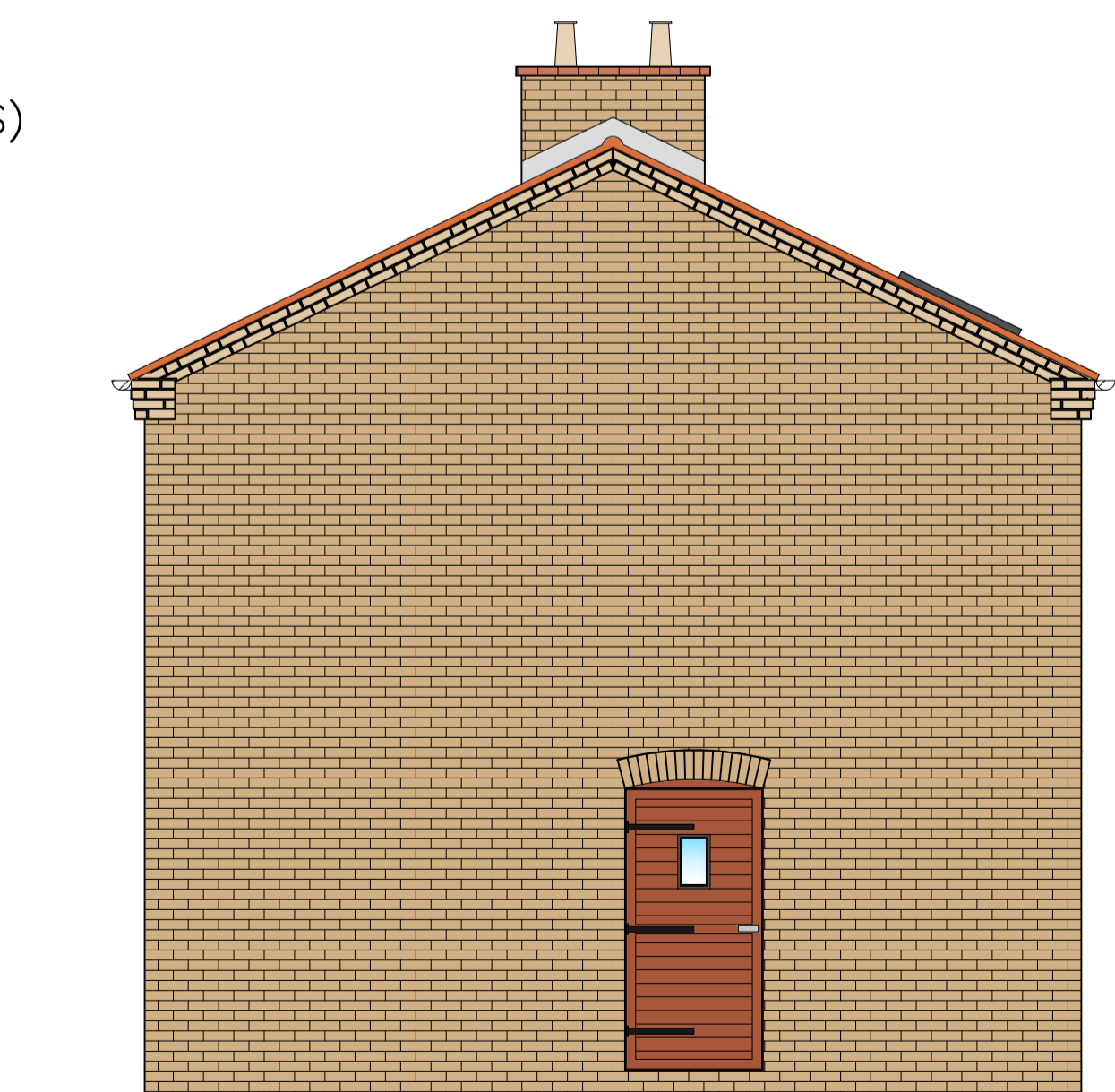
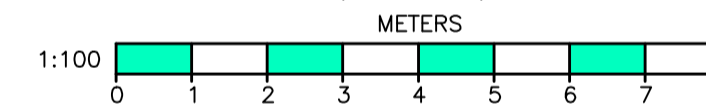
FLAT 2 - 32.5m<sup>2</sup>



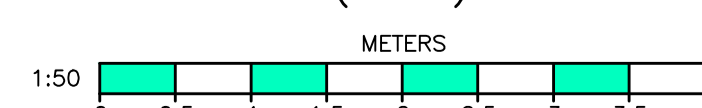
PROPOSED FRONT ELEVATION  
 (1:100)



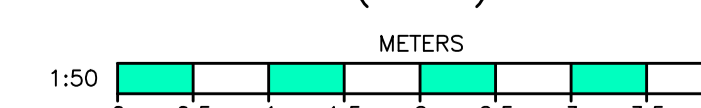
PROPOSED REAR ELEVATION  
 (1:100)



PROPOSED RIGHT HAND SIDE ELEVATION  
 (1:50)



PROPOSED LEFT HAND SIDE ELEVATION  
 (1:50)



TOTAL PROPOSED BUILDING AREA - 143m<sup>2</sup>

TOTAL EXISTING BUILDING AREA - 118m<sup>2</sup>

REVISIONS	DATE	
F	PLANNERS COMMENTS	AUG 2022
E	PLANNERS COMMENTS	JUL 2022
D	UPDATED DRAWING	MAY 2022
C	UPDATED DRAWING	OCT 2021
B	PLANNERS COMMENTS	JUL 2021
A	CLIENTS COMMENTS	MAY 2021

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 Mr N Steen

PROJECT  
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 Whittlesey  
 Cambs  
 PE7 1AE

TITLE  
 Proposed Plans & Elevations

DRAWN J. Scotcher	DATE OF ISSUE
CHECKED	
DATE May 2021	DRAWING NUMBER H7098/04F
SCALE As Shown	