
F/YR22/0939/FDC

Applicant: Fenland District Council

**Agent : Mr R Harrington
BHD Ltd**

Land South Of 55, Wood Street, Chatteris, Cambridgeshire

Erect up to 2no dwellings (outline application with all matters reserved)

Officer recommendation: Grant

Reason for Committee: Application by FDC and the Officer recommendation is contrary to that of the Town Council

1 EXECUTIVE SUMMARY

- 1.1 The site relates to an open parcel of land situated on the eastern side of Wood Street within the built environment of Chatteris, a Market Town.
- 1.2 The proposal seeks outline planning permission, with all matters reserved, for up to two dwellings. As an application for outline planning permission, the matter for consideration is the principle of the development of the site for residential purposes.
- 1.3 The indicative site plan demonstrates the site is capable of sustaining two dwellings with on-site parking and private amenity space. Furthermore, the proposal is supported by CCC Highways who raise no objections.
- 1.4 Taking national and local planning policies into account, and having regard for all relevant material considerations, it is recommended that outline planning permission be granted, subject to the imposition of appropriate conditions.

2 SITE DESCRIPTION

- 2.1 The site is situated on the eastern side of Wood Street within an open parcel of undeveloped land laid to grass. The site is bordered by residential properties to the north, west and south with the site of Chatteris Leisure Centre to the east. A sign for the leisure centre along with street paraphernalia currently occupies the site.
- 2.2 The site is within Flood Zone 1, an area at lowest risk.

3 PROPOSAL

- 3.1 This application seeks outline planning permission with all matters reserved for future consideration in respect of the erection of up to two dwellings.
- 3.2 Full plans and associated documents for this application can be found at: [F/YR22/0939/FDC | Erect up to 2no dwellings \(outline application with all matters reserved\) | Land South Of 55 Wood Street Chatteris Cambridgeshire \(fenland.gov.uk\)](#)

4 SITE PLANNING HISTORY

4.1 There is no recent formal history for this site.

5 CONSULTATIONS

5.1 Chatteris Town Council

Recommend Refusal, over-development of site, not in keeping with the area, loss of visibility splay will reduce vision to the right for vehicles leaving the car park.

5.2 Middle Level Commissioners

The Board's district is an area which requires special local measures and infrastructure to reduce and manage the risk of flooding to people, land and properties. The Board maintains and controls the major watercourses (known as Board's drains) and associated structures such as pumping stations in its district, through the powers vested in it under various Acts of Parliament and its Byelaws, the Byelaws restrict certain action sin and around the watercourse system, including actions that restrict the Board's access for necessary maintenance, unless the consent of the Board has been obtained. Any consent required from the Board is in addition to planning or other permissions.

The Board does recognise that development pressures exist and where possible it tries to offer the option of accommodating additional flows and volumes created by development. In this case, a one-off fee is payable.

It is your duty to show us that your development has considered flood risk, both to your site, and nearby properties. If you can prove that your development will not lead to any extra water entering the Board's drains, there is no charge to you. If an increase in surface water or foul water is proposed and can be accommodated it must be slowed as much as possible before discharging into the Board's drains, and there will be a one-off charge due to be paid depending on the amount and speed of water released. This charge will help the Board maintain and improve its system to ensure that new development does not increase flood risk to existing land or property. You must complete the relevant forms and return them to us, with any required fees, to tell us how you are intending on managing the water generated by your development.

5.3 CCC Highways

No objection

5.4 FDC Environmental Health

The Environmental Health Team have 'No Objection's to the proposed development at this location as it is unlikely to affect or be affected by the existing noise or air climate.

Our records show there was once a nursery in this area although little development has since taken place. We would however recommend in the event planning permission is granted, that the 'Unsuspected Contaminated Land' condition is added in case contamination not identified previously is detected during the course of the development.

Reason: To protect future users and occupiers of the site and the natural environment.

5.5 Local Residents/Interested Parties

None received.

6 STATUTORY DUTY

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

7 POLICY FRAMEWORK

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
National Design Guide 2021

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

LP10 – Chatteris

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

LP16 – Delivering and Protecting High Quality Environments across the District

Emerging Local Plan

The Draft Fenland Local Plan (2022) was published for consultation between 25th August 2022 and 19 October 2022, all comments received will be reviewed and any changes arising from the consultation will be made to the draft Local 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:

Policy LP1: Settlement Hierarchy

Policy LP2: Spatial Strategy for the Location of Residential Development

Policy LP4: Securing Fenland's Future

Policy LP5: Health and Wellbeing

Policy LP7: Design

Policy LP8: Amenity Provision

Policy LP20: Accessibility and Transport

Policy LP22: Parking Provision

8 KEY ISSUES

- **Principle of Development**
- **Visual and residential amenity**
- **Highways/parking**
- **Flood Risk**

9 ASSESSMENT

Principle of Development

- 9.1 As an application for outline planning permission, the matter for consideration is the principle of the development of the site for residential purposes.
- 9.2 Policy LP3 of The Fenland Local Plan identifies Chatteris as a 'Market Town' where the majority of the district's housing should take place. As such, the principle

of the development is acceptable subject to compliance with all other policies as set out below.

Visual and residential amenity

- 9.3 The scheme is for the construction of up to 2 dwellings and the indicative site plan demonstrates the site is capable of sustaining two dwellings with onsite parking and private amenity space.
- 9.4 The dwellings are likely to appear as a continuation of the built form to the north and therefore their presence is considered to be acceptable subject to their final appearance and layout, which are reserved matters. Plot sizes also reflect the properties to the north.
- 9.5 In terms of built development, the reserved matters application(s) will fully assess the impacts of matters such as overlooking, overshadowing and loss of privacy, both in relation to the dwelling proposed and the impact upon neighbouring properties. It is however accepted that the quantum of development sought could be accommodated by the application site without significant harm to residential amenity.

Highways/parking

- 9.6 Whilst access and layout are reserved matters and are not for consideration at this stage, in principle, it has been demonstrated on the indicative layout that the site could be satisfactorily accessed and has capacity for the quantum of development proposed, including parking arrangements. Furthermore, the proposal is supported by CCC Highways who raise no objections.
- 9.7 It is accepted that the visibility splay for the Leisure Centre access road falls within the site. It is considered that a satisfactory layout for the proposed quantum of development could be achieved at reserved matters stage to ensure the visibility is protected.

10 CONCLUSIONS

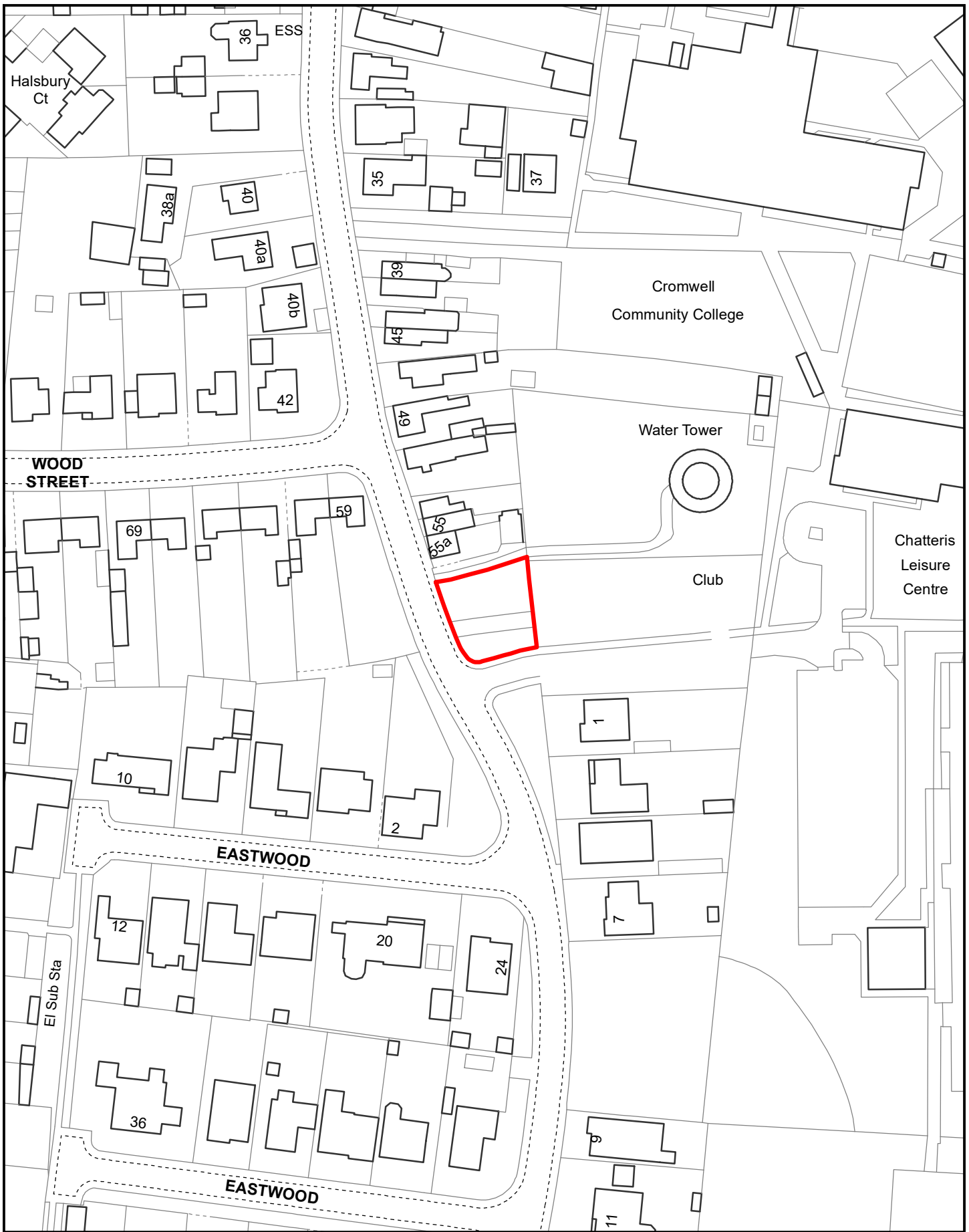
The objective of an outline application is to determine if the principle of residential development at the application site is acceptable. The principle to develop the site for residential use is considered acceptable with regard to necessary local and national planning policies.

11 RECOMMENDATION

Grant

1	Approval of the details of: i. the layout of the site ii. the scale of the building(s); iii. the external appearance of the building(s); iv. the means of access thereto; v. the landscaping
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	<p>(hereinafter called "the Reserved Matters") shall be obtained from the Local Planning Authority prior to the commencement of development.</p> <p>Reason - To enable the Local Planning Authority to control the details of the development hereby permitted.</p>
2	<p>Application for approval of the Reserved Matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.</p> <p>Reason - To ensure compliance with Section 92 of the Town and Country Planning Act 1990.</p>
3	<p>The development hereby permitted shall begin before the expiration of 2 years from the date of approval of the last of the Reserved Matters to be approved.</p> <p>Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
4	<p>The residential elements of the development shall not exceed 2 dwellings (Use Class C3).</p> <p>Reason - For the avoidance of doubt and to ensure a satisfactory standard of development.</p>
5	<p>The landscaping details to be submitted in accordance with Condition 01 of this permission shall include:</p> <ul style="list-style-type: none"> a) existing and proposed site levels including those on adjacent land. b) means of enclosure ensuring that adequate gaps are provided under any new fencing to allow for the passage of hedgehogs. c) car parking, vehicle and pedestrian access (which shall be of a bound material) d) hard surfacing, other hard landscape features and materials e) planting plans, including specifications of species, sizes, planting centres number and percentage mix, a range of native tree and shrub species should be included. f) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife <p>All works shall then be carried out in accordance with the approved details.</p> <p>Reason - To ensure the appearance of the development is satisfactory and contributes to the visual character and amenity of the area and to protect the character of the site and enhance biodiversity in accordance with Policy LP16 of the Fenland Local Plan, 2014.</p>
6	Approved Plans



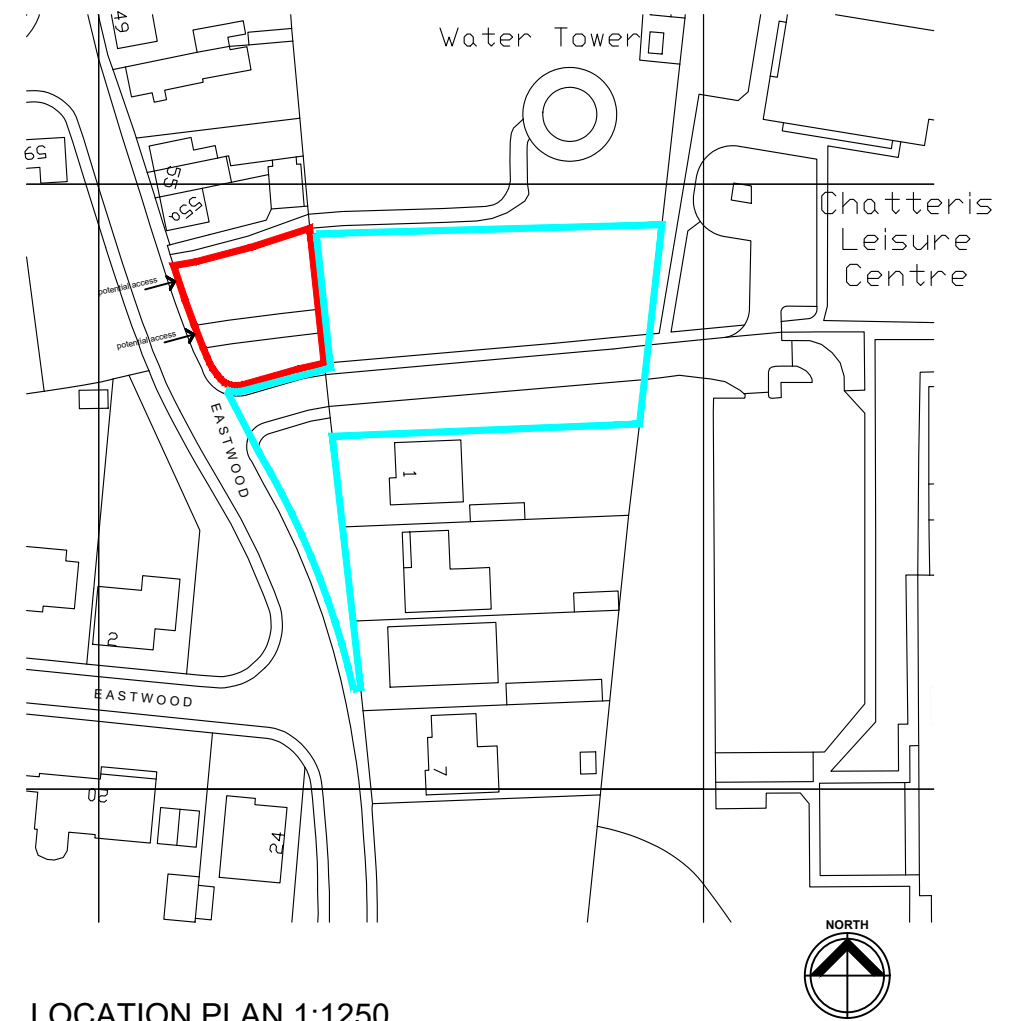
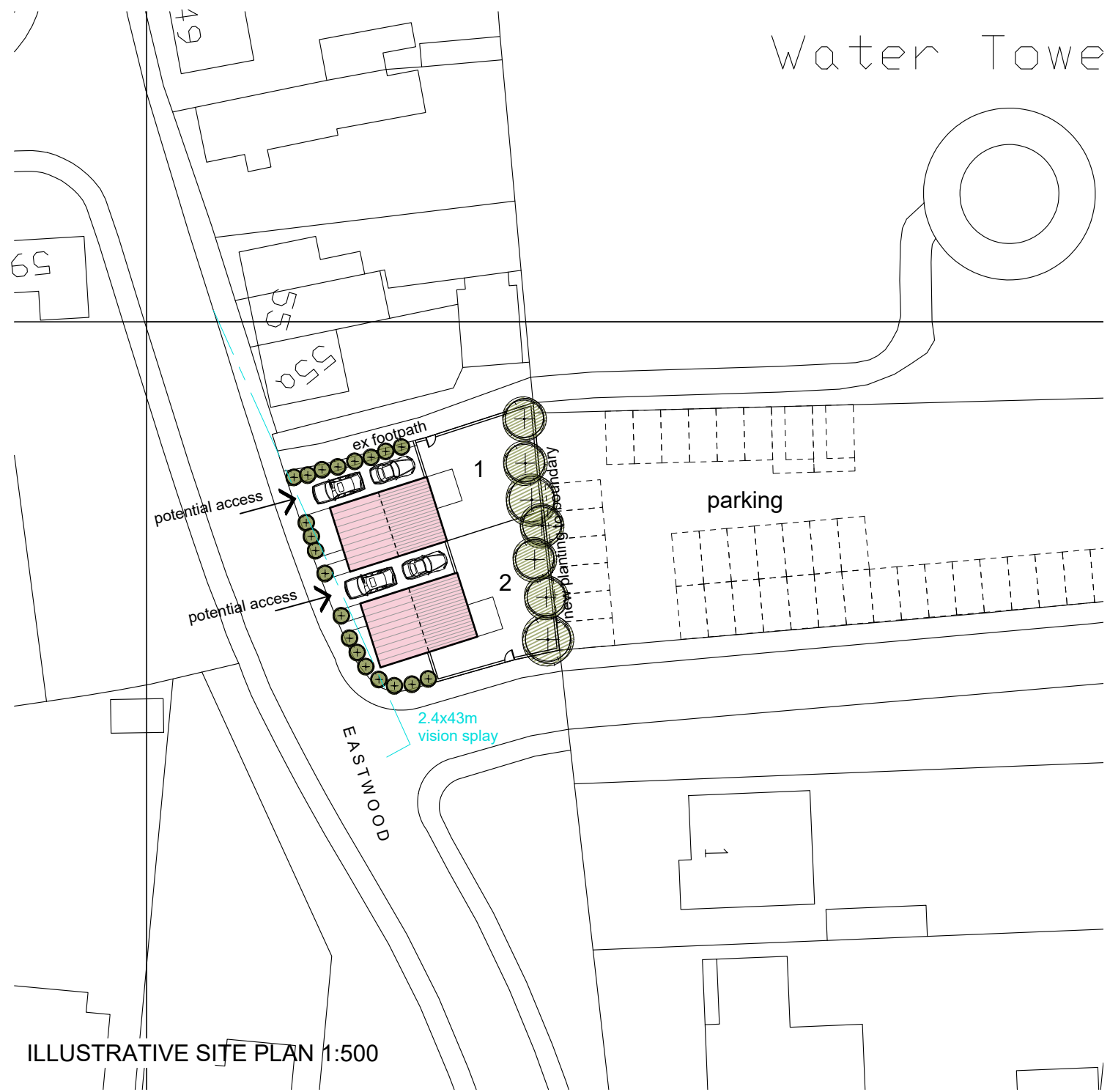
Created on: 19/08/2022

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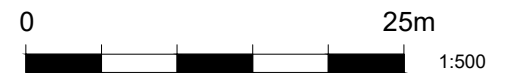
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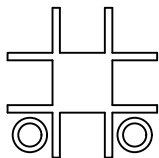
LOCATION PLAN 1:1250

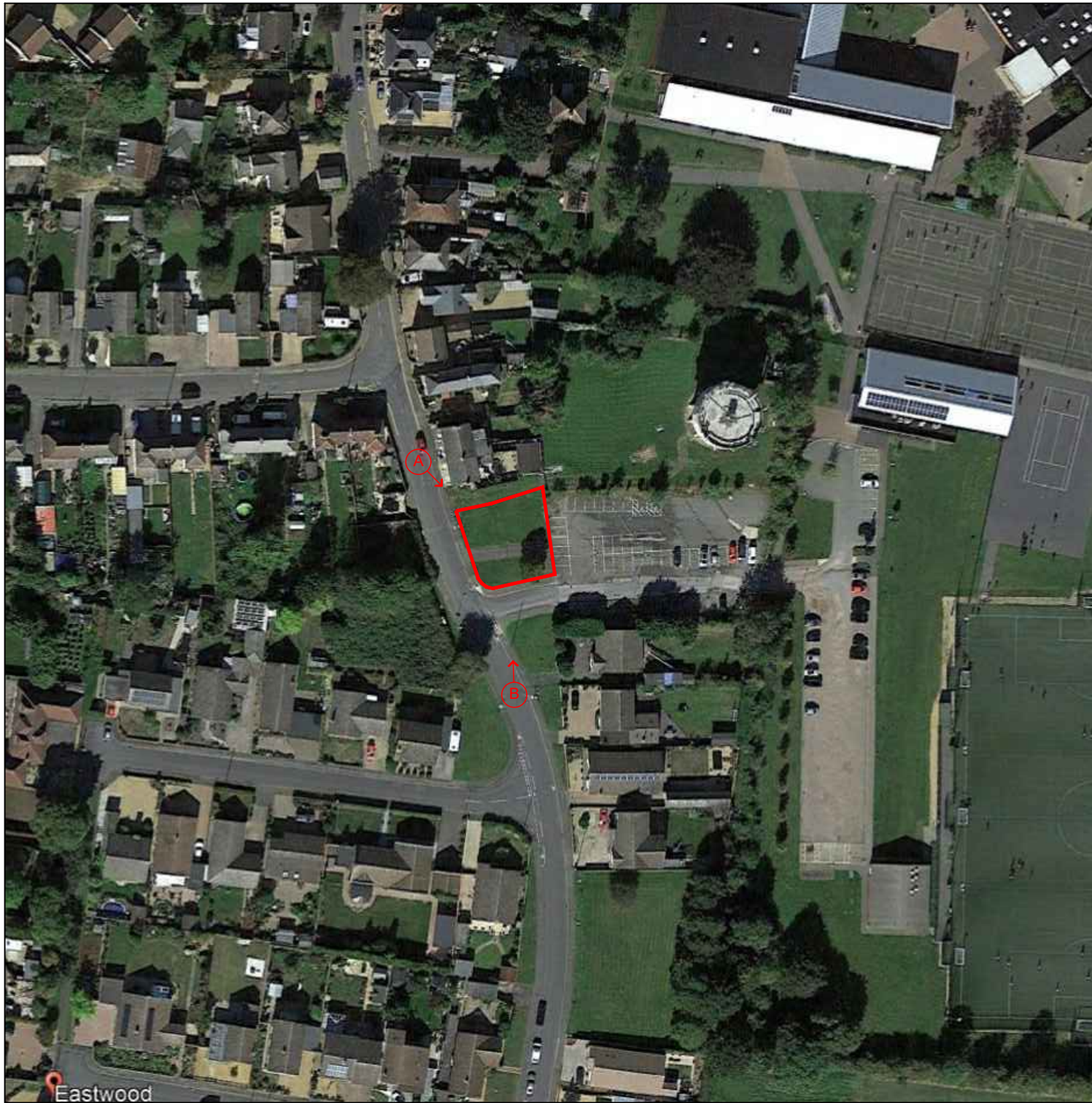
Site area = 440 sq.m



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REVISION:	DATE:	DRAWN:	CHECKED:	DESCRIPTION:
A	08.08.22	BH	-	MINOR REVS.

 <p>bhd R. HARRINGTON, 1st FLOOR 12 CHURCH SQUARE LEIGHTON BUZZARD BEDS. LU7 1AE Tel: 01525 854770 Fax: 01525 854778</p>	PROJECT: EASTWOOD CHATTERIS		
	DRAWING TITLE: PROPOSED DEVELOPMENT PLAN	SCALE: 1:500 1:1250	PROJECT CODE: 2222
	DRAW DATE: 06.06.22	DRAWN: AC CHECKED: BH	DRAWING NUMBER: PL-01
	DRAWING STATUS: OUTLINE PLANNING	REVISION DATE: 08.08.22	DRAWN: BH CHECKED: B-H REVISION: A



GOOGLE EARTH PLAN OF SITE



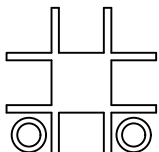
GOOGLE STREET - VIEW 'A'



GOOGLE STREET - VIEW 'B'

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REVISION:	DATE:	DRAWN:	CHECKED:	DESCRIPTION:

 bhd R. HARRINGTON, 1st FLOOR 12 CHURCH SQUARE LEIGHTON BUZZARD BEDS. LU7 1AE Tel: 01525 854770 Fax: 01525 854778	PROJECT: EASTWOOD CHATTERIS		
	DRAWING TITLE: CONTEXT PLAN	SCALE: NTS	PROJECT CODE: 2222
DRAWING STATUS: OUTLINE PLANNING	DRAW DATE: 06.06.22	DRAWN: CHECKED: AC BH	DRAWING NUMBER: PL-02
	REVISION DATE: DRAWN: CHECKED:	REVISION: SHEET: A3	