
F/YR23/0891/F

Applicant: Mr Ben Dawson

**Agent : Mr Chris Walford
Peter Humphrey Associates Ltd**

Land South West Of 10 Brimstone Close Accessed From, Fen View, Christchurch,

Change of use of field to paddock land including the erection of stable block, and formation of a new access and hardstanding, involving culverting a drain

Officer recommendation: Grant

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

Government Planning Guarantee

Statutory Target Date For Determination: 26 December 2023

EOT in Place: Yes

EOT Expiry: 12 April 2024

Application Fee: £462

Risk Statement:

This application must be determined by 12/04/2024 otherwise it will be out of time and therefore negatively affect the performance figures.

1 EXECUTIVE SUMMARY

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| <p>1.1 This is a full application for the change of use of field to paddock land including the erection of a stable block, and formation of a new access and hardstanding, involving the culverting of a drain.</p> <p>1.2 The proposed development is not considered to introduce any significant impacts upon the character of the surrounding area. The scheme is also not considered to have any detrimental impacts upon surrounding residential amenity.</p> <p>1.3 A number of objections have been received with regard to the proposed new access and the culverting of the drain. CCC Highways have raised no objection to the scheme. Permission for the culverting of the Drain by the IDB is a legal requirement and this will be made an informative within the decision notice.</p> <p>1.4 The scheme is therefore considered to be compliant with the relevant policies of the Fenland Local Plan 2014.</p> <p>1.5 As such, the application is recommended for approval.</p> |
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2 SITE DESCRIPTION

- 2.1 The application site is situated to the South West of Brimstone Close and to the North West of Fen View, situated adjacent to the settlement of Christchurch.
- 2.2 The site is currently accessed through No. 7 Brimstone Close through a gate within the rear garden.
- 2.3 A drain runs along the south-east boundary of the site.
- 2.4 The application site is situated within Flood Zone 1.

3 PROPOSAL

- 3.1 This is a full application for the change of use of field to paddock land including the erection of stable block, and formation of a new access and hardstanding, involving culverting a drain.
- 3.2 The application as originally submitted proposed to situate the stable block approximately 10.7 metres from No. 10 Brimstone Close. However, the siting of the stable block has been amended so that the stable block would be situated adjacent to the north-west boundary of the site, with a clearance of 26.7 metres between the north-eastern side elevation and north-eastern boundary of the site. The stable block would measure 13.4 metres x 4.3 metres with a 1.25 metre canopy. The roof dual would be dual-pitched with an eaves height of 2.2 metres and a ridge height of 4.1 metres. The stable block would be finished in a timber cladding and black roof sheeting.
- 3.3 The new access would be from Fen View and would be 5 metres wide and tarmacked to CCC Highways specification for the first 10 metres. Surface water would run onto the gravel drive. The new access would include the culverting of the existing drain.
- 3.4 Full plans and associated documents for this application can be found at: [F/YR23/0891/F | Change of use of field to paddock land including the erection of stable block, and formation of a new access and hardstanding, involving culverting a drain | Land South West Of 10 Brimstone Close Accessed From Fen View Christchurch \(fenland.gov.uk\)](https://fenland.gov.uk/land-use/changes-of-use/F/YR23/0891/F)

4 SITE PLANNING HISTORY

- 4.1 No previous planning history on site.

5 CONSULTATIONS

- 5.1 **Christchurch Parish Council (04/12/2023)**

The Parish Council considered this application at their recent meeting.

Residents have questioned the suitability of Fen View as the access road to this site, particularly for agricultural vehicles. Members shared these concerns, but resolved to offer no objection.

5.2 **Cllr Dal Roy** (20/11/2023)

This application for change of use I note that there is strong opposition from residents. I have listened to residents and my recommendation is that the proposal for the change of use is acceptable but should have a condition that it is used purely for equestrian purposes, and should remain as such. In addition, adequate attention needs to be given to traffic entering and leaving the site, which is likely to be large equestrian vehicles, which may cause a potential hazard to pedestrians in the vicinity.

I also have concerns looking at the plan that under the Land Drainage Act that drains and watercourses are protected. I am seeing rising incidents of drains being blocked contributing to flooding of homes in the area. This development is inside of the 9 metre area from a water course and this needs to be looked at before development to avoid any issues.

5.3 **CCC Highways** (08/01/2024)

Recommendation

On the basis of the information submitted, I have no objection to above application in principle from the highways perspective.

Comments

The proposed Stable block includes the formation of new access for vehicles wishing to use the Stable development from Fen View which is an adopted road.

It is noted from the Design Access Statement that the proposed access to the application site from the Fen view Cul- de- Sac would be 5m wide and tarmac (to highway's spec) for first 10m off the adopted carriageway edge.

The existing drain running along the site boundary will require a culvert for access, for which approval will be sought from the I.D.B prior to commencement. Also, Surface water from the proposed access will be drained onto the stone access track.

The parking and turning area within site would ensure all vehicles can leave the site in forward gear, including those pulling horse boxes etc which is welcomed. This point should however be backed up by a swept analysis drawing for the above vehicles including those horse vehicles etc, to demonstrate the adequacy of the parking provision.

If the LPA are mindful to approve the application, please append the following Conditions to any consent granted:

Access Road Details: Prior to the commencement of the use hereby approved the access road shall be constructed to a minimum width of 5 metres for a minimum distance of 10 metres measured from the near edge of the highway carriageway and thereafter maintained in perpetuity.

Reason: In the interests of highway safety and in accordance with Policy LP15 of the Fenland Local Plan 2014.

Highway Drainage: The approved access and all hardstanding within the site shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway and retained in perpetuity.

Reason: To prevent surface water discharging to the highway in accordance with policy LP15 of the Fenland Local Plan, adopted May 2014 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 and drained within the site. The parking/turning area, surfacing and drainage shall thereafter be retained as such in perpetuity.

If the applicant is unwilling or unable to amend the application or provide additional information as outlined above, please advise me so I may consider making further recommendations.

5.4 CCC Highways (06/02/2024)

Comments

The following comment should be read in conjunction with our highways response of (08/01/24).

This comment is solely to address the request for a swept path drawing demonstrating the adequacy of the proposed turning area to accommodate the tracking manoeuvres of vehicles including one with a horse box associated with site and exit the site in first gear.

Upon review of the submitted drawing, I'm content with the proposals. While the 'tracking' is indicative, I'm satisfied that a vehicle with a horsebox would be able to turn around and leave in a forward gear.

Based on above view, I have no further comments to make on the above issue.

5.5 CCC Lead Local Flood Authority (26/01/2024)

The applicant proposes to culvert the adjacent watercourse to the south for access purposes. It should be noted that the proposed development is located within the Upwell Internal Drainage Board (IDB). Therefore, the applicant should contact the IDB for further advice prior to starting any works as Land Drainage Consent will be required under the Land Drainage Act (1991). Please see the IDB Consent informative below.

The LLFA does not typically support the culverting or in-filling of ditches within developments and would request that the site layout is designed with any existing water features in mind. This is due to the increase in flood risk to the upstream environment associated with in-filling and culverting of water courses. Please note the council does not regulate ordinary watercourses in Internal Drainage Board areas. As such, we have no further comments to make.

Informatives

IDB Consent

This site falls within the Upwell Internal Drainage Board (IDB) district. Under the Land Drainage Act 1991, any person carrying out works on an ordinary watercourse in an IDB area requires Land Drainage Consent from the IDB prior to

any works taking place. This is applicable to both permanent and temporary works. Note: In some IDB districts, Byelaw consent may also be required. Part or all of your proposed development area falls within the Middle Level Commissioners (MLC) catchment and/or that of Upwell IDB whose consents are managed by the MLC. All increased discharges proposed to enter watercourses directly or indirectly or any works affecting watercourses or access to or along them for maintenance if the site is within the Board's district will require MLC/IDB consent. It is therefore recommended that you contact the IDB/MLC to discuss their requirements. Further information is available at: <https://middlelevel.gov.uk/>

Pollution Control

Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

5.6 Middle Level Commissioners (17/11/2023)

We have been made aware of the above planning application which has recently been submitted to your authority for consideration.

Please be advised that neither the Middle Level Commissioners nor the Internal Drainage Boards within our district are, in planning terms, statutory consultees and, therefore, do not actually have to provide a response to the planning authority and we receive no external funding to do so.

However, the above application appears to involve development within the Board's 9m byelaw strip.

During the decision-making process both the applicant and your Council must acknowledge the close proximity of important watercourses and/or associated maintenance access strips to the application site. These watercourses are protected by Byelaws made in accordance with the Land Drainage Act. Development within, over, or under a Board's maintained watercourse, or within the Board's maintenance strip, requires the Board's prior written consent.

It must not be assumed that consent will be given for any development within, over or under these watercourses and/or any associated maintenance access strips or that the issuing of planning permission by your authority means that the relevant works will be consented.

Please be advised that a more detailed response concerning other relevant Conservation, Environmental, Biodiversity Enhancement and Net Gain Issues; Navigation (where appropriate);

Water level and flood risk management matters may be issued to supplement this reply and better inform the parties concerned.

In view of the above, the applicant is urged to contact us to discuss the proposed works via the post-application consultation process as a matter of urgency. Further

information on this and other development control issues can be on our website:
[Consents & Byelaws – Middle Level](#)

5.7 Local Residents/Interested Parties

18 letters of objection have been received with regard to this application. 13 of these letters were from address points at Fen View, 4 from Brimstone Close and 1 from a mobile home off of Crown Road. The reasons for objection are summarised as follows:

- Proximity of the stable block neighbouring properties
- Overbearing
- Noise, disturbance and risk of vermin infestations due to the storage of hay and animal feed.
- How will trailer muck emptying be guaranteed.
- Animal welfare on site – water, lighting, fencing
- Application states change of use is for domestic only. What guarantee do we have?
- Why is Brimstone Close, and number 7 Brimstone Close, outlined in blue
- Concerns regarding further development on site
- Access proposed seems excessive for the development
- Application appears to prevent access to the drain running to the rear of the properties in Brimstone Close and Fen View.
- Planning conditions on previous Brimstone Close development have not been adhered to
- Access to existing neighbouring fence hindered
- Access through the back of No 7 could have an impact due to traffic and effect on future sales
- Impact on trees and ecology on site
- Culverting plan lacks detail
- Traffic
- Draft local 5 year plan - 23 dwellings have been proposed for the rear of the field
- Draft local plan Policy LP5 and LP19 relevant
- Culverted access would have adverse impact on local residents
- Development is not in the interest of the village
- Can the planning department put in a guarantee that future applications for housing will not be considered at a later date
- Safety of elderly residents and children
- Reduce value of property

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) Determining a Planning Application

7.3 **National Design Guide 2021**

Context
Identity
Built Form

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
LP12 – Rural Areas Development Policy
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
LP19 – The Natural Environment

7.5 **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
LP5: Health and Wellbeing
LP7: Design
LP18: Development in the Countryside
LP20: Accessibility and Transport
LP22: Parking Provision
LP24: Natural Environment
LP32: Flood and Water Management

8 **KEY ISSUES**

- **Principle of Development**
- **Character and Visual Amenity**
- **Residential Amenity**
- **Highways**
- **Flood Risk**
- **Ecology and Trees**
- **Other Matters**

9 **ASSESSMENT**

Principle of Development

- 9.1 This application seeks full planning permission for the change of use of a field to paddock land including the erection of stable block, and formation of a new access and hardstanding, involving culverting a drain.

- 9.2 The application site is located adjacent to the built form of the settlement of Christchurch and is therefore classed as a countryside location. The use of the land for paddock and stables is commonplace within countryside locations and as such, the principle of such development on site is considered acceptable subject to further policy consideration set out below.

Character and Visual Amenity

- 9.4 Policy LP16 of the Fenland Local Plan (2014) requires development proposals to deliver and protect high quality environments throughout the district. Proposals must demonstrate they make a positive contribution to the local distinctiveness and character of the area, enhancing their local setting and both responding to and improving the character of the local built environment whilst not adversely impacting on the street scene, settlement pattern or landscape character of the surrounding area.
- 9.5 Policy LP12 Part A(c) states that development will not have an adverse impact on the character and appearance of the surrounding countryside and farmland.
- 9.6 The proposed stable block is of a design that is commonplace within countryside settings and is therefore unlikely to introduce any adverse visual impacts upon the character of the surrounding area. Similarly, the use of the land for paddocks is commonplace within countryside settings and also will not introduce any adverse visual impacts upon the character of the surrounding area.
- 9.7 The stable block would be partially visible from Fen View given that a new access is proposed into the site, however given the location of the stable block within the site these visual impacts are unlikely to be adverse.

Residential Amenity

- 9.8 Neighbouring residential properties are situated to the north-east and south. The southern boundary of the site is bounded by dense vegetation which will partially obscure the views of the site from the southern neighbouring properties. Irrespective of this, the proposed stable block would be situated approximately 37 metres from the south facing boundary of the site and thus a sufficient distance to ensure that the stable block would not introduce any adverse visual or overbearing impacts upon these properties.
- 9.9 As aforementioned, the application as originally submitted proposed to situate the stable block approximately 10.7 metres from No. 10 Brimstone Close. The limited clearance between the proposed stable block and adjacent property was considered to have detrimental impacts upon residential amenity. The agent submitted amended drawings relocating the proposed stable block further west into the site (26.7 metres), therefore increasing the distance between the stable block and neighbouring property.
- 9.10 The submitted site plan indicates 4 outbuildings situated to the north-west of the proposed stable block. Upon visiting the site, the northeastern most building is in fact a mobile home. There would be a clearance of approximately 14 metres between the outbuilding and stable block, thus ensuring no adverse visual impacts are introduced. Given the direction of sun travel from east to west, there may be some slight overshadowing from the proposed stable block. However, the stable block is single-storey with a ridge height of 4.1 metres and a eaves height of 2.2

metres. As such, it is unlikely that any potential overshadowing impacts would be particularly adverse.

- 9.11 The submitted design and access statement notes that the stable block will be used on a domestic basis. A condition can be secured should permission be granted to ensure that the site is used on a domestic basis only.
- 9.12 The design and access statement also states that and any waste from the site will be collected weekly by a local farmer. It is acknowledged that the letters of objection raised concern with regard to noise and risk of vermin infestations due to hay and animal feed on site. However, upon consultation with FDC Environmental Health, no objections were raised to the scheme. Should permission be granted, an informative will be included notifying the applicant that animal waste must be stored in such a manner to ensure it does not cause a nuisance to the occupiers of nearby residential properties, by way of odour or attraction of rodents or residents. Notwithstanding this, the granting of planning consent wouldn't indemnify against statutory nuisance action being taken in the event the Environmental Health department receiving complaints in respect of noise or odour, which are then subsequently substantiated.

Highways

- 9.13 The proposed development would be served by a new access onto Fen View, which would include the culverting of an existing drain. The proposed access would be 5 metres wide and tarmacked to CCC Highways specification for the first 10 metres off the adopted carriageway edge. Parking and turning is proposed within the site itself.
- 9.14 It is acknowledged that a number of the objections received raised concerns with regard to the need for an access to CCC Highways specification as well as the use of Fen View to access the site with particular reference to the safety of elderly and children. However, upon consultation with CCC Highways, no objections were raised to the scheme. As such, there are no issues to address with regard to Policy LP15.

Flood Risk

- 9.15 The application site is situated within Flood Zone 1 (low risk) and as such the proposal is considered to be appropriate development and does not require the submission of a flood risk assessment or inclusion of mitigation measures.
- 9.16 The application includes the culverting of an existing drain to enable a new access. It is acknowledged that numerous concerns have been raised with regard to the culverting of the drain and potential impacts this may have on surrounding residents. Initial comments were provided by Middle Level Commissioners highlighting the proximity of the development to the Board's 9m byelaw strip and legalities are round watercourses and their protection. These comments also advised the applicant to contact Middle Level Commissioners to discuss the proposed works via the post-application consultation process. No further comments were provided.
- 9.17 Permission for the culverting of the Drain by the IDB is a legal requirement and this will be made an informative within the decision notice. Therefore, the proposal is considered acceptable under policy LP14 of the Fenland Local Plan 2014.

Ecology and Trees

- 9.18 Policy LP19 of the Fenland Local Plan states that the council working in partnership with all relevant stakeholders, will conserve, enhance and promote the biodiversity and geological interest of the natural environment throughout Fenland.
- 9.19 There are a number of trees and vegetation within the application site. It is acknowledged that the letters of objection raise concern regarding the removal of trees on site. However, these trees are not TPO protected, and the site is not situated within a Conservation Area. As such, permission is not required to remove these trees or vegetation.
- 9.20 The site has a drainage ditch running along the southern boundary and there is a new access proposed which includes culverting part of the ditch. Therefore, the agent has ticked yes to question 2 in the Biodiversity checklist - Water Voles 'Does the proposal affect or is it within 5m of a river, stream, ditch, canal or lake?'. As such, further investigation was necessary to determine whether any water voles or nesting birds would be affected by the development. The surveys also included an appraisal of the ditch for other protected and priority Species, including otter, nesting birds and common toad.
- 9.21 The survey submitted notes that the surveyed length of ditch achieved a WVHS score of 6 out of 8, meaning that the ditch is 'optimal' for water voles. Whilst no signs of other protected species were recorded, the scrub and reed vegetation within the ditch is suitable for a range of nesting birds including Amber- and Red-listed Birds of Conservation Concern. The ditch is considered to be wholly unsuitable for otter due to its fairly small size and the density of vegetation.
- 9.22 The survey further notes that the WHVS score and the ditch's connectivity means water vole may be present and impacts to the species from the proposed works cannot be ruled out. However, the proposed works will only affect approximately 10m of ditch and it is considered that strict adherence to a Precautionary Method of Working (PMW) could avoid impacts to water vole. Conducting the works under a PMW is also considered sufficient to avoid impacts to nesting birds and priority species such as common toad.
- 9.23 It is acknowledged that a number of objections were received with regard to wildlife on site and potential impacts. The Ecology team were consulted but no response was received. Therefore, in the absence of any evidence to the contrary, the proposal is considered acceptable in terms of policy LP19 of the Fenland Local Plan 2014 subject to the inclusion of conditions to ensure that development is carried out in line with the precautionary methods detailed within the Water Vole Appraisal.

Other Matters

- 9.24 18 letters of objection were received with regard to this application. Whilst some of the concerns raised in these letters have been addressed within the assessment section above, the remaining reasons for objection will be addressed below.
- 9.25 The majority of the letters received raised concern with potential future development of the site should permission be granted. Each application has to be determined on its own merits. Potential future development cannot be considered

or used as a reason to refuse an application. Similarly, the LPA are unable to impose restrictions on the submission of future planning application on site.

- 9.26 One of the letters received referred to the emerging local plan, with specific reference to LP5 and LP19. As set out within Section 8 above, given the very early state which the Plan is at, it is considered, in accordance with Paragraph 48 of the NPPF, that the policies of this should carry extremely limited weight in the decision-making process.
- 9.27 It is also acknowledged that within the emerging local plan, that the site is included within a residential site allocation. The Strategic Housing & Economic Land Availability Assessment (SHELAA) provides evidence of the suitability, availability and deliverability of sites across the district. This informs the preparation of the emerging Local Plan, enabling the plan to identify a supply of sites to meet the district's development needs. As aforementioned, the application has to be considered on its merits. Potential future development of the site cannot be considered as a reason to refuse the current application.
- 9.28 The letters received also referenced the Brimstone Close development and certain conditions that were not complied with. This cannot be used as a reason to refuse the current application.
- 9.29 A number of the letters received raised concern with regard to lack of lighting on site. Should permission be granted, a condition can be secured to ensure any future lighting schemes on site are agreed with the LPA prior to their installation to ensure that no adverse impacts are introduced upon neighbouring properties.
- 9.30 Queries were raised as to why Brimstone Close and No. 7 are outlined in blue on the location plan. As per the National Validation requirements for applications for planning permission, the application site should be edged clearly with a red line. A blue line should be drawn around any other land owned by the applicant, close to or adjoining the application site.
- 9.31 Concerns were raised about potential reduction in property value. Property values are not a material planning consideration and therefore cannot be used to justify refusing an application.
- 9.32 Concerns were also raised with regard animal welfare and the lack of fresh water and fencing proposed on site. Animal welfare is not a material planning consideration. However, animal welfare would be subject to separate legislation such as the Animal Welfare Act 2006 for example.
- 9.33 A number of letters noted potential issues with regard to accessing adjacent fences for maintenance as well as access to the drains for clearance. These are civil matters and therefore cannot be considered as part of the planning application.

10 CONCLUSIONS

- 10.1 The change of use of the field to paddock land, the erection of a stable block, formation of a new access and hardstanding and culverting of a drain is not considered to introduce any significant impacts upon the character of the surrounding area. The scheme is also not considered to have any detrimental impacts upon surrounding residential amenity. The objections received are acknowledged however these have been addressed within the report above. No

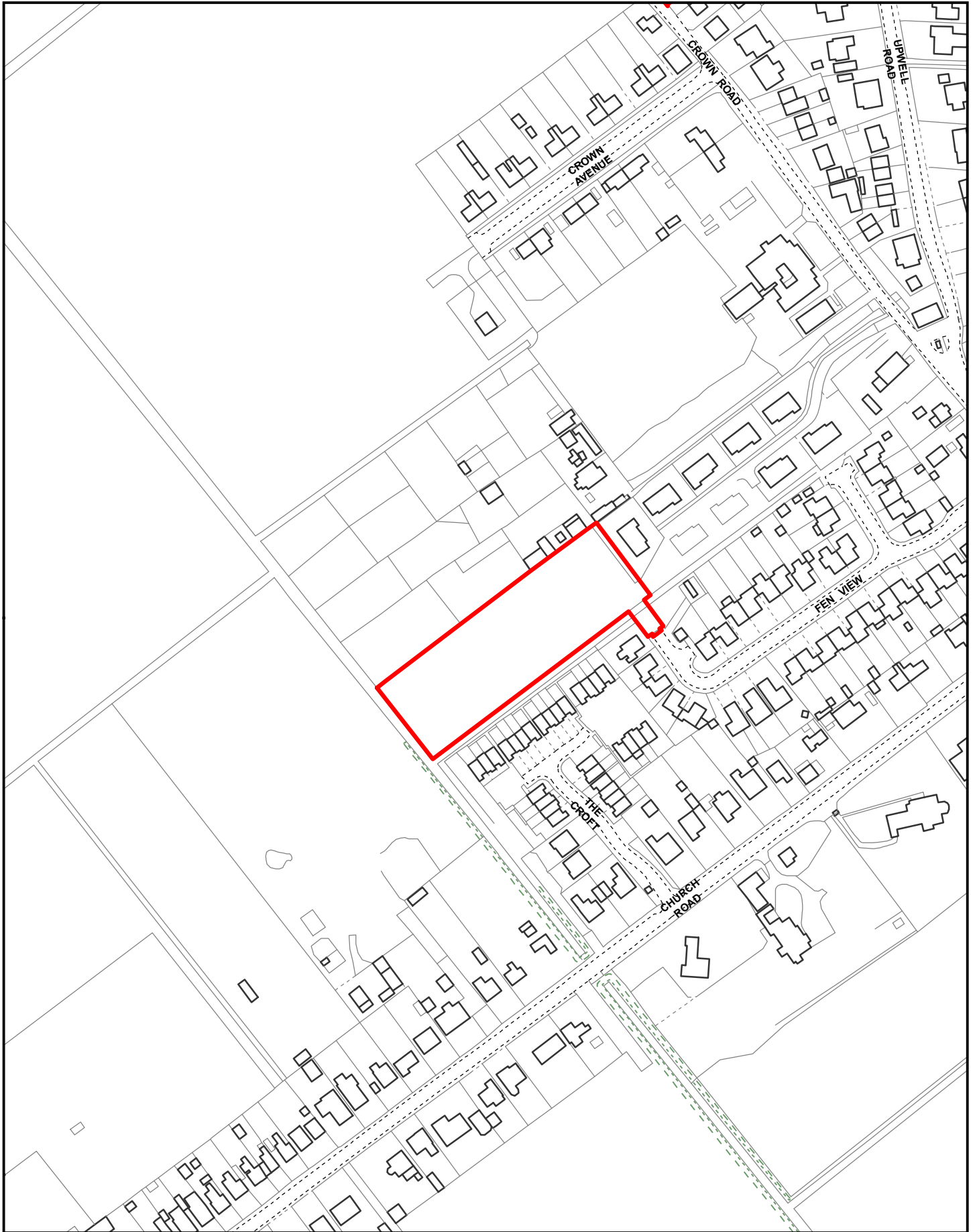
further policy issues have been raised with regard to highways, flood risk or ecology. As such, the scheme is considered to be compliant with LP1, LP2, LP3, LP12, LP14, LP15, LP16 and LP19 of the Fenland Local Plan 2014.

11 RECOMMENDATION

11.1 Grant, subject to the following conditions:

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>No external lights shall be erected within the site (either freestanding or building/pole-mounted) until a lighting scheme for the site has been submitted to and approved in writing by the Local Planning Authority. Any lighting works shall then be carried out as approved and retained thereafter.</p> <p>Reason: To safeguard the amenities currently enjoyed by the occupants of adjoining dwellings in accordance with Policies LP2 and LP16 of the Fenland Local Plan, adopted May 2014.</p>
3	<p>The development hereby approved shall be used for private recreation only and shall not be used for commercial purposes.</p> <p>Reason - The site is within an area where commercial activity would not normally be permitted in view of the need to safeguard visual amenities of the area in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
4	<p>Prior to the commencement of the use hereby approved the access road shall be constructed to a minimum width of 5 metres for a minimum distance of 10 metres measured from the near edge of the highway carriageway and thereafter maintained in perpetuity.</p> <p>Reason - In the interests of highway safety and in accordance with Policy LP15 of the Fenland Local Plan 2014.</p>
5	<p>The approved access and all hardstanding within the site shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway and retained in perpetuity.</p> <p>Reason - To prevent surface water discharging to the highway in accordance with policy LP15 of the Fenland Local Plan, adopted May 2014</p>
6	<p>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 and drained within the site. The parking/turning area, surfacing and drainage shall thereafter be retained as such in perpetuity.</p> <p>Reason - In the interests of highway safety and in accordance with Policy LP15 of the Fenland Local Plan 2014.</p>

7	<p>The development shall be constructed in compliance with the mitigation measures set out within the Water Vole Appraisal by Wild Frontier Ecology accompanying the planning application.</p> <p>Reason - In order to ensure that compliance with the Conservation of Habitats and Species Regulations 2017 and to provide biodiversity mitigation/compensation in line with the aims of the National Planning Policy Framework and Policy LP19 of the Fenland Local Plan 2014.</p>
8	<p>The development shall be carried out in accordance with the following Approved Plans</p>



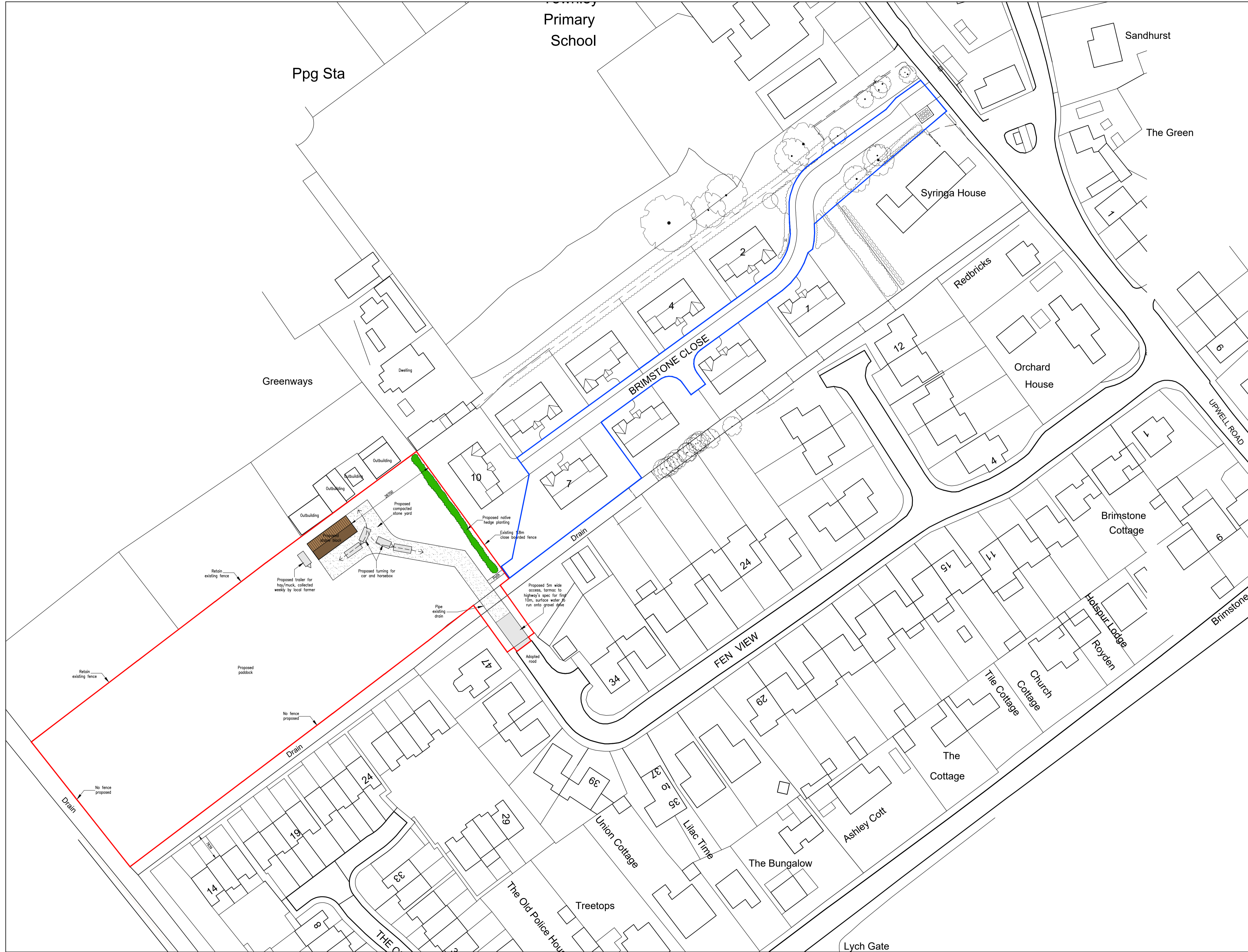
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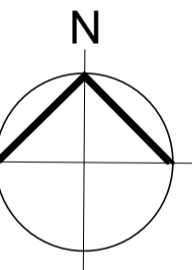
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Scale = 1:2,500





Proposed Site Plan 1:500 @ A1 PAPER



REVISIONS



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CLIENT
 MR B DAWSON

SITE
 CHANGE OF USE AND STABLE BLOCK
 LAND NORTH-WEST OF 47
 FEN VIEW
 CHRISTCHURCH
 PE14 9PB

DRAWING
 PLANNING DRAWING 1

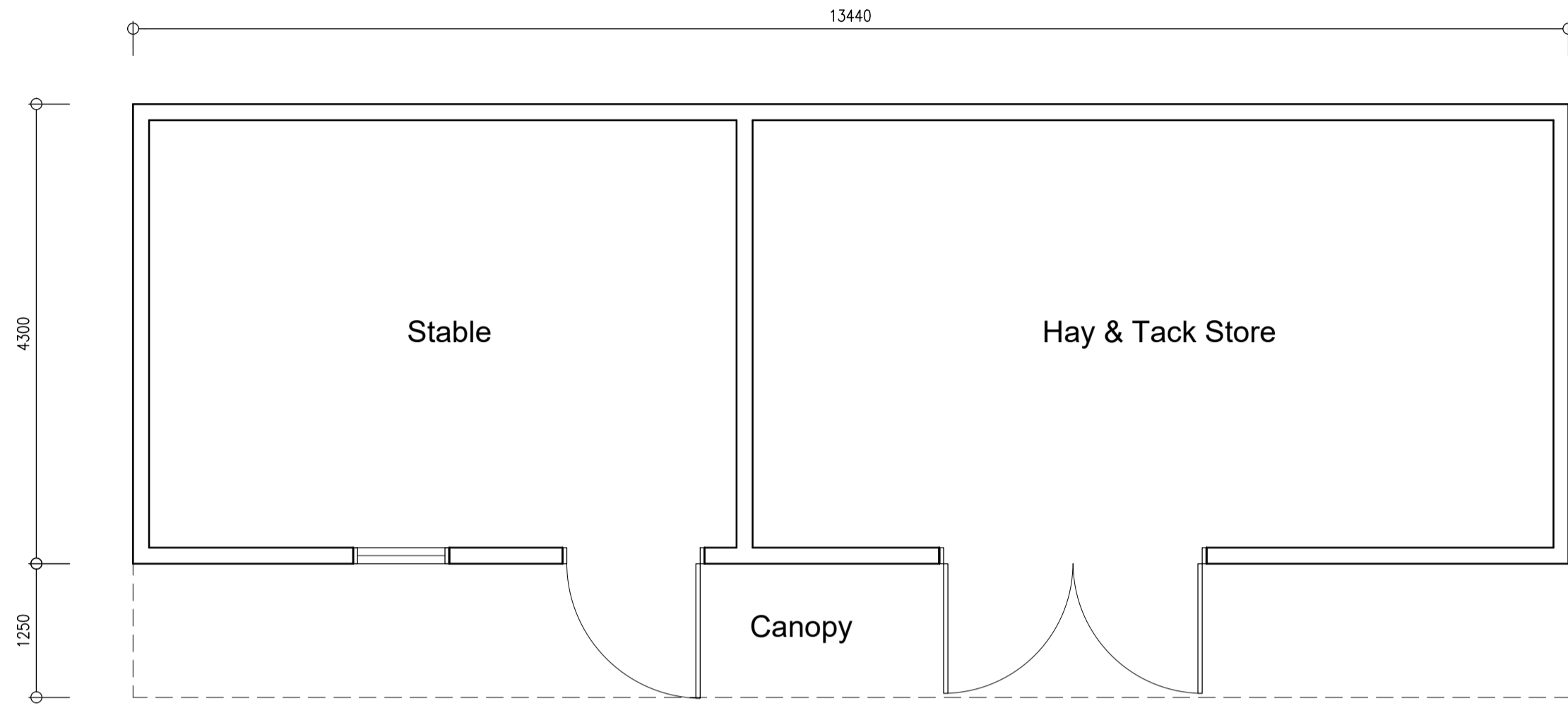
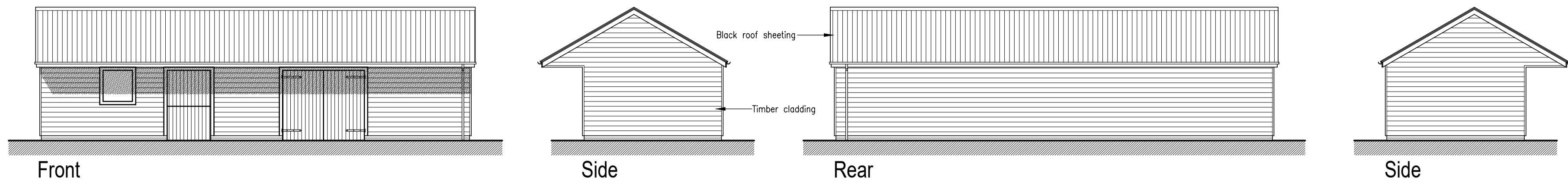
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6868/01C	A1	SEPT 2023

Notes:
 This drawing is the permission of Peter Humphrey Associates Ltd. and may not be reissued, loaned or copied in whole or part without written consent.

All dimensions shown on the drawing are in millimeters unless stated otherwise. If the drawing is received electronically (PDF) it is the recipient's responsibility to ensure it is printed to the correct paper size. All dimensions to be checked on site prior to commencing work and any discrepancies to be highlighted immediately.

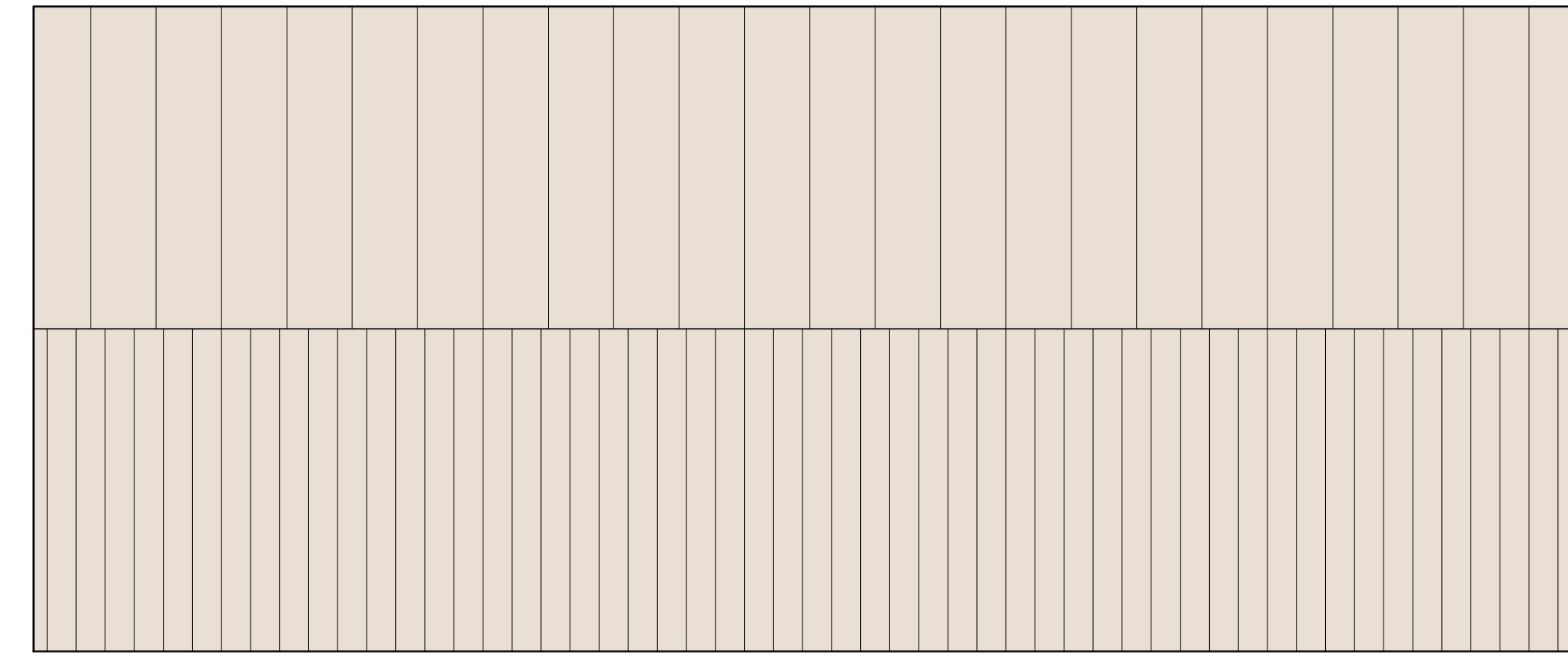
The Construction (Design and Management) Regulations 2015:
 Peter Humphrey Associates' form of appointment with the client confirms whether the agent is appointed as 'Designer' or 'Principal Designer' under these regulations. Nevertheless, the design phase has been carried out with due consideration for the safety during construction, occupation and maintenance of the finished project. No extraordinary hazards or risks were identified outside of the routine construction operations that would not already be apparent to a competent contractor.

Proposed Stable Elevations 1:100

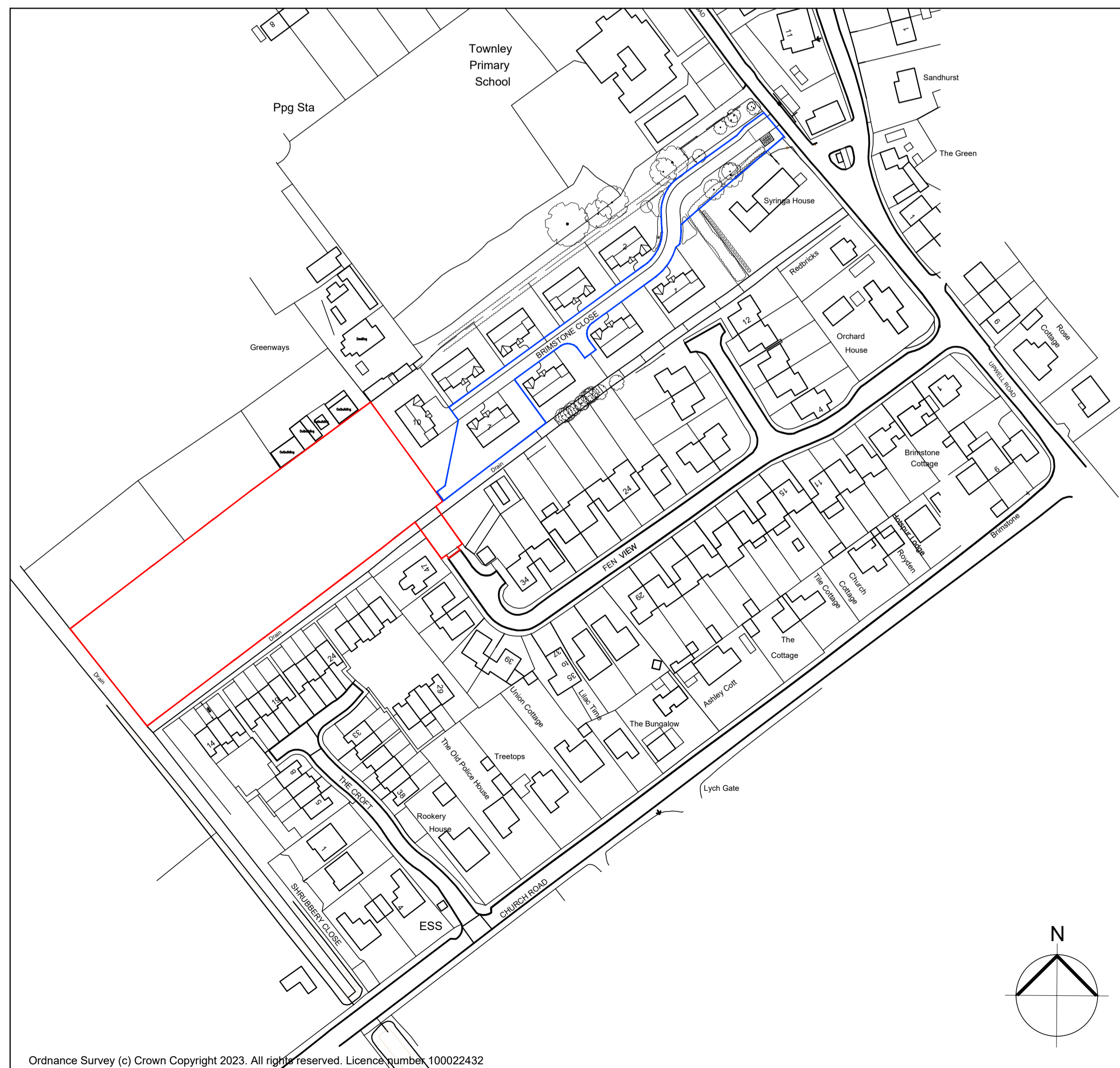


Total building footprint (inc. canopy) = 74.59sqm

Proposed Stable Floor Plan 1:50

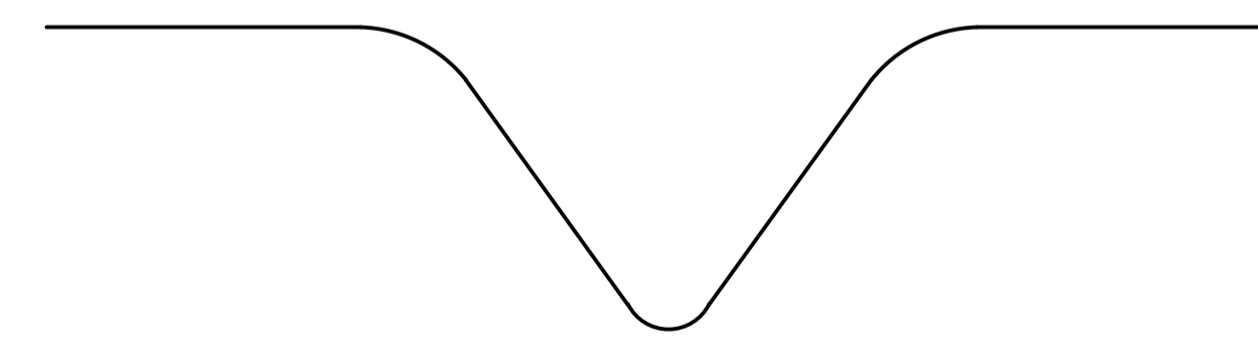


Proposed Stable Roof Plan 1:50

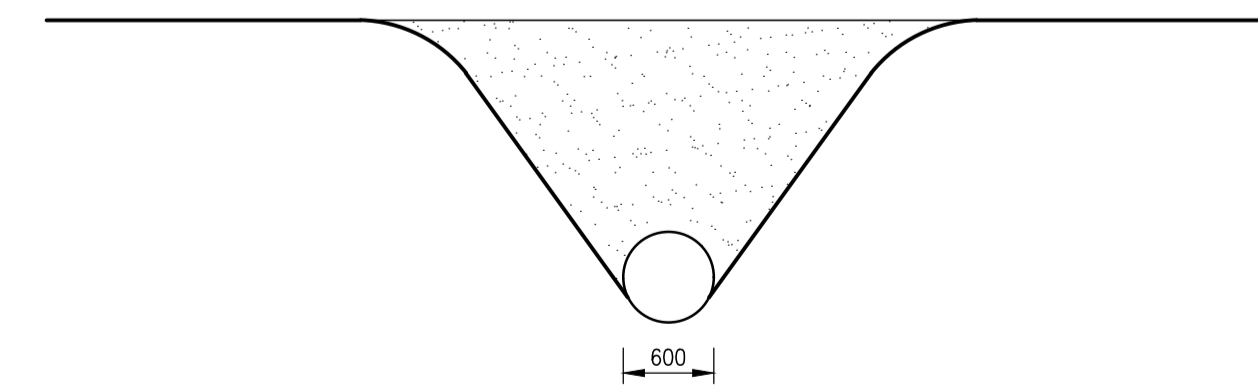


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Location Plan 1:1250 @ A1 PAPER



Existing Drain 1:50



Proposed Drain/Culvert 1:50

A -
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CLIENT
 MR B DAWSON

SITE
 CHANGE OF USE AND STABLE BLOCK
 LAND NORTH-WEST OF 47
 FEN VIEW
 CHRISTCHURCH
 PE14 9PB

DRAWING
 PLANNING DRAWING 3

JOB NO.	PAPER SIZE	DATE
6868/03A	A1	SEPT 2023

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