
F/YR22/0493/O

Applicant: Mr And Mrs Smith

**Agent : Mr Connor White
Swann Edwards Architecture Limited**

**Land North And East Of Goosetree House, Selwyn Corner, Guyhirn,
Cambridgeshire**

**Erection of up to 2 single-storey dwellings involving the demolition of existing
outbuildings (outline application with all matters reserved)**

Officer recommendation: Grant

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

1 EXECUTIVE SUMMARY

- 1.1 This application seeks outline planning permission, with all matters reserved, for the erection of up to two single storey dwellings.
- 1.2 The proposed development is considered to be compliant with the relevant national and local policy as it:
- Is acceptable in principle
 - Would not have a significantly detrimental impact upon flood risk
- 1.3 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 northern side of Selwyn Corner within the grounds of Goosetree House which currently consists of hardstanding with two wooden outbuildings. The site is surrounded by residential properties.
- 2.2 The proposal is predominantly in Flood Zone 1, with the north of the site within Flood Zone 3.

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 single storey dwellings. An illustrative layout accompanies the submission which details the proposed dwellings are to utilise the existing access off Selwyn Corner.

- 3.2 Full plans and associated documents for this application can be found at: [F/YR22/0493/O | Erect up to 2no dwellings involving the demolition of existing outbuildings \(outline application with all matters reserved\) | Land North And East Of Goosetree House Selwyn Corner Guyhirn Cambridgeshire \(fenland.gov.uk\)](https://fenland.gov.uk/F/YR22/0493/O)

4 SITE PLANNING HISTORY

- 4.1 There is no relevant recent formal history for this site.

5 CONSULTATIONS

- 5.1 Reconsultations were undertaken based on the clarification that the dwellings would be restricted to single storey on the 14th February 2023. The comments detailed below are the most recent and dated accordingly.

5.2 **Wisbech St Mary Parish Council** (14/03/2023)

At the meeting of Wisbech St. Mary Parish Council on 13th March 2023, the Council recommended REFUSAL, based on overdevelopment of the site and the area of Selwyn Corner. The Council also noted their concerns regarding access.

5.3 **North Level Internal Drainage Board** (17/06/2022)

No comment.

5.3 **Environment Agency** (17/03/2023)

We have assessed the amended plans and change in description from two to single storey and are raising a holding objection. We have provided additional details of our objection as well as ways to overcome it below.

Flood Risk

The site is located within flood zone 3 as defined by the 'Planning Practice Guidance: Flood Risk and Coastal Change' as having a high probability of flooding.

As the development is now proposing to be single story (with ground floor sleeping) the current FRA does not assess the 0.1%2115 breach flood event and therefore consider the required mitigation.

In the absence of an acceptable flood risk assessment (FRA) we object to this application and recommend that planning permission is refused.

An amended FRA has subsequently been provided by the agent including the requested details from the Environment Agency. The Environment Agency provided the following comments:

We have no objection to this planning application, providing that you have taken into account the Flood Risk considerations which are your responsibility.

5.4 **Cambridgeshire County Council Highways Authority** (08/07/2022)

There are no measurements of the access on the plans. This should be added.

The access should be sealed and to be drained away from the highway in a bound material for a minimum of 5m back from the existing footway. The vehicular

access shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification. Surface water from private roads/ driveways areas must not discharge onto the public highway, and appropriate intervention must be provided. Please demonstrate a method at the boundary of the private and public highway of the access.

Refuse tracking should be added to the plans.

Visibility Splays for the access should be included to the application.

Subject to this the future reserved matters application to provide access details and car parking and turning arrangements that meets FDC parking standards.

5.5 FDC Environmental Health (17/06/2022)

The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposal as it is unlikely to have a detrimental effect on local air quality or the noise climate.

As the proposal involves the demolition of existing structures, we ask for the following condition to be imposed in the event planning consent is granted;

UNSUSPECTED CONTAMINATION

CONDITION: 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.

REASON: To ensure that the development complies with approved details in the interests of the protection of human health and the environment.

5.6 Local Residents/Interested Parties

Objectors

7 letters of objection were received with regard to the above application from properties situated along Selwyn Corner, Guyhirn. The reasons for objection are as follows:

- Emergency vehicle access
- Access into the property via unadopted road
- Access road is narrow
- Amount of houses that have been built as infill using the single track road
- Volume of traffic and conditions of the road
- Drainage
- Flooding
- Water pressure
- Overlooking
- Loss of light
- Noise
- Lack of facilities in local area
- Loss of privacy
- Density/Over development
- Devaluing property
- Does not comply with policy
- Would set a precedent
- Concerns that dwellings will be used as holiday lets

Supporters

6 letters of support were received with regard to the above application (2 from Main Road, Parson Drove; 2 from High Road, Guyhirn and 2 from Gull Road, Guyhirn.. The reasons for support are as follows:

- Positive for local community, businesses and facilities of the village
- Additional housing for the village
- In keeping with the area

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)

7.2 National Planning Practice Guidance (NPPG)

7.3 National Design Guide 2021

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

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 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

LP4 - Securing Fenland's Future

LP5 - Health and Wellbeing

LP7 – Design

LP8 – Amenity Provision

LP20: Accessibility and Transport

LP22: Parking Provision

LP32 – Flood and Water Management

8 KEY ISSUES

- **Principle of Development**
- **Flood Risk**
- **Visual and Residential Amenity**
- **Highways and Parking**

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 Guyhirn as a 'Small Village' where development will be considered on its merits but will normally be limited in scale to residential infilling. As such, the principle of the development is acceptable subject to compliance with all other policies as set out below.

Flood Risk

- 9.3 The site is located partially within Flood Zone 3 (high risk) and a dwelling within this location is classified as 'More Vulnerable' in accordance with the flood vulnerability table. Therefore, the sequential and exception tests are required.
- 9.4 In order to address the sequential test, the agent has provided an evaluation of all sites within Guyhirn benefitting from planning permission or which are available to purchase and has concluded that none of these sites are reasonably available. Officers have assessed this information and concur with its findings. Having regard to the submitted sequential test evidence therefore, it is considered that the application passes the sequential test as there are no reasonably available sites within Guyhirn to accommodate, individually or cumulatively, the development of two dwellings.
- 9.5 As the sequential test is deemed as passed the application should also pass the exception test. With regards to the exception test, the proposal should demonstrate that the development will provide wider sustainability benefits to the community that outweigh flood risk and that the development will be safe for its lifetime without increasing flood risk elsewhere. The development is proposed to utilise renewable energy sources to provide energy efficient dwellings which include renewable energy sources. Given the outline nature of this application, these details will be secured at reserved matters stage however, in principle it is accepted that the first branch of the exception test can be met. Furthermore, the Environment Agency have raised no objection to the development subject to the securing of raised finished floor levels which are considered to maintain the safety of future residents. Overall, it is concluded that the sequential and exception tests have been met and therefore the proposal is acceptable with regards to flooding matters.

Visual and Residential Amenity

- 9.6 The scheme is for the construction of up to two single storey dwellings and the indicative site plan demonstrates the site is capable of sustaining two dwellings with onsite parking and private amenity space.
- 9.7 There is in-depth development within the immediate vicinity and therefore the presence of additional dwellings built behind existing properties is considered to be

acceptable subject to their final appearance and layout, which are reserved matters.

- 9.8 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. Nevertheless, given the single storey nature of the application it is unlikely that any future dwellings would result in overlooking, overshadowing nor a loss of privacy given the presence of existing boundary treatments.
- 9.9 It is therefore accepted that the quantum of development sought could be accommodated by the application site without significant harm to residential amenity.

Highways and Parking

- 9.10 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 development has capacity for the quantum of development proposed, including parking arrangements. There is an established access which it is not considered would be significantly adversely impacted by the delivery of two further dwellings.

10 CONCLUSIONS

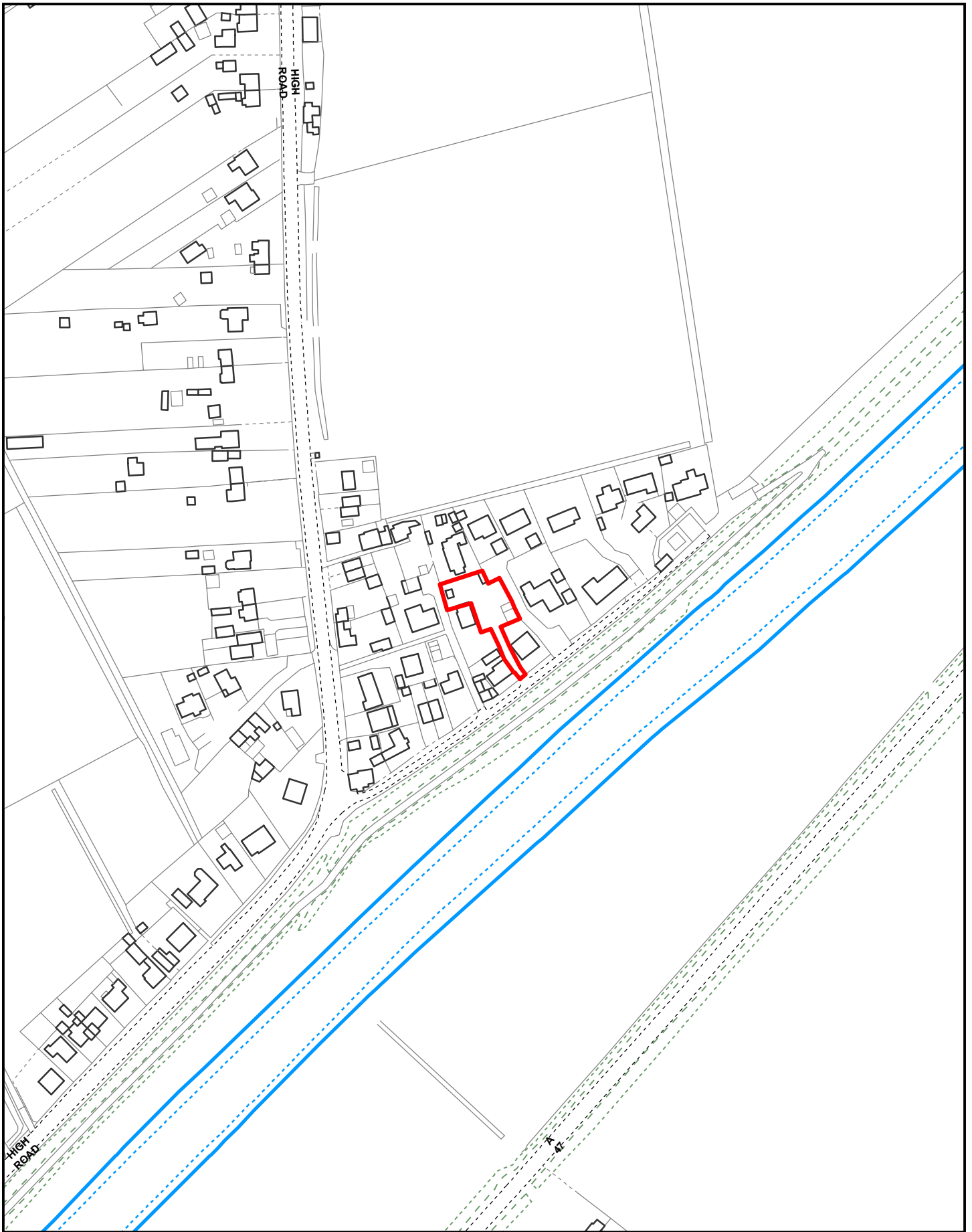
- 10.1 The objective of an outline application is to determine if the principle of residential development at the application site is acceptable. The principle to develop the site for residential use is considered acceptable with regard to necessary local and national planning policies.

11 RECOMMENDATION

Grant, subject to the following conditions:

1	<p>Approval of the details of:</p> <ul style="list-style-type: none">i. the layout of the siteii. the scale of the building(s);iii. the external appearance of the building(s);iv. the landscapingv) access <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>

	Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.
4	<p>The development hereby approved 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>This permission shall relate only to the erection of single-storey bungalows. (NB: For the purposes of this condition "single-storey bungalows" do not include "chalet" dwellings).</p> <p>Reason - In the interest of residential amenity of neighbouring residents.</p>
6	<p>If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, and amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with. The development shall then be carried out in full accordance with the amended remediation strategy.</p> <p>Reason - To control pollution of land and controlled waters in the interests of the environment and public safety in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
7	<p>The details submitted in respect of Condition 1 above shall include measures to demonstrate how the development will achieve the sustainability benefits necessary to address the flood risk exception test.</p> <p>Reason: To ensure the development provides appropriate sustainability benefits to comply with Local Plan Policy LP14, the National Planning Policy Framework and Cambridgeshire Flood and Water SPD.</p>
8	<p>The details required by condition 1 shall be in accordance with the submitted flood risk assessment prepared by Ellingham Consulting LTD, Ref: ECL0742a/SWANN EDWARDS ARCHITECTURE dated January 2023 and the mitigation measures detailed in section 5.2 of the FRA, including: Finished Floor Levels will be set 0.5m AOD above the existing ground level.</p> <p>Reason - In the interest of mitigating flood risk in accordance with Policy LP14 of Fenland Local Plan.</p>



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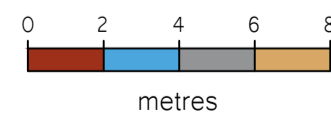
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Indicative Site Plan
Scale: 1:200

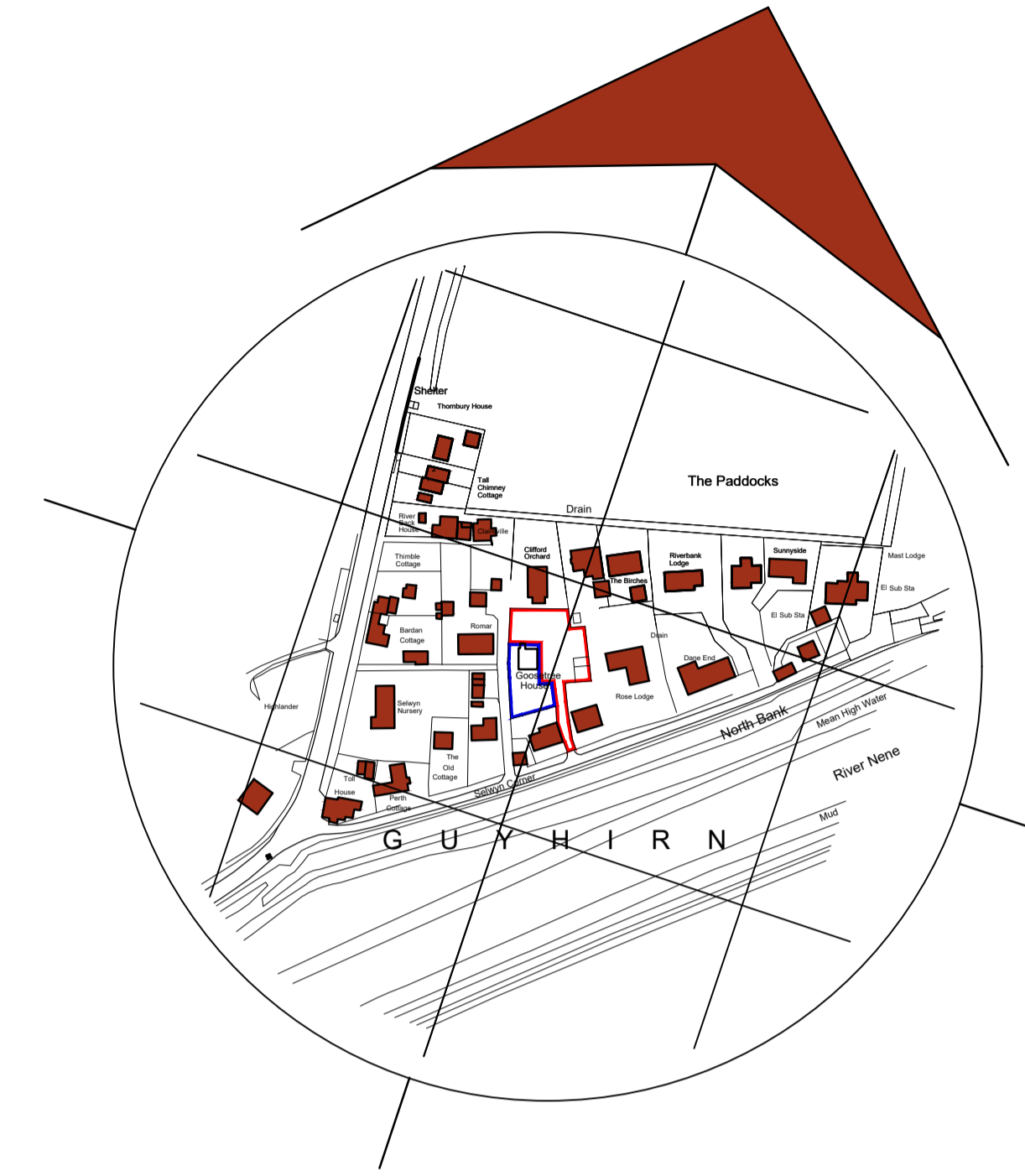


Plot 1

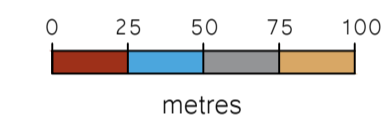
Total Area: 187.54 square meters
Garden Area: 78.38 square meters (42%)

Plot 2

Total Area: 140.84 square meters
Garden Area: 65.94 square meters (47%)



Location Plan
Scale: 1:2500



SITE PLAN KEY

	Existing site access		Proposed grass / garden space
	Existing trees		Proposed gravel parking / turning
	Proposed Dwellings		Proposed features to be demolished
	Indicates site entrance to be in accordance with the Cambridge County Council Residential Access Construction Specification. Install drainage channel at the edge of the highway boundary so surface water does not drain from the new driveway onto the highway		

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

CONSTRUCTION DESIGN & MANAGEMENT REGULATIONS 2015

The following information must be read in conjunction with the project Risk register. This drawing highlights significant design related Health & Safety Risks present during Construction phase, and Residual Risks which remain post completion. Other Health & Safety Risks associated with Construction Activities may be present, and must be identified by the Principal Contractor prior to works commencing. Design Risks relating to specialist design items must be identified by the relevant specialist designers' consultants and issued to the Principal Designer.

Revisions

E	Jan 2023	Changes following planning comments
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Status
FOR APPROVAL

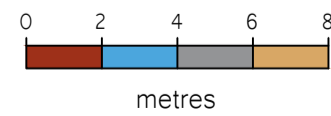
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ARCHITECTURE

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

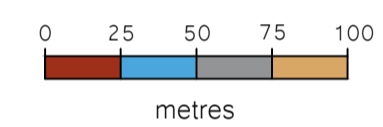
Job Title Proposed Building Plots Goosetree House, Selwyn Corner Guyhirn, PE13 4EG	Date January 2022	Drawn by CW	Checked by GE
Drawing Title Indicative Site Plan & Location Plan	Job No. SE-1759	Sheet Size A1	Revision E
Dwg No. PP1000			



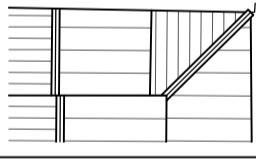
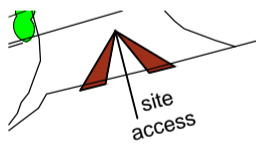
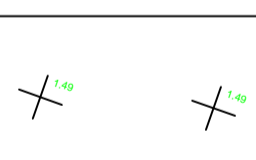

Site Plan
Scale: 1:200



Location Plan
Scale: 1:2500



SITE PLAN KEY

-  Existing building
-  Existing site access
-  Existing site levels
-  Existing trees

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C01 Overhead Cables



C02 Oil Tank

Status
AS EXISTING

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 Proposed Building Plot Goosetree House, Selwyn Corner Guyhirn, PE13 4EG For: Mr & Mrs Smith	Date January 2022	Drawn by CW
Drawing Title Site Plan & Location Plan	Job No. SE-1759	Checked by GE
	Dwg No. 100	Sheet Size A1
		Revision