

**APPLICATION NO: F/YR23/0600/O**

**SITE LOCATION: Land North Of 66 Northgate, Whittlesey, Cambridgeshire**

**UPDATE**

2 further letters of objection have been received from address points along Stonald Avenue, who have objected previously. A further 2 letters of objection have also been received from address points at Headlands Way, Whittlesey.

The reasons for objection are summarised as follows:

- Narrow access to the property and lack of parking for construction vehicles and future occupiers
- Health and safety of emergency vehicles such as fire engines
- Has a site visit been undertaken
- Damages to neighbouring property
- 6ft high border fence – who will be responsible for cutting conifer trees
- Owner is made aware they are responsible for keeping the conifer hedge within legal limits so it does not block right to light. Refer to Leylandii law, section 8 of anti-social behaviour act (2003)
- Additional cars to the property will add to parking problem along Stonald Avenue and Northgate
- Cars parking across access road and driveways

**Officer response**

As detailed within the Committee report, the proposed access to the site is via an existing access track. It is acknowledged that this access track is narrow and cannot accommodate passing traffic. However, given that the track is already in situ and serves a substantial number of properties, it is unlikely that the introduction of one additional dwelling would significantly intensify the use of the track. CCC Highways have raised no objection to the use of the track to access the property subject to conditions.

It is not common practice to consult Cambridgeshire Fire and Rescue Service on minor applications such as this, however given the suggestion from CCC Highways, a consultation was undertaken to which no comments were provided. Notwithstanding this however, Access and facilities for the fire service will be considered under building regulations.

A site visit was undertaken on the 23<sup>rd</sup> August 2023.

As detailed within the Committee report, potential damages to neighbouring property would be a civil matter which cannot be addressed by planning permission.

The maintenance of the existing conifer trees is a civil matter which cannot be addressed by planning permission.

As detailed within the Committee report, the submitted site plan details the provision of 4 parking spaces on site (5 x 2.5 metres) as well as a parking and turning area. Appendix A of the Fenland Local Plan states that dwelling with 4 or more bedrooms should provide 3 parking spaces on site and as such, the indicative site plan details that this is achievable on site.

**Resolution: No change to the recommendation which is to grant this application as per Section 12 of Agenda item 13 on page 198.**