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**F/YR22/1186/FDC**

**Applicant: Fenland District Council  
(FDC)**

**Agent: BHD Ltd**

**Land North Of 2 - 8 Gibside Avenue, Chatteris, Cambridgeshire**

**Erect up to 4x dwellings and associated works (outline application with matters committed in respect of access)**

**Officer recommendation: GRANT**

**Reason for Committee: The officer is recommending approval and FDC is the applicant.**

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## **1. EXECUTIVE SUMMARY**

- 1.1. The submitted outline application seeks planning permission for the erection of up to four dwellings, with matters committed in respect of access.
- 1.2. The site is located on the north side of Gibside Avenue to the rear of nos. 8 – 2 Gibside Avenue and has an existing access directly from Gibside Avenue.
- 1.3. The site is located within the settlement of Chatteris which is identified within the Settlement Hierarchy as a Market Town, therefore, the principle of residential development is acceptable.
- 1.4. The Highways consultee has no objection to the proposed Means of Access. Matters such as Layout (including parking), Scale, Appearance and Landscaping will be assessed under a reserved matters application.
- 1.5. The planning application is recommended for approval, subject to conditions.

## **2. SITE DESCRIPTION**

- 2.1. The site is located on the north side of Gibside Avenue to the rear of nos. 8 – 2 Gibside Avenue and enclosed by rear and side gardens which are fenced.
- 2.2. The site has a small number relic garages and the area is used by adjacent residents for informal parking and bin storage. Along the north side there is a hedge and a mature Ash/Sycamore tree. The site has an existing access directly from Gibside Avenue which takes an informal route through the site, exiting at the north-east corner and then continuing to Fairways to the east.
- 2.3. The site is located within flood zone 1 (low risk) and within the settlement boundary of Chatteris.

### 3 PROPOSAL

- 3.1 The submitted outline application seeks planning permission for the erection of up to four dwellings, with matters committed in respect of Access.
- 3.2 The indicative plans outline the dwellings would be set in the centre of the site and would benefit from a shared access from Gibside Avenue. No indication is provided in terms of scale.
- 3.3 Full plans and associated documents for this application can be found at: [F/YR22/1186/FDC | Erect up to 4x dwellings and associated works \(outline application with matters committed in respect of access\) | Land North Of 2 - 8 Gibside Avenue Chatteris Cambridgeshire \(fenland.gov.uk\)](#)

### 4 SITE PLANNING HISTORY

Reference	Description	Decision	Date
F/YR13/0745/FDC	Erection of 5 dwellings involving the demolition of existing garages	Withdrawn	12.03.2013.
15/0236/PREAPP	Proposed residential development	Acceptable	16.12.2015

### 5 CONSULTATIONS

- 5.1 **Wisbech Chatteris Town Council**  
*Supports.*
- 5.2 **North Level District Internal Drainage Board**  
*Provided advice on surface and foul water details.*
- 5.3 **FDC Estates Officer**  
*No comment received.*
- 5.4 **CCC Highways (Received 24.04.2023)**  
*Based on the information provided, I object to this application:*
- 5.5 *The existing access onto Gibside Avenue is circa 3.5m and historically housed garages for the surrounding dwellings. This access width is insufficient for vehicle passing and there is a risk that a vehicle may pinch non-motorised users in the access (pedestrian, cyclists, pushchair, wheelchair etc.) due to restricted overtaking width; however, the latter point is partially mitigated by anticipated low vehicle speeds.*
- 5.6 *As such, the access falls short of current standards on highway safety grounds and is not therefore suitable for intensification beyond historically permitted uses.*
- 5.7 *The submission indicates that the site served as parking for eight dwellings. The development adds a further four, bringing the total site use to parking for 12 dwellings (or 13 if you include no. 15 Gibside Avenue – this is unclear on the submission). The residential use also increases the demand for other users (e.g., visitors and delivery vehicles) and changes the nature in which the site will be used increases the probability of conflict with vulnerable road uses in the carriageway. The application therefore constitutes a material intensification which is not acceptable in absence of mitigation.*

- 5.8 *An access width of 5m is needed to allow for safe passing of vehicles. The applicant has proposed an increase in width to 4.8m but this is generally not accepted by CCC. However, either quantum of widening reduces visibility of the pedestrian crossing across the access which is already sub-standard.*
- 5.9 *Should the development be permitted, the internal roads would need to remain private. The applicant should therefore clarify how bins will be collected and on the presumption that FDC's waste team will not enter the site, clarify the location of bin collection points which do not obstruct the access or the public highway.*
- 5.10 *I also recommend that you consult with Cambridgeshire Fire & Rescue to determine if fire tender access is needed.*
- 5.11 *Should the applicant submit alternative proposals, please let me know so that I can provide further comments. However, I object to the current proposals on highway safety grounds by virtue of the restricted access.*
- 5.12 **(Received 20.06.2023)** *In response to my previous comments, the applicant has amended the proposals to include a 4.8m wide access with 2m x 2m pedestrian visibility splays. To achieve the necessary pedestrian visibility, the footway along Gibside Avenue has been locally diverted and a kink in alignment introduced across the access. The re-alignment of the footway is indirect and inconvenient for passing pedestrians, and there is a risk that many pedestrians will continue on a direct desire line across the access.*
- 5.13 *In any case, the works to the footway on the east side of the access are neither within the application boundary nor the public highway. As such I cannot confirm that they are implementable, and they cannot be conditioned unless the application boundary is extended, and notice served on the impacted owner.*
- 5.14 *As previously stated, 4.8m is not generally accepted by CCC as a suitable width for two vehicles to pass. Instead, the access needs to be 5m wide to accommodate the safe passage of road users.*
- 5.15 *Refuse vehicle tracking has been provided for a vehicle of 7.9m length but this is substantially smaller than the typical vehicle in FDC's waste collection fleet and therefore the tracking does not represent a realistic arrangement. Unless FDC's waste team can confirm otherwise, the applicant will need to design for an 11.2m length vehicle.*
- 5.16 *Based on the latest submission, my objection remains valid.*
- 5.17 **(Received 14.08.2023)** *In response to my previous comments, the applicant has provided refuse vehicle tracking for an 11.2m long vehicle. This demonstrates that it is feasible for such a vehicle to turn within the site. However, I recommend that you consult with FDC's waste team regarding refuse collection from private streets; if they are unwilling to enter the site, then bin collection points will be needed at suitable locations which do not obstruct the access or the highway.*
- 5.18 *To ensure pedestrians cross the site access in such a way that provides adequate pedestrian visibility, the applicant has introduced concrete bollards. The placement of concrete bollards so close to turning vehicles is unwelcome. The bollards themselves will contribute to obstruction of visibility and should they be struck, they will become hazardous.*

- 5.19 *I note that the vegetation which runs along the boundary of the development site and no. 8 Gibside Avenue overhangs the boundary wall contributing to the sub-standard visibility. While I maintain that I have reservations regarding the access arrangements, if the applicant can commit to maintaining the vegetation in line with the application boundary as shown on the drawing PL-02 B, on balance I can accept the access arrangements (subject to removal of the bollards) and do not believe that an objection solely on this basis would stand if appealed. While the access arrangement is sub-standard, the mitigation would be suitable to offset the intensification associated with four additional dwellings.*
- 5.20 *Can you please confirm if the applicant will accept a condition to maintain any encroaching vegetation from no. 8 so that it does not overhang the application boundary, and maintain this arrangement in perpetuity?*
- 5.21 **(Received 13.09.2023)** *The revised proposals as shown on the drawing PL-02 Rev C have addressed my previous comments. I therefore do not object to the application.*
- 5.22 *Please append the following Conditions and Informative(s) to any permission granted:*
- Construction Facilities: Prior to the commencement of the development hereby approved adequate temporary facilities area (details of which shall have previously been submitted to and agreed in writing with the Local Planning Authority) shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction.*
  - Gates/Enclosure/Access Restriction: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, amending or re-enacting that order) no gates or other means of enclosure shall be erected across the vehicular access hereby approved.*
  - Parking/Turning Area: Prior to the first occupation of the development the proposed on-site parking/turning area shall be laid out in accordance with the approved plans, surfaced in a bound material and drained within the site. The parking/turning area, surfacing and drainage shall thereafter be retained as such in perpetuity (notwithstanding the provisions of Schedule 2, Part 1, Class F of The Town and Country Planning (General Permitted Development) (England) Order 2015, or any instrument revoking or re-enacting that Order).*
  - Wheel Wash Facilities: Development shall not commence until fully operational wheel cleaning equipment has been installed within the site. All vehicles leaving the site shall pass through the wheel cleaning equipment which shall be sited to ensure that vehicles are able to leave the site and enter the public highway in a clean condition and free of debris which could fall onto the public highway. The wheel cleaning equipment shall be retained on site in full working order for the duration of the development.*
  - Non-standard condition: Prior to the first occupation of the development the access works as shown on the drawing PL-02 Rev C shall be carried out. These works include: the re-alignment of the Gibside Avenue footway across the site access; and the maintenance of the access to remove any encroachment of third-party vegetation.*

## 5.23 FDC Environmental Services

5.24 *The swept path plan using the required vehicle dimensions indicates that a refuse collection vehicle could access the site turn and leave the site in a forward direction.*

5.25 *To allow access the private road would need to be constructed suitably for a 26-tonne refuse vehicle and indemnity would be required from landowners or future management company against any potential damage to the road surface etc. which may be caused during vehicle operations.*

5.26 *Residents would be required to present bins for collection at the boundary of the properties where it meets the private driveway.*

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

5.28 *Refuse and recycling bins will be required to be provided as an integral part of the development.*

## 5.29 Local Residents/Interested Parties

5.30 3 letters of objection have been received and 2 letters of a neutral position have been received. The objections to the application are summarised below and will be addressed within the body of the report.

- Drainage/Flooding/Foul water
- Access/Refuse access/visibility lines
- Overdevelopment/out of character
- Devaluing property
- Local services unable to cope
- Loss of outlook/overlooking
- Noise
- Parking arrangement
- Ownership issues

## 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)**  
**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

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

### **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:

LP1: Settlement Hierarchy

LP2: Spatial Strategy for the location of residential development

LP4: Securing Fenland's Future

LP7: Design

LP8: Amenity Provision

LP19: Strategic Infrastructure

LP22: Parking Provision

LP28: Landscape

LP32: Flood and Water Management

The Sites Evidence Report (Part D) August 2022 identifies the site for 6 dwellings (ref: LP46.06) as part of the emerging Local Plan.

## **8 KEY ISSUES**

- **Principle of Development**
- **Means of Access**
- **Visual & Residential amenity**
- **Other Matters**

## **9 BACKGROUND**

- 9.1 The highway consultee requested works to the east of the footway however, this land was owned by Clarion Housing Group. Subsequently, the applicant served Notice (signed 31<sup>st</sup> July 2023) and submitted a Certificate B as part of this application.

## **10 ASSESSMENT**

### **Principle of Development**

- 10.1 The 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, therefore, the principle of residential development is considered acceptable in view of planning policy.
- 10.2 It should be noted that this point of general principle is subject to broader planning policy and other material considerations which are discussed in more detail in the following sections.

## **Means of Access**

- 10.3 Policy LP15 of the Fenland Local Plan 2014 requires development schemes to provide well designed, safe and convenient access.
- 10.4 Some third-party objections have been received regarding parking. However, parking arrangement details (layout) will be assessed under a reserved matters application. Notwithstanding this, there appears to be sufficient space within the site to accommodate the parking provision required under Appendix A of the Fenland Local Plan 2014.
- 10.5 Regarding access, the Highways consultee has reviewed the application and has no objection, subject to conditions.
- 10.6 It is acknowledged the site is used by the adjacent properties as informal parking areas. Additionally, the site is accessed via an existing access adjacent no.8. Whilst there would be a modest intensification of the access into the site (4 dwellings), no.8 is setback by 2.5 – 3 meters from the access which would mitigate. Further, the access is relatively shorth with a straight alignment. As such, the means access would not prejudice the amenity of no.8 in terms of noise.

## **Visual & Residential Amenity**

- 10.7 Policy LP16 seeks to ensure that new development makes a positive contribution to the local distinctiveness and character of the area, enhances its local setting, responds to and improves the character of the local built environment, provides resilience to climate change, reinforces local identity and does not adversely impact, either in design or scale terms, on the street scene, settlement pattern or the landscape character of the area, part (d).
- 10.8 Parts (e) and (h) of Policy LP16 require new development to not adversely impact on the amenity of neighbouring users, through noise, light pollution, loss of privacy and loss or light, and provide sufficient private amenity space.
- 10.9 Some third-party objections have been received in regard to the impact on character. However, the scale, appearance and layout are reserved matters and are not for consideration at this stage. The scheme is for the construction of up to four dwellings and the indicative site plan demonstrates the site can accommodate four dwellings with sufficient space for parking and private amenity space. It is however accepted that the local area is characterised by a mixture of dwelling forms and plot ratios and so does not benefit from any prevailing uniformity. Notwithstanding this, the south side of the site is situated behind the bulk of nos.8 – 2 and therefore benefits from a degree of obscurity from the main streetscene of Gibside Avenue.
- 10.10 Some third-party objections have been received regarding the impact on neighbouring amenity. However, a reserved matters application will fully assess the impact of matters such as overlooking, overshadowing and loss of privacy, both in relation to the proposed dwellings and neighbouring properties. The height (scale) of the proposed dwellings has not been outlined however there are single storey dwelling to the north in James Cage Close which have no aspect towards the site. Any forthcoming design/layout would have to be sensitive to the adjacent neighbouring amenities surrounding the site. It is however accepted that the quantum of development proposed could be accommodated within the site without adverse harm to residential amenity.

## **Other Matters**

- 10.11 The site is within a Flood Zone 1 which is low risk and is therefore a sequentially preferable location for residential development. No additional measures are recommended.
- 10.12 The third-party objecting comments in relation to drainage/flooding have been noted. However, the applicant has submitted a Drainage Strategy which outlines surface water can be dealt via SUDs. No foul water details have been provided other than a Mains sewer, but this can be controlled via a condition. Building Regulations would also require details on this matter outside the scope of planning.
- 10.13 The site has little landscape value and has a low ecological value. There is a hedge and a mature Ash/Sycamore tree on the northern boundary (not protected). However, these could be retained to accommodate the proposal. Landscaping and Layout are reserved matters and are not for consideration at this stage.
- 10.14 Regarding third party objection comments, devaluation of neighbouring properties and ownership issues are not material planning matters. There is no requirement for the applicant to improve local services within the area given the level of development proposed (4 dwellings).
- 10.15 The occupants of no.15 outline they currently park in the spaces allocated for no.4 (adjacent their boundary) on the indicative plan effectively relocating their existing parking arrangement. The recommending planning officer acknowledged this however, there are no formal arrangements for any of the parking currently used by surrounding residents. It is in the recommending planning officers view that No.15 has sufficient space to park their vehicles on land within their ownership.
- 10.16 The public benefits of the proposal include the addition of four dwellings within the Market Town and the visual improvement of the site in the interest of placemaking.

## **11 CONCLUSIONS**

- 11.1 The application is made in Outline, with matters committed in respect of Access, and all other matters reserved for later approval therefore any details submitted alongside the proposals are indicative only.
- 11.2 Although the Local Planning Authority must satisfy itself that a development of the number of dwellings proposed can be satisfactorily accommodated within the site, the detailed design of such a scheme is reserved for later consideration.
- 11.3 The application has demonstrated that an appropriate access to the site can be provided. The details also indicate that subject to careful design and layout of the proposal to protect amenities of the surrounding properties there is no evidence to suggest that the level of development proposed could not be satisfactorily accommodated within the site.

## **12 RECOMMENDATION**

Approve, subject to conditions.



**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 landscaping

(hereinafter called "the Reserved Matters" shall be obtained from the Local Planning Authority prior to the commencement of development).

Reason - To enable the Local Planning Authority to control the details of the development hereby permitted.

**2) 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.**

Reason - To ensure compliance with Section 92 of the Town and Country Planning Act 1990.

**3) 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.**

Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.

**4) The residential elements of the development shall not exceed four dwellings (Use Class C3).**

Reason - For the avoidance of doubt and to ensure a satisfactory standard of development.

**5) The details submitted in accordance with Condition 01 of this permission shall include:**

- 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 and circulation areas (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.
- g) existing trees, hedges or other soft features to be retained, including those on adjoining land and a tree survey is required to ensure the proposal will not have an adverse impact on the trees.

h) timing of landscaping works

All works shall then be carried out in accordance with the approved details.

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.

- 6) No removal of hedgerows, trees or shrubs shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason - In order to protect birds in accordance with Policy LP19 of Fenland Local Plan 2014.

- 7) 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 (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. The development shall then be carried out in full accordance with the amended remediation strategy.

Reason - To ensure that the development complies with approved details in the interests of the protection of human health and the environment in accordance with Policy LP16 of the Fenland Local Plan 2014.

- 8) No demolition or construction work shall be carried out and no plant or power operated machinery operated other than between the following hours: 08:00 hours and 18:00 hours on Monday to Friday, 08:00 hours and 13:00 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.

Reason – In the interest of neighbouring amenity in accordance with 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)** Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, (or any Order or Statutory Instrument revoking and re-enacting that Order), planning permission shall be required for the following developments or alterations:

- 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, AA, D and E);
- iii) alterations including the installation of additional windows or doors, including dormer windows or roof windows (as detailed in Schedule 2, Part 1, Classes A and B);
- iv) alterations to the roof of the dwelling house (as detailed in Schedule 2, Part 1, Class C).

Reason – To ensure that the Local Planning Authority retains control over the future extension, alteration and enclosure of the development, in the interests of protecting residential and visual amenity of the area in accordance with Policies LP2 and LP16 of the Fenland Local Plan 2014.

**11)** Prior to the commencement of any works above ground level, a scheme and timetable for the provision and implementation of foul water drainage shall be submitted and approved in writing by the Local 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.

Reason - To ensure a satisfactory method of foul water drainage and to prevent the increased risk of flooding in accordance with Policy LP14 of the Fenland Local Plan 2014.

**12)** Prior to the commencement of the development hereby approved adequate temporary facilities (details of which shall have previously been submitted to and agreed in writing with the Local Planning Authority) shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction.

Reason - To minimise interference with the free flow and safety of traffic on the adjoining public highway in accordance with Policy LP15 of the Fenland Local Plan 2014.

**13)** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, amending or re-enacting that order) no gates or other means of enclosure shall be erected across the vehicular access hereby approved.

Reason - To minimise interference with the free flow and safety of traffic on the adjoining public highway in accordance with Policy LP15 of the Fenland Local Plan 2014.

**14)** Prior to the first occupation of the development the proposed on-site parking/turning area shall be laid out in accordance with the approved plans, surfaced in a bound material and drained within the site. The parking/turning area, surfacing and drainage shall thereafter be retained as such in perpetuity (notwithstanding the provisions of Schedule 2, Part 1, Class F of The Town and Country Planning (General Permitted Development) (England) Order 2015, or any instrument revoking or re-enacting that Order).

Reason - To minimise interference with the free flow and safety of traffic on the adjoining public highway in accordance with Policy LP15 of the Fenland Local Plan 2014.

**15)** Development shall not commence until fully operational wheel cleaning equipment has been installed within the site. All vehicles leaving the site shall pass through the wheel cleaning equipment which shall be sited to ensure that vehicles are able to leave the site and enter the public highway in a clean condition and free of debris which could fall onto the public highway. The wheel cleaning equipment shall be retained on site in full working order for the duration of the development.

Reason - To minimise interference with the free flow and safety of traffic on the adjoining public highway in accordance with Policy LP15 of the Fenland Local Plan 2014.

**16)** Prior to the first occupation of the development the access works as shown on the drawing PL-02 Rev C shall be carried out. These works include: the re-alignment of the Gibside Avenue footway across the site access; and the maintenance of the access to remove any encroachment of third-party vegetation.

Reason - To minimise interference with the free flow and safety of traffic on the adjoining public highway in accordance with Policy LP15 of the Fenland Local Plan 2014.

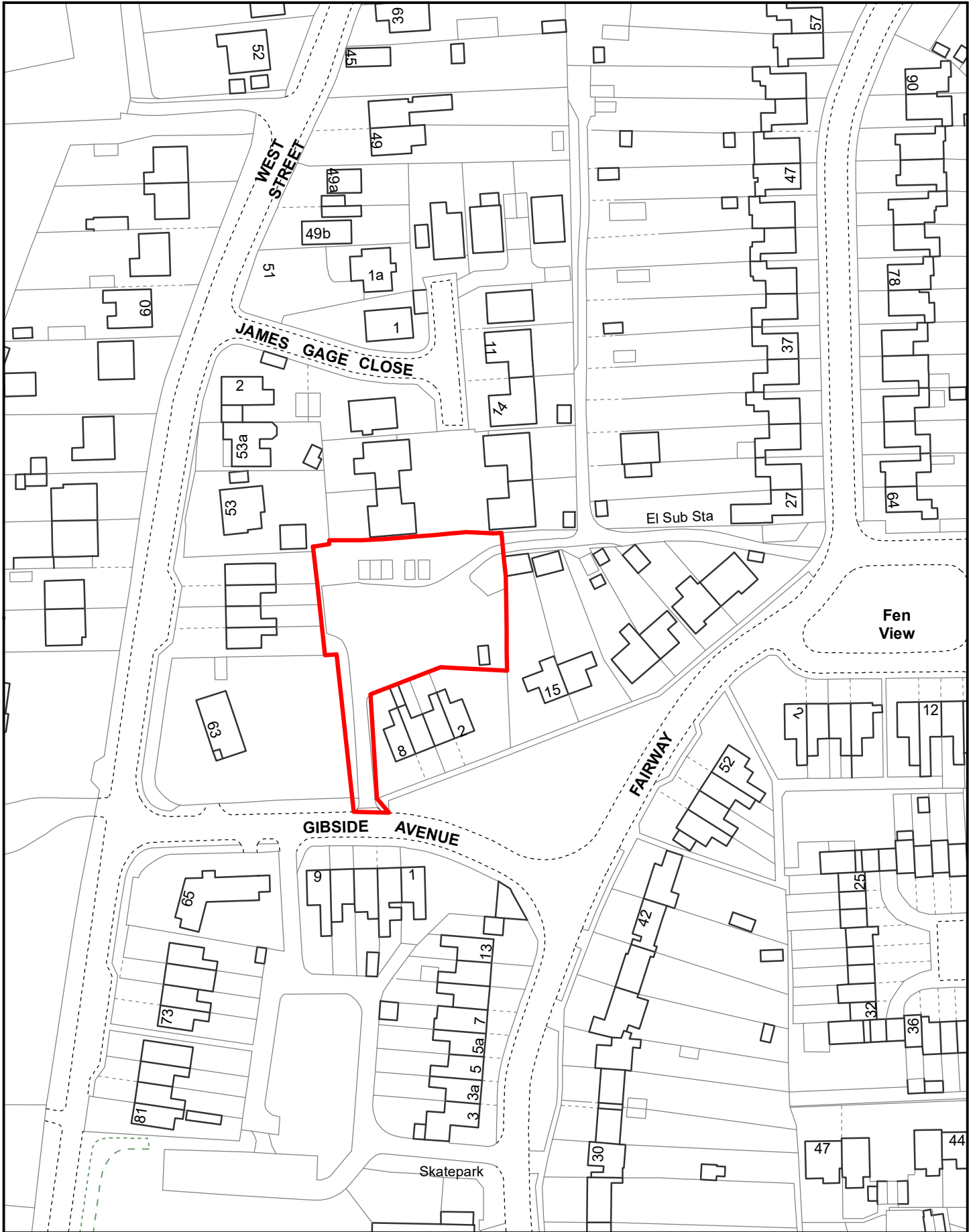
**17)** Approved Plans

Informative(s)

1. The Local Planning Authority has worked positively and proactively with the applicant to seek solutions to problems arising from the application and as such planning permission/consent is granted.
2. Prior to the occupation of a dwelling a bin charge is payable in accordance with the leaflet found at: <https://www.fenland.gov.uk/newbins> Please contact [environmentalservicerequests@fenland.gov.uk](mailto:environmentalservicerequests@fenland.gov.uk) for further information.
3. You are reminded that this project may require approval under Building Regulations prior to work commencing. It is recommended that you make enquiries in this respect direct to CNC working in partnership with the Local

Authority Building Control Team (0808 1685041 or E-mail: [enquiries@cncbuildingcontrol.gov.uk](mailto:enquiries@cncbuildingcontrol.gov.uk)).

4. This development may involve 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 applicant's 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.
5. Where it is intended to create semi-natural habitats, all species used in the landscaping schedules shall be locally native species of local provenance.
6. For monitoring purposes, the development is considered to be in or adjacent to the settlement as set down in Policies LP4, LP6 and LP12 of the Fenland Local Plan 2014.



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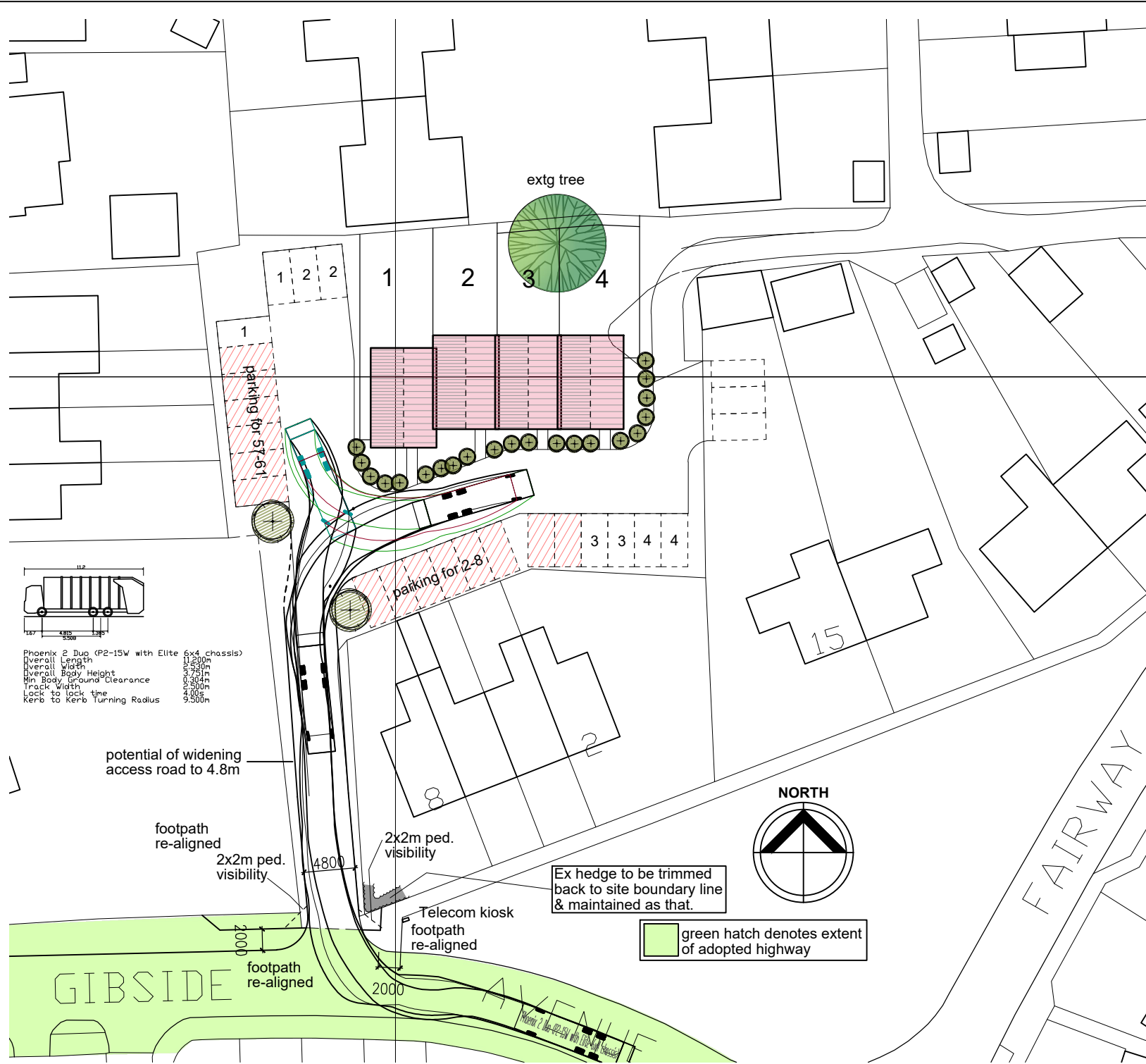
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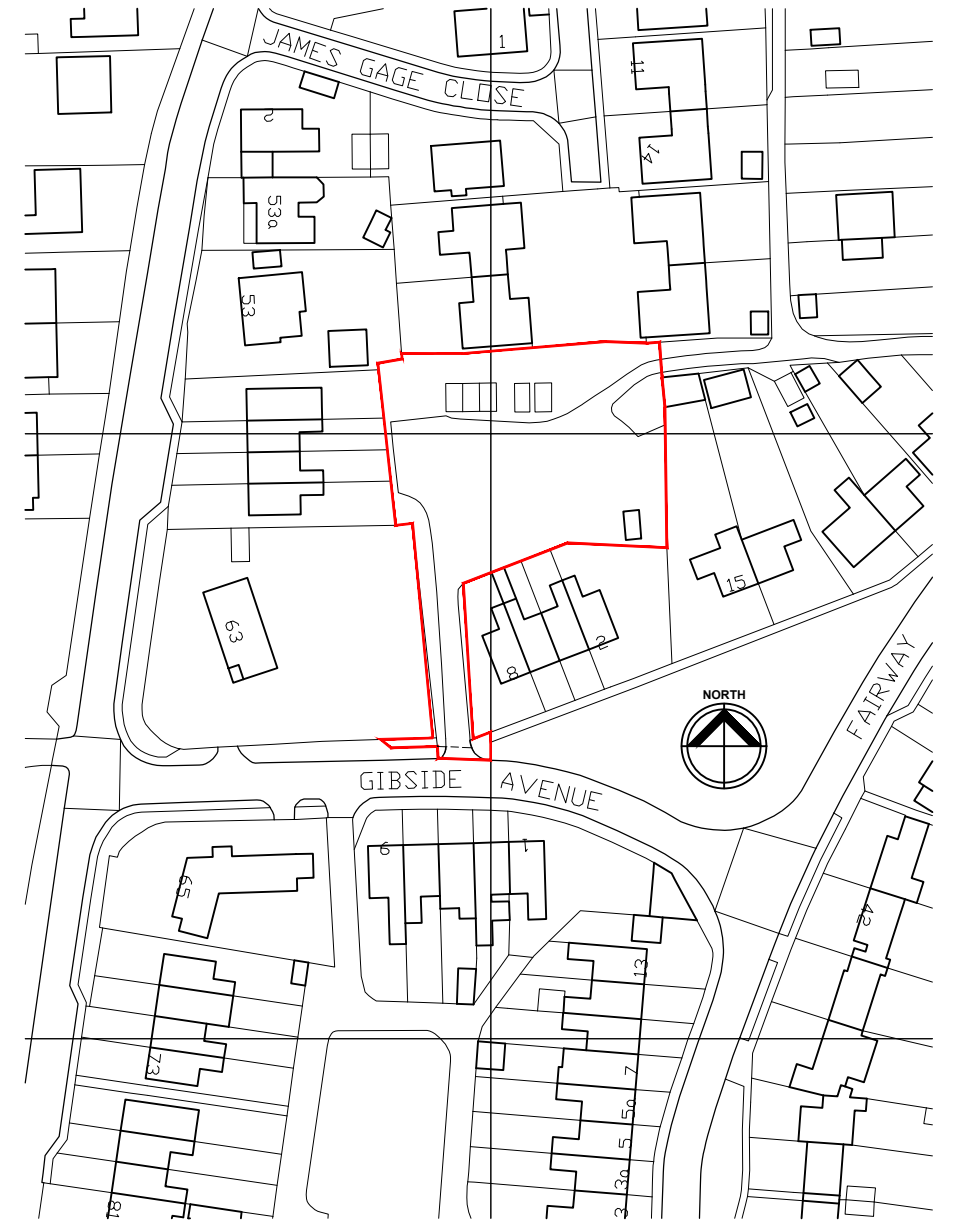
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 **Fenland**  
CAMBRIDGESHIRE  
Fenland District Council



SITE PLAN WITH INDICATIVE LAYOUT 1:500



LOCATION PLAN 1:1250



P:\2022 projects\Gibside Ave, Chatteris\BHD Docs, Drawings & PDFs\2 Planning Drawings\scheme design.dwg

REVISION:	DATE:	DRAWN:	CHECKED:	DESCRIPTION:
A	22.05.23	BH	-	JUNCTION REV; TRACKING ADDED
B	10.07.23	AC	-	TRACKING ADDED REVISED; ADOPTED EXTENT SHOWN; BOLLARDS ADDED TO JUNCTION DESIGN
C	22.08.23	BH	-	MINOR CHANGES TO JUNCTION - BOLLARDS REMOVED HEDGE SHOWN TRIMMED

<p><b>bhd</b></p> <p>R. HARRINGTON, 1st FLOOR 12 CHURCH SQUARE LEIGHTON BUZZARD BEDS. LU7 1AE Tel: 01525 854770 Fax: 01525 854778</p>	PROJECT: <b>LAND REAR OF 2-8 GIBSIDE AVENUE CHATTERIS</b>		
	DRAWING TITLE: <b>SITE PLAN WITH INDICATIVE LAYOUT</b>	SCALE: 1:500 1:1250	PROJECT CODE: 2238
	DRAW DATE: 14.0.22	DRAWN: CHECKED: AC	DRAWING NUMBER: <b>PL-02</b>
	DRAWING STATUS: <b>OUTLINE</b>	REVISION DATE: DRAWN: CHECKED: 22.08.23 BH	REVISION: SHEET: <b>C A3</b>