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**F/YR20/0902/F**

**Applicant: Mr Lockhart  
GL Developments**

**Agent : Mr Craig Rudd  
Swann Edwards Architecture Limited**

**Land South East Of 106, Wype Road, Eastrea, Cambridgeshire**

**Erect 3 x dwellings (2-storey 5-bed) involving the formation of 3 x new accesses**

**Officer recommendation: Grant**

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

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## **1 EXECUTIVE SUMMARY**

- 1.1 The application seeks planning permission for 3 x detached, 2-storey dwellings. The dwellings would complete the overall development of 6 houses granted under the previous outline permission and comprises Plots 4,5 and 6 (southernmost plot)
- 1.2 The application has undergone some revision since initial submission, in particular;
- reduction to the access widths, to align with the Local Highways Authority's requirements,
  - positioning and massing of the detached garage serving plot 5; to align it better with the build line, and
  - redesign of Plot 6; to incorporate noise mitigation measures following concerns raised by the Council's Environmental Protection Team. These measures include a high-level screen at 1st floor level on the south western corner, 2.4m high acoustic fencing along the southern boundary and the inclusion of triple glazing and acoustic vents at 1st floor level.
- 1.3 The principle of developing this site is supported by Policy LP3 and through the planning history of the wider site. The layout and design of the development is considered acceptable having regard to the general character of the area. The proposal is not considered to have a significant detrimental impact on the surrounding properties, or the local highway and the inclusion of the noise mitigation measures would enable a compatible relationship with the established engineering business adjacent.
- 1.4 As such the application is recommended for approval.

## **2 SITE DESCRIPTION**

- 2.1 The site lies at the southern end of Eastrea and comprises a parcel of agricultural land, but which benefits from outline planning permission for residential development. To the north of the site is an agricultural access track, beyond which are 3 large, 2-storey dwellings served by a private drive. Immediately south is a dwelling with rear yard which operates as an agricultural engineering enterprise.

- 2.2 The site is bordered along the southern and western boundary by mature hedgerow and is open to the north and to the east where it fronts onto Wype Road.

### **3 PROPOSAL**

- 3.1 The application seeks planning permission for 3 x detached, 2-storey dwellings. The dwellings would complete the overall development of 6 houses granted under the previous outline permission and comprises Plots 4,5 and 6 (southernmost plot)
- 3.2 Each dwelling is served by its own driveway leading directly off Wype Road and incorporates 5 bedrooms and the usual amenities. A double garage serves each dwelling with Plots 4 and 6 comprising integral garages with bedroom over. A detached garage set forward of the dwelling serves plot 5.
- 3.3 The dwellings measure approximately 8.6m to the highest ridge point. The position, design and footprint of Plot 6 is almost a mirror of plot 4 with the exception of a rear balcony area and acoustic screen\*. The dwellings are proposed to be constructed in the following materials;  
Plot 4: Red Antique farmhouse facing brick for the external walls and grey double pan tiles for the roof covering.  
Plot 5: Red Antique farmhouse facing brick for the external walls and rustic red pan tiles for the roof covering  
Plot 6: Grantchester blend facing brick for the external walls and rustic red pan tiles for the roof covering
- 3.4 The application has undergone some revision since initial submission, in particular;  
-reduction to the access widths, to align with the Local Highways Authority's requirements.  
-positioning and massing of the detached garage serving plot 5; to align it better with the build line, and  
-redesign of Plot 6; to incorporate noise mitigation measures following concerns raised by the Council's Environmental Protection Team. These measures include a high-level screen at 1<sup>st</sup> floor level on the south western corner, 2.4m high acoustic fencing along the southern boundary and the inclusion of triple glazing and acoustic vents at 1<sup>st</sup> floor level.
- 3.5 Full plans and associated documents for this application can be found at:  
<https://www.fenland.gov.uk/publicaccess/>

## 4 SITE PLANNING HISTORY

Reference	Description	Decision
F/YR18/0689/F	Erection of 3 x 5-bed 2-storey dwellings with garages (Plots 1-3 only) and formation of access road to agricultural field	Granted 07.11.2018
F/YR17/0697/O	Erection of up to 6 x dwellings involving 2 x new accesses and agricultural access (Outline application with all matters reserved)	Granted 14.12.2017
F/YR15/0394/F	Formation of an agricultural access	Granted 07.08.2015

## 5 CONSULTATIONS

### 5.1 Whittlesey Town Council

Recommend approval subject to consideration of neighbours concerning construction vehicular access and burning of waste materials. Solar panel issues affecting reflection on neighbours to be checked.

### FDC Environmental Protection

#### 5.2 Initially commented;

*"The potential for noise, mainly impact noise from this site, affecting the residents of these new houses, in particular, Plot 6. The agricultural business is long-established with no planning restrictions on when he can use his premises.*

*"The proprietor of this business lives on site and is free to use his business at any time of the day, evening or night. The nature of his business is seasonal and I envisage he may operate at short notice to meet the demands of his customers who could, quite conceivably, want some work done overnight. Consequently, this means working during the evening or night-time.*

*"The noise which is likely to be of concern is: -*

- a) Impact noise from hammering and generally engineering activities,*
- b) Operation of powered machinery, including hand-tools,*
- c) Reversing horns on vehicles operating on site,*
- d) Vehicles accessing and egressing the site.*

*"The proprietor could be concerned that if he receives complaints referred to Fenland District Council concerning alleged noise nuisance, he could ultimately be subject to enforcement action, which could restrict his activities by stipulating his hours of operation.*

*"This issue is exacerbated by the fact that the proprietor advises that he has planning consent to erect another workshop on this site.*

*"The other issue is the possibility of ground contamination from the workshop, affecting the rear garden of Plot 6, especially if root vegetables or fruit are grown there. At present there isn't an oil tank on site, but again there is no restriction preventing one being installed. I do not consider this aspect to be of concern to Plots 4 and 5.*

*"I understand that planning consent has been granted for a bungalow to be erected to the south-east of this agricultural business, but this is more distant from the agricultural business's workshop than the house at Plot 6 of the proposal under consideration.*

*"Unfortunately, the Design and Access Statement submitted in support of the current proposal, doesn't appear to refer to the presence of this agricultural business, with no reference to the potential adverse impact of its presence on this development. I would have expected it to be mentioned in Chapters 2 and 5.*

*"I would question whether a noise impact assessment would necessarily address the noise impact issue, as monitoring the site at the hours of greatest risk, would have a 'hit and miss' element to it. Similarly measuring the background noise levels. even at a 5 min. L(A)eq, may not be beneficial.*

*"The only meaningful measurement would be Lmax, which is a measurement of single noise exposure, between certain hours when the agricultural business is operating. Even so, this wouldn't necessarily indicate whether that is a statutory noise nuisance or not.*

*"Consequently, I have concerns regarding this development, as I don't consider that I can recommend conditions which would be adequate to protect the occupiers of the houses proposed to be erected, in particular, Plot 6."*

**[Following receipt of amendments which included the noise mitigation measures];**

*"The installation of a 2.5 metre high acoustic fence along the southern boundary of the proposal site will go some way to attenuating noise from the neighbouring business, in particular to the rear garden of Plot 6, but also to the ground floor rooms.*

*"The high wall to first floor level will be effective in attenuating noise to the ground floor rooms and also those parts of the garden area, which it is shielding. Triple glazing the windows, preferably with acoustic ventilation, will be of great benefit to attenuating noise in the rooms so treated. If the fence and the wall are in place, then triple glazing to the first floor room windows will be essential, as they will be above the line of 'site' of any noisy activities within the yard next door and not shielded by the fence.*

*"I would add that without the acoustic fence, the rear garden of Plot 6 will have no protection at all.*

*"Also, without the acoustic fence and high wall, extra pressure will be placed upon the proprietor of the agricultural business adjacent to Plot 6, who wouldn't automatically have a defence if he was to be the subject of a complaint of alleged noise nuisance made to Fenland District Council."*

### **CCC Local Highways Authority (LHA)**

#### **5.3 Following amendments to the access layouts;**

*"Based on the current submission, I have no highway objections subject to the following conditions;*

*1.)The buildings shall not be occupied until the means of vehicular access has been laid out and constructed in accordance with the approved plans.*

*Reason: In the interests of highway safety and to ensure satisfactory access into the site.*

*2.)Prior to the first occupation of the development any gate or gates to the vehicular access shall be set back a minimum of 6m from the near edge of the highway carriageway. Any access gate or gates shall be hung to open inwards.*

*Reason: In the interests of highway safety.*

*3.)The vehicle turning and parking spaces shown on the approved plans shall be provided before the development is brought into use and shall be retained thereafter.*

*Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.*

### **Environment Agency**

- 5.4 *"We have reviewed the information submitted and consider that there are no Agency related issues in respect of this application and we therefore have no comment to make."*

### **Local Residents/Interested Parties**

#### **5.5 Objectors**

8 letters of objection received from 4 households in Eastrea; 7 at Wype Road and 1 from Plover Road, raising the following matters;

- Loss of privacy/ overlooking
- Disturbance caused by the adjacent business
- Will affect the ability of the adjacent commercial operation to operate
- The business has never had complaints before
- It would be the Council's responsibility of complaints are received about the noise issues
- Can the deeds stipulate that there may be noise issues form the adjacent business?
- Highways safety impacts – issues of speeding, 30mph road sign needs moving/ traffic calming required
- Footpaths are inadequate
- It would be the Council's responsibility if complaints are received
- Noise mitigation methods are good as long as they are fit for purpose
- The balcony is a privacy issue - but the screen wall will help to block noise – however noise will still get to the balcony space
- Preference is to move the access as per approval F/YR15/0394/F which would move the dwellings away from the business
- Existing telegraph pole on the boundary
- Access – 3 more along Wype Road
- Agricultural land
- Density/Over development
- Design/Appearance
- Drainage – surface water flooding
- Outside DAB
- Wildlife Concerns – loss of hedgerow, trees and foraging areas
- Backfill
- Does not comply with policy
- Local services/schools - unable to cope

- Loss of view/Outlook
- Noise
- Out of character/not in keep with area
- Shadowing/loss of light
- Light Pollution
- Trees
- Visual Impact
- Noise, and (fire) pollution nuisance from building operations
- Existing telegraph pole on the boundary

### **Supporters**

- 5.6 1 letter of support received from a resident of Wype Road raising the following matters;
- 3 separate access will prevent other vehicles using the space to reverse and u-turn.
  - Loss of privacy is not a concern

### **Representations**

- 5.7 2 letters of representation received from residents of Thornham Way, Eastrea and Market Place, Wisbech raising the following matters;
- Glare from solar panels
  - Needs soft landscaping
  - Vibration issues
  - A separate new application is to shortly be submitted for a new access serving 10 plots to the rear of this application site. The access proposed may be considered too close to the field access, which will ultimately be a new access for future development.

## **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)**

Para 2: NPPF is a material consideration

Para 8: 3 strands of sustainability

Para 11: Presumption in favour of sustainable development

Para 12: Conflict with an up-to-date plan should not usually be granted

Para 91: Promote healthy and safe communities through layouts, routes through sites and public spaces etc.

Para 117: Promote effective use of land

Para 127: Well-designed development

Para 182: Where the operation of an existing business could have a significant adverse effect on new development in its vicinity, the applicant should be required to provide suitable mitigation before the development has been completed.

### **7.2 National Planning Practice Guidance (NPPG)**

### **7.3 National Design Guide 2019**

Context  
Identity  
Built Form  
Movement  
Nature

### **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  
LP6 – Employment, Tourism, Community Facilities and Retail  
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 Supplementary Planning Documents/ Guidance:**

- Delivering & Protecting High Quality Environments in Fenland SPD (2014)
- Cambridgeshire Flood & Water SPD (2016)
- The Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011) which includes the RECAP CCC Waste Management Design Guide SPD (2012)

## **8 KEY ISSUES**

- **Principle of Development**
- **Impact on the character and appearance of the area**
- **Access & Highways**
- **Layout, & Scale**
- **Biodiversity & Ecology**
- **Residential amenity & existing businesses**
- **Resident Comments**

## **9 BACKGROUND**

- 9.1 As noted above, this application has undergone a series of revisions; to address the visual impact of the garage serving plot 5; to align the accesses with Local Highways requirements; and to address the noise impact concerns raised by the Council's Environmental Protection team.
- 9.2 The applicant agreed to provide a suite of amended plans that they sought to gain the LPA's approval for, and upon receipt the Council undertook a round of further consultations with residents and relevant statutory consultees. Shortly following this, the applicant sought to remove the noise mitigation elements through a further suite of amended plans. Officers have advised that they are not willing to accommodate this request, in view of this requiring a further round of consultations at public expense, and that to accept the plans would render the scheme non-policy compliant on noise impact grounds, notwithstanding that it would become a confusing scheme to local residents given the changes.

- 9.3 As such, officers consider that the application in its current format should be determined, for the reasons set out below.

## **10 ASSESSMENT**

### **Principle of Development**

- 10.1 The site previously benefitted from outline planning permission (granted December 2017) for a total of 6 dwellings within the application site and that immediately north. 3 of the 6 dwellings have been built out on the northern parcel of land under application F/YR18/0869/F, leaving the application site undeveloped.
- 10.2 Whilst the outline permission has now lapsed, given that the adjacent site has been permitted and built out and the application site has previously benefitted from planning permission – both granted under the current development plan, the principle for the residential development of the site is established.
- 10.3 Notwithstanding this, the site falls in between existing dwellings, within the developed envelope of Eastrea and constitutes residential infilling as per FLP policies LP3 and LP12.

### **Layout, Scale and Appearance**

- 10.4 The proposed scheme follows those adjacent to the north, in respect of scale, massing, design and materials, and together would form a comprehensive development of 6 large detached dwellings.
- 10.5 The development follows the general pattern of development in this area with dwellings fronting the highway and forms a natural continuation of the built settlement in this respect. The amendments to the garage serving plot 5 has improved the general build line and reduced what would otherwise have been an overly dominant feature in the street scene
- 10.6 The layout enables good movement around the dwellings with access to the rear, ability to present wheeled bins for weekly collection at the edge of the highway and ample parking compliant with FLP standards using both the driveway and garage space. It is acknowledged that the internal depth of the garage serving plot 5 does not accord with the FLP parking standards following the aforementioned revisions. However, there is adequate driveway space to meet these standards without reliance on the garage.
- 10.7 In conclusion, the layout, design and appearance of the development would generally comply with policy LP12 and LP16 of the FLP.

### **Access & Highways**

- 10.8 Policies LP15 and LP16 of the FLP seek to ensure that development can be served by safe and effective access.
- 10.9 The applicant has amended the plans to the satisfaction of the LHA, subject to conditions regarding delivery of the access and parking areas prior to occupation and maintaining satisfactory visibility splays.
- 10.10 Concerns have been raised regarding highway safety matters, with reports of speeding, inadequate footpaths and a request for traffic calming measures and.



The LHA has raised no issues on this point, notwithstanding that if the issues already exist, it would be disproportionate to expect a development of 3 dwellings to mitigate such a pre-existing problem. To make a request to provide highways enhancement/ speed reduction measures, particularly in the absence of any such requests from the LHA would be unlikely to meet the tests of planning obligations and conditions.

### **Biodiversity & Landscaping**

- 10.11 The previous Outline application considered the impact of the development on local ecology and biodiversity noting that at that time, the western boundary hedge was proposed to be removed and therefore imposed a condition requiring a scheme for hedge planting to off-set the loss. No other biodiversity concerns were raised.
- 10.12 This application indicates that the hedge is to be retained and forms the rear garden boundary for each property and as such it is considered that there would be no loss of biodiversity though the development. Notwithstanding this, it is noted that a hedgerow once lined the highway edge and the proposal does not indicate any notable soft landscaping across the frontage. It is considered prudent therefore to require a scheme for soft landscaping align the frontage of the site, to align with the adjacent permission and to soften the impact of the development.
- 10.13 As such, subject to an agreed soft landscaping scheme there would be no evident conflict with policy LP12, LP16 and LP19 of the FLP in respect of biodiversity and landscaping.

### **Drainage**

- 10.14 The site is within Flood Zone 1 considered to be an area at the lowest risk of flooding.
- 10.15 The applicant is proposing to manage surface water drainage via soakaways and the mains drain for foul drainage.
- 10.16 Ultimately, the development would need to accord with the latest Building Regulations - Part H, which would require the development to follow a sustainable drainage hierarchy achieving the most sustainable method of drainage based on the constraints of the site. In this regard it is considered that the proposal is satisfactory in principle but ultimately to be determined through Building Regulations.
- 10.17 It is considered therefore that the proposed methods of foul and surface water are acceptable in principle. As such, it is considered that the development would not conflict with LP14 and LP16 (m) of the FLP.

### **Residential amenity & existing businesses**

- 10.18 The development is notably separated from existing residential properties with the exception of the adjacent farm (south). It is considered that the development would be unlikely to give rise to overshadowing, overbearing/ loss of outlook or adverse privacy impacts. This is in view of its position and orientation - with the south facing elevation only incorporating en-suite windows at first floor, and that the balcony is screened along its southern boundary. Therefore, there is nothing

to suggest that the design of the dwellings could give rise to unacceptable residential amenity impacts on neighbouring occupiers.

10.19 Concerns have been raised in respect of light pollution issues. The scheme is for 3 dwellings and no substantial lighting has been proposed and is likely to be limited to standard domestic lighting e.g. security lights etc. Notwithstanding this, the Council's Environmental Protection team have powers to tackle nuisance light sources and would be the appropriate service to investigate any future potential issues in this regard.

10.20 The site lies adjacent to an established agricultural engineering business which is located south of the site and has a series of sheds along its northern boundary immediately adjacent to the boundary of plot 6.

10.21 The owner of the business has raised concerns over allowing residential development in close proximity to his premises – noting that they may create a nuisance through noise which they have so far been able to do without raising any issues. The owner is concerned that their operations could interfere with the amenity of future occupiers resulting in restrictions being placed on their future operations to mitigate this. A review of the planning history for the farm does not indicate that any operational restrictions are placed upon it.

10.22 The Council's Environmental Protection team has raised serious concerns over the relationship and proximity of the application site to the business and considers that the existing business is likely to have a detrimental effect on the use and enjoyment of the future residential properties, particularly at plot 6.

10.23 Policy LP16(o) is relevant to this matter and states (summarised);

“Proposals for all new development...will only be permitted if it can be demonstrated that the proposal...does not result in any unreasonable constraint(s) or threaten the operation and viability of existing nearby or adjoining businesses or employment sites by introducing “sensitive” developments.”

10.24 This accords with paragraph 182 of the NPPF and the latest Planning Practice Guidance which states;

“Noise needs to be considered when new developments may create additional noise and when new developments would be sensitive to the prevailing acoustic environment.”

(Paragraph: 001 Reference ID: 30-001-20190722, 22.07.2019)

10.25 Following proactive negotiations, the applicant has revised the proposal for Plot 6, incorporating noise mitigation in the interest of protecting the amenity of future occupiers. This is achieved through the inclusion of an acoustic fence along the southern boundary, a high-level screen wall at first floor level on the northern western corner of the dwelling (which also leads onto a balcony arrangement) and with first floor rear windows to include triple glazing and acoustic ventilation.

10.26 NPPF paragraph 182 states;

“Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or ‘agent of change’) should be

required to provide suitable mitigation before the development has been completed.”

- 10.27 The Council’s Environmental Protection team has reviewed the scheme and has concluded that the measures proposed would substantially improve the relationship between the business and Plot 6. As such, it is considered that the development complies with the requirements of LP16(o) and NPPF paragraph 182.
- 10.28 Notwithstanding this, comments regarding potential ground contamination from the adjacent engineering business are noted and it is prudent to include a condition controlling any unsuspected contamination that may be found during construction.

### **Resident Comments**

#### *Noise, and (fire) pollution nuisance from building operations*

- 10.29 It is understood that some residents have expressed concerns over previous fires and clearance work at the site. These do not constitute ‘development’ and any future concerns should be directed toward the Council’s Environmental Protection team who have powers to tackle such matters. In this regard, given that the scheme is for only 3 dwellings, it is considered unnecessary and disproportionate to require any kind of construction management plan for the development. Such details are usually limited to large-scale development or sites that are constrained by dense housing.

#### *Vibration*

- 10.30 One resident at Thornham Way (c.190m north west of the site) raises concerns over vibration experienced with the adjacent development. Again, any future concerns should be directed toward the Council’s Environmental Protection team who have powers to tackle such matters.

#### *Existing telegraph pole on the boundary*

- 10.31 It is acknowledged that a telegraph pole is sited on the southern boundary of Plot 6, adjacent to the engineering business. It would be incumbent upon the developer to establish future maintenance access to this infrastructure, if they are restricting access through their development. This would ultimately be a matter between the developer, the power and/ or telecommunications company and any other interested parties to resolve.

#### *A separate new application is to shortly be submitted for a new access serving 10 plots to the rear of this application site.*

- 10.32 It is acknowledged that the LPA are in receipt of an Outline planning application for up to 10 dwellings on land immediately west of the site (application F/YR20/1250/O). The application commits only access which proposes to utilise the agricultural access to serve the development, which would run between plot 4 and plot 3 of the development to the north and which appears to be 6m in width and therefore likely (without prejudice) to be wide enough to accommodate the development. Having regard to the indicative layout, there does not appear to be any significant conflict with the outline proposal and the scheme to be determined here. However, given that matters of layout are not committed in the outline application, it is not possible to make a detailed assessment of this. In summary, this application does not raise any issues of conflict with the outline planning application currently being assessed.

### **Applicant’s comments to the proposed amendments**

- 10.33 As noted at section 9 above, the applicant has sought to further amend their plans, to limit the noise mitigation that they previously agreed to and have proposed in the current plans. They disagree that the mitigation is necessary as this was not required on the site to the south of the neighbouring business for 2 bungalows and nor was it required for the recent engineering shed approved on the adjacent agricultural engineering site.
- 10.34 In respect of the latter, the engineering business is established and operates without any restrictions. The recent approval was for a barn/ shed for the engineering operations and is proposed to replace an existing array of barns. Given that any noise issues arising from operations would have already existed and were not anticipated to be exacerbated by the proposal, to require noise mitigation would not meet the tests of planning conditions as they would be sought to address a pre-existing problem and would therefore be unreasonable. Only where the development creates a problem and requires mitigating, is it reasonable to use such planning conditions to make the development acceptable. In this case, locating the dwelling as proposed would create a relationship issue with the existing business and therefore mitigation is justified.
- 10.35 In respect of the matter of the 2 bungalows granted in 2019, the Council's Environmental Protection team (EP) did raise the issue of noise and compatibility at that time. However, the recommendations/ concerns put forward by the EP were not agreed by the Council's Planning Committee. The EP have undertaken a further visit to the adjacent business for this latest application and have clarified their concerns. Officers consider that the advice from the EP is relevant for this proposal, having regard to policies LP2 and LP16(o) and have agreed to the suite of noise mitigation proposed by the applicant. The EP team has concluded that the measures are satisfactory and necessary.
- 10.36 The applicant also raises issue that the matter of noise impacts was not raised at the 2017 outline planning stage. Having regard to the officer report for that proposals it is acknowledged that this issue wasn't raised, notwithstanding that matters of layout, scale, appearance and landscaping were not committed.
- 10.37 In this regard, it is apparent that the matter of potential noise issues only came to light upon receipt of the proposal for the aforementioned 2 bungalows in 2019, following a visit to the business by the Council's EP team. Whilst this is unfortunate, this is now a material planning consideration against which there are clear national and local policy drivers as set out above. As such, the advice from the EP team cannot be ignored and the burden would fall to the developer to mitigate against. It is also noted that the indicative layout for the outline application proposed a much smaller dwelling for Plot 6, set almost directly alongside the dwelling at 182 Wype Road, which would have likely afforded it better noise protection. However, this scheme proposes a much larger dwelling, set further back alongside the engineering sheds and yard and therefore requires the necessary and proposed noise mitigation, in officers' view.
- 10.38 The applicant also refers to delays in the validation, assessment and decision-making process of this application. These issues are not material to the consideration of this application.

## **11 CONCLUSIONS**

- 11.1 The principle of developing this site is supported by Policy LP3 and through the planning history of the wider site. The layout and design of the development is

considered acceptable having regard to the general character of the area. The proposal is not considered to have a significant detrimental impact on the surrounding properties, or the local highway and the inclusion of the noise mitigation measures would enable a compatible relationship with the established engineering business adjacent.

11.2 As such the application is recommended for approval.

## 12 RECOMMENDATION

12.1 Approve subject to the following conditions;

1	The development permitted shall be begun before the expiration of 3 years from the date of this permission.
2	<p>No works shall proceed above ground level until a scheme of soft landscaping along the eastern boundary of the site has been submitted to and approved in writing by the Local Planning Authority.</p> <p>The development shall be carried out in accordance with the details approved.</p> <p>Reason: in order to provide a satisfactory appearance to the development and to enhance biodiversity opportunities in accordance with policies LP12, I16 and LP19 of the Fenland Local Plan, 2014.</p>
3	<p>All soft landscape works shall be carried out in accordance with the approved details, including the retention of the hedgerow on the western boundary as detailed on plan reference SE-1449: PP1000 Revision B. All planting seeding or turfing and soil preparation comprised in the landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased (except those contained in enclosed rear gardens to individual dwellings) shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: To ensure proper implementation of the agreed landscape details in the interest of the amenity and biodiversity value of the development in accordance with Policy LP16 and LP19 of the Fenland Local Plan 2014.</p>
4	<p>The windows serving the en-suites and bathrooms at 1<sup>st</sup> floor level shall be obscure glazed and retained as such in perpetuity.</p> <p>Reason: To protect the privacy of adjacent neighbours in accordance with policy LP16 of the Fenland Local Plan, 2014.</p>
5	The access, parking and turning area serving each individual dwelling as shown on plan reference SE-1449: PP1000 Revision B shall be provided as detailed on the plan prior to the first occupation of each respective dwelling and thereafter retained in perpetuity for that purpose.

	Reason: To ensure the permanent availability of the parking / manoeuvring in the interests of highway safety in accordance with policy LP15 of the Fenland Local Plan, 2014.
6	<p>The acoustic fence proposed along the southern boundary of Plot 6 as detailed on plan reference SE-1449: PP1000 Revision B shall be erected prior to the first occupation of Plot 6 and thereafter retained in perpetuity.</p> <p>Reason: In the interests of protecting the amenity of future occupiers and to prevent conflict with the adjacent business in accordance with policy LP2 and LP16 of the Fenland Local Plan, 2014.</p>
7	<p>The following acoustic measures as detailed on plan reference: SE-1449: PP1102 Revision B shall be installed/ erected prior to the first occupation of the dwelling of Plot 6 and thereafter retained as specified in perpetuity;</p> <ul style="list-style-type: none"> <li>• Triple Glazing with acoustic vents serving windows to bedrooms 2, 3 and 5,</li> <li>• Acoustic vents serving en-suite windows to bedrooms 2 and 5,</li> <li>• The 1.5m high screen wall along the southern boundary serving the balcony of bedroom 2.</li> </ul> <p>Reason: In the interests of protecting the amenity of future occupiers and to prevent conflict with the adjacent business in accordance with policy LP2 and LP16 of the Fenland Local Plan, 2014.</p>
8	<p>Notwithstanding the provisions of the Town &amp; Country Planning (General Permitted Development) (England) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order with or without modification), planning permission shall be required for the following developments or alterations:</p> <p>i) the erection of house extensions to the rear of plot 6 including conservatories (as detailed in Schedule 2, Part 1, Classes A and D);</p> <p>ii) alterations including the installation of additional windows or doors, including dormer windows or roof windows to any dwelling (as detailed in Schedule 2, Part 1, Classes A and B);</p> <p>iii) alterations to the roof of the dwellinghouse to any dwelling (as detailed in Schedule 2, Part 1, Class C);</p> <p>Reason: In the interests of visual and residential amenity having regard to the scale of the development and the location of the potential noise source adjacent, in accordance with policies LP2 and LP16 of the Fenland Local Plan, 2014.</p>
9	<p>Notwithstanding the provisions of Schedule 2, Part 2, Class A of the Town &amp; Country Planning (General Permitted Development) (England) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order with or without modification), no gates shall be located within 6m of the highway.</p> <p>Reason: In the interests of highway safety in accordance with policy LP15 of the Fenland Local Plan, 2014.</p>
10	If, during development, contamination not previously identified is found to be

	<p>present at the site:</p> <ul style="list-style-type: none"> <li>(i) it shall be reported to the Local Planning Authority within 1 working day;</li> <li>(ii) no further development (unless otherwise agreed in writing by the local planning authority) shall be carried out until site investigations have been carried out and a remediation strategy has been submitted to and approved in writing by the local planning authority detailing how this unsuspected contamination will be dealt with;</li> <li>(iii) the remediation strategy shall be implemented as approved;</li> <li>(iv) no occupation of any part of the development identified in the remediation strategy as being affected by the previously unidentified contamination shall take place until: <ul style="list-style-type: none"> <li>a. the approved scheme has been implemented in full and any verification report required by the scheme has been submitted to and approved in writing by the local planning authority;</li> <li>b. if required by the local planning authority, any proposals for long-term monitoring of pollutant linkages, maintenance and arrangements for contingency action have been submitted to and approved in writing by the local planning authority.</li> </ul> </li> <li>(v) the long-term monitoring and maintenance plan shall be implemented as approved.</li> </ul> <p>Reason: To control pollution of land or water in the interests of the environment and public safety in accordance with LP2 and LP16 of the Fenland Local Plan 2014.</p>
11	<p>Approved Plans:</p> <ul style="list-style-type: none"> <li>-<i>Location and Site Plan</i></li> <li>-<i>Elevations and Floor Plans</i></li> </ul>



Created on: 05/10/2020

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**F/YR20/0902/F**

Scale = 1:2,500







Location Plan  
Scale: 1:1250



Site Plan  
Scale: 1:250

- General Notes
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CONSTRUCTION DESIGN & MANAGEMENT REGULATIONS 2015

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SITE PLAN KEY

- Indicates proposed buildings
- Indicates neighbouring buildings from OS plan
- Indicates neighbouring buildings approved under ref: F/YR18/0689/F
- Indicates proposed trees
- Indicates site access point
- Indicates existing hedges
- Indicates proposed grassed areas
- Plot boundaries
- 3.5 x 5.0m access to be sealed and drained away from the highway to Cambs CC Highways Specification
- 2.4m High Acoustic Fence

Revisions	
B	Nov 2020
Revised following Planning Comments	

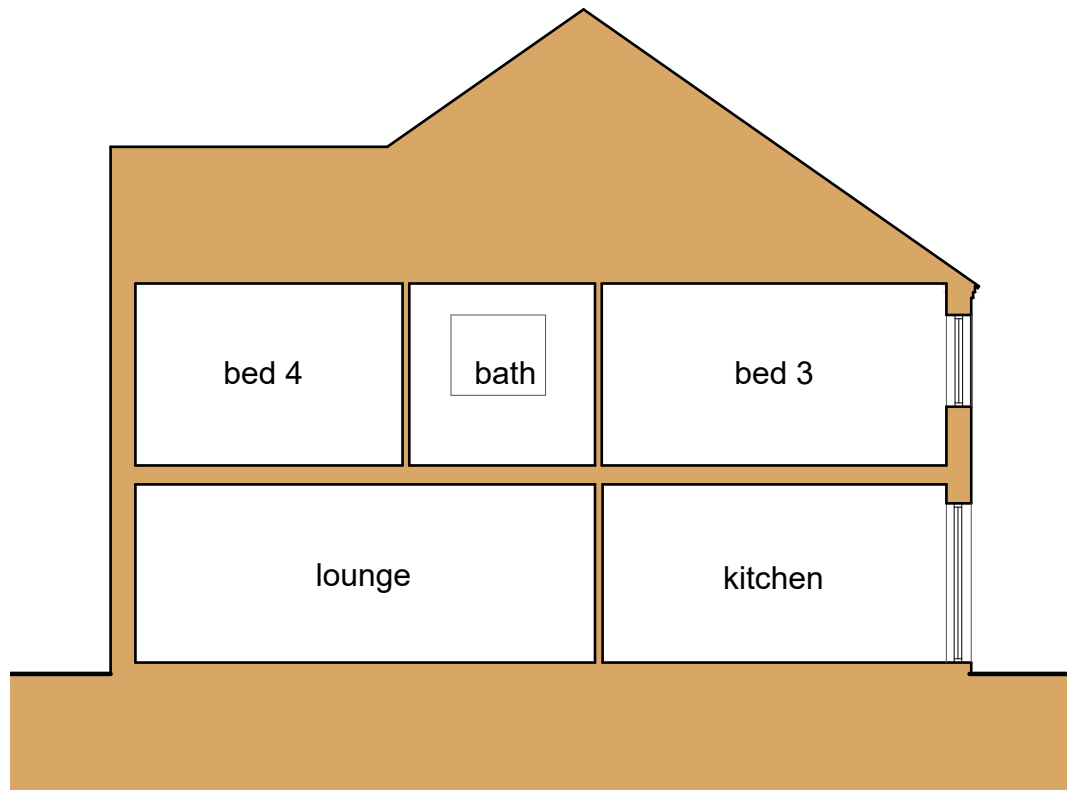
Status  
**FOR APPROVAL**

**SWANN EDWARDS**  
ARCHITECTURE

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t: 01945 450694 e: info@swannedwards.co.uk w: www.swannedwards.co.uk

Proposed Residential Development Land N. Eastrea Hill Farm 182 Wype Road, Eastrea For: GL Developments	Job Title	Date	Drawn by
	August 2020	CR	RS
	Job No.	SE-1449	Sheet Size
	Dwg No.	PP1000	Revision





Section A-A  
Scale: 1:100



Inner Front Elevation  
Showing Door and Sidelight Scale: 1:100



Front Elevation  
Scale: 1:100



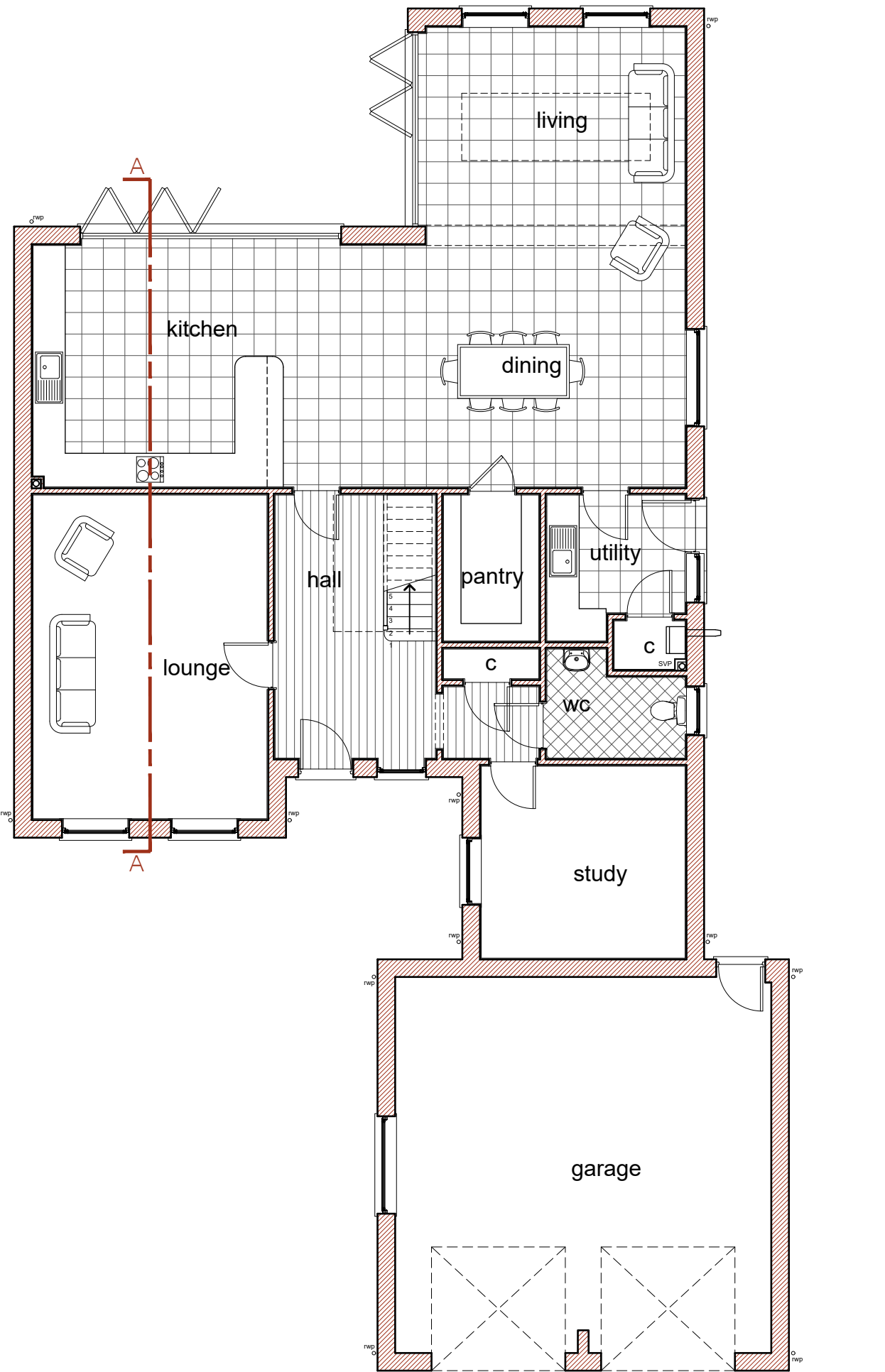
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Scale: 1:100



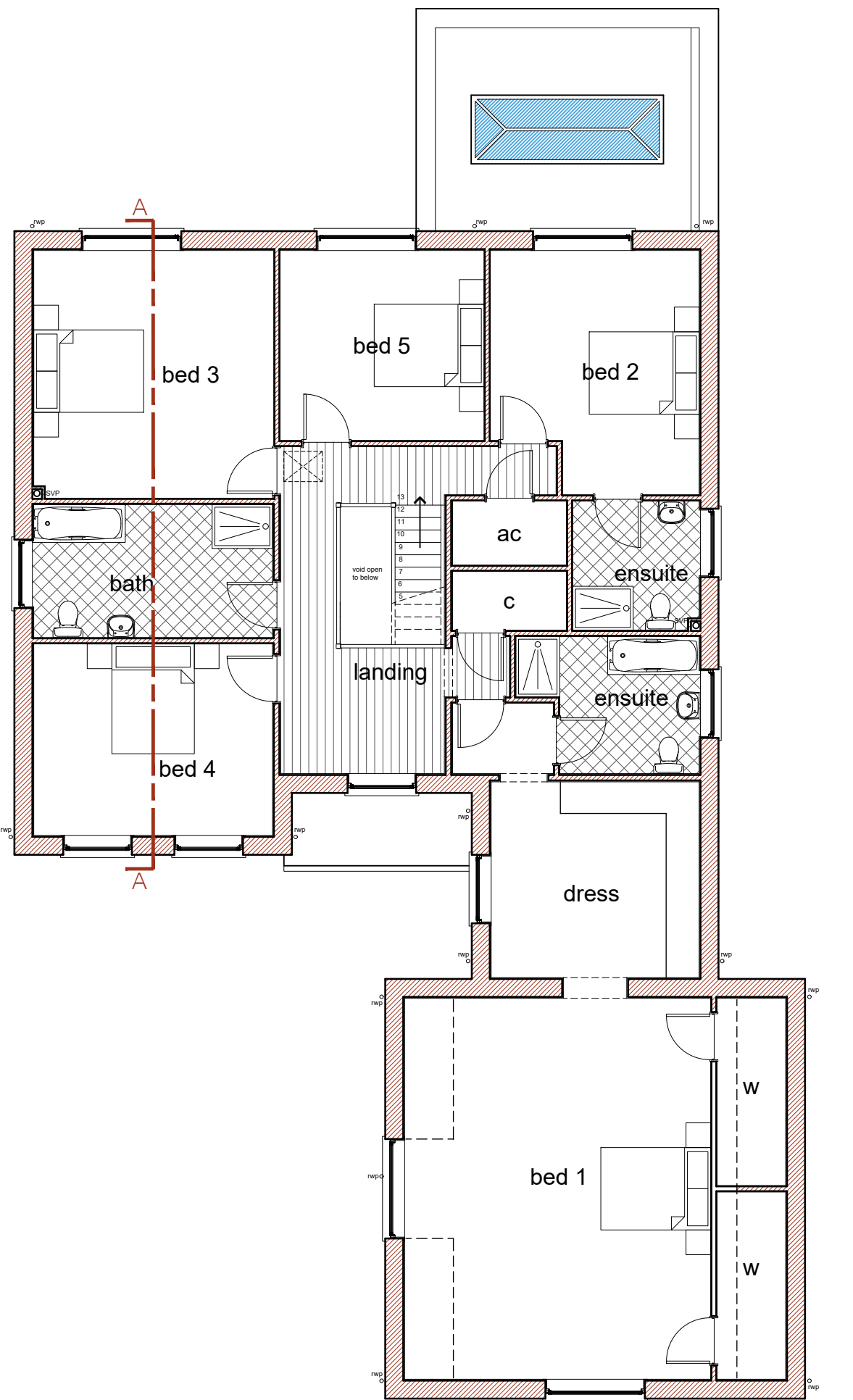
Side Elevation  
Scale: 1:100



Side Elevation  
Scale: 1:100



Ground Floor Plan  
Scale: 1:100



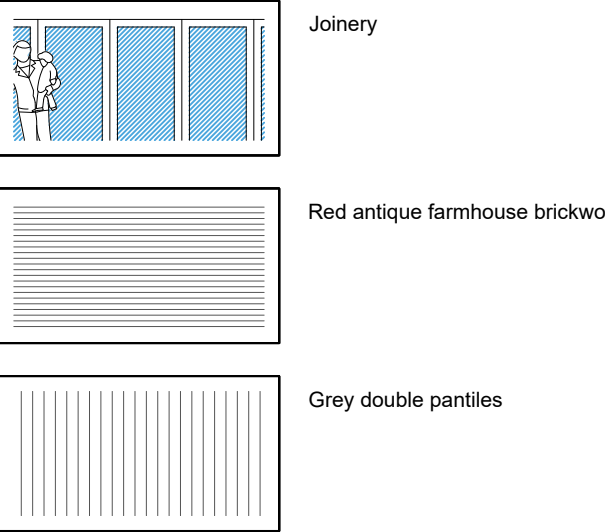
First Floor Plan  
Scale: 1:100

- General Notes
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**CONSTRUCTION DESIGN & MANAGEMENT REGULATIONS 2015**

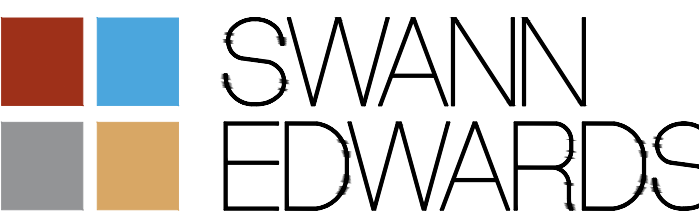
The following information must be read in conjunction with the project Risk register. This drawing highlights significant design related Health & Safety Risks present during Construction phase, and Residual Risks which remain post completion. Other Health & Safety Risks associated with Construction Activities 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 at issued to the Principal Designer.

### ELEVATION KEY



Revisions			Planner Comments Inner Front Elevation, Canopy Elevation
A	Sept 2020		

FOR APPROVAL



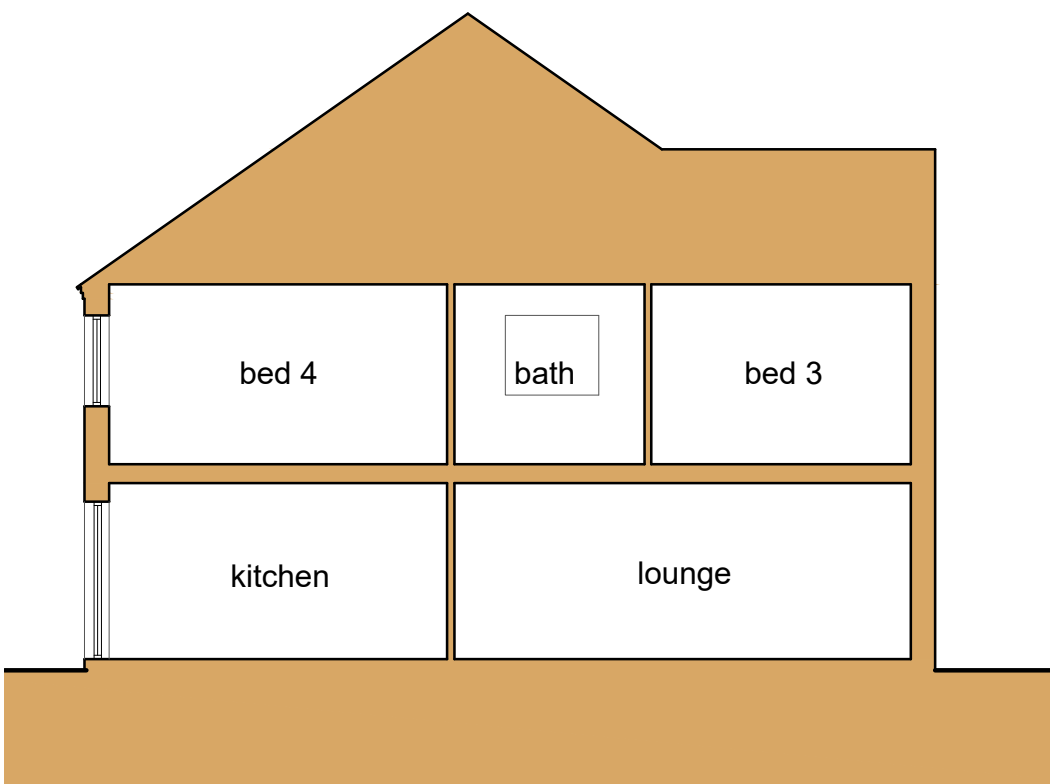
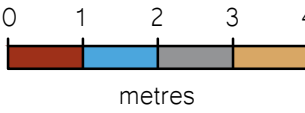
Swann Edwards Architecture Limited, Swann Edwards Architecture, Black Barn, Fen Road, Guyhirn, Wisbech, Cambs, PE13 4AA  
t 01945 450694 e info@swannedwards.co.uk w www.swannedwards.co.uk

Job Title		Date	Drawn by
Proposed Residential Development		August 2020	CR
Land N. Eastrea Hill Farm			Checked by
182 Wype Road, Eastrea			RS
For: GL Developments			
Drawing Title		Job No.	Sheet Size
Planning Drawing		SE-1449	A1
Plot 4 - Plans and Elevations		Dwg No.	Revision
		PP1100	A

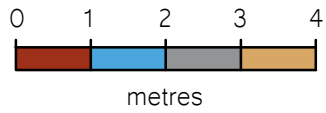




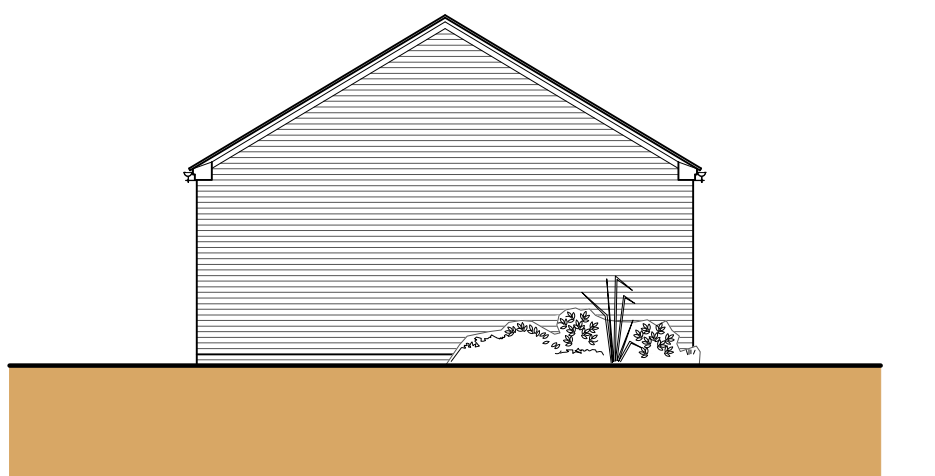
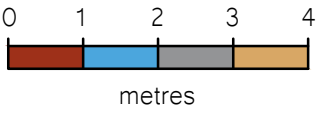
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Scale: 1:100



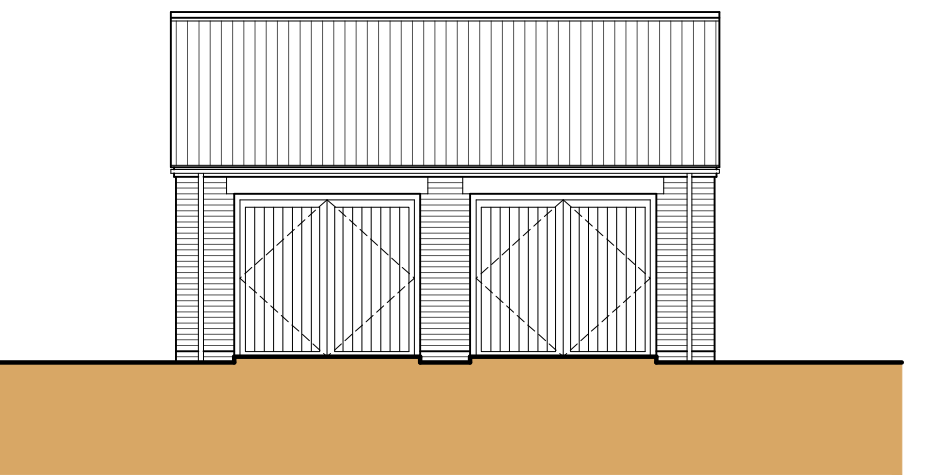
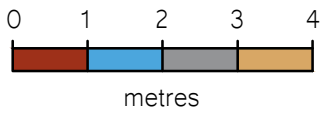
Section B-B  
Scale: 1:100



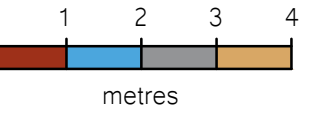
Side Elevation  
Scale: 1:100



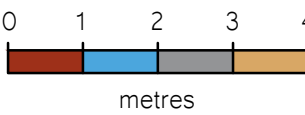
Front Elevation  
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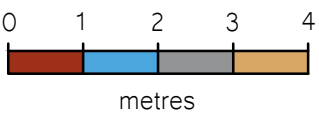
Side Elevation  
Scale: 1:100



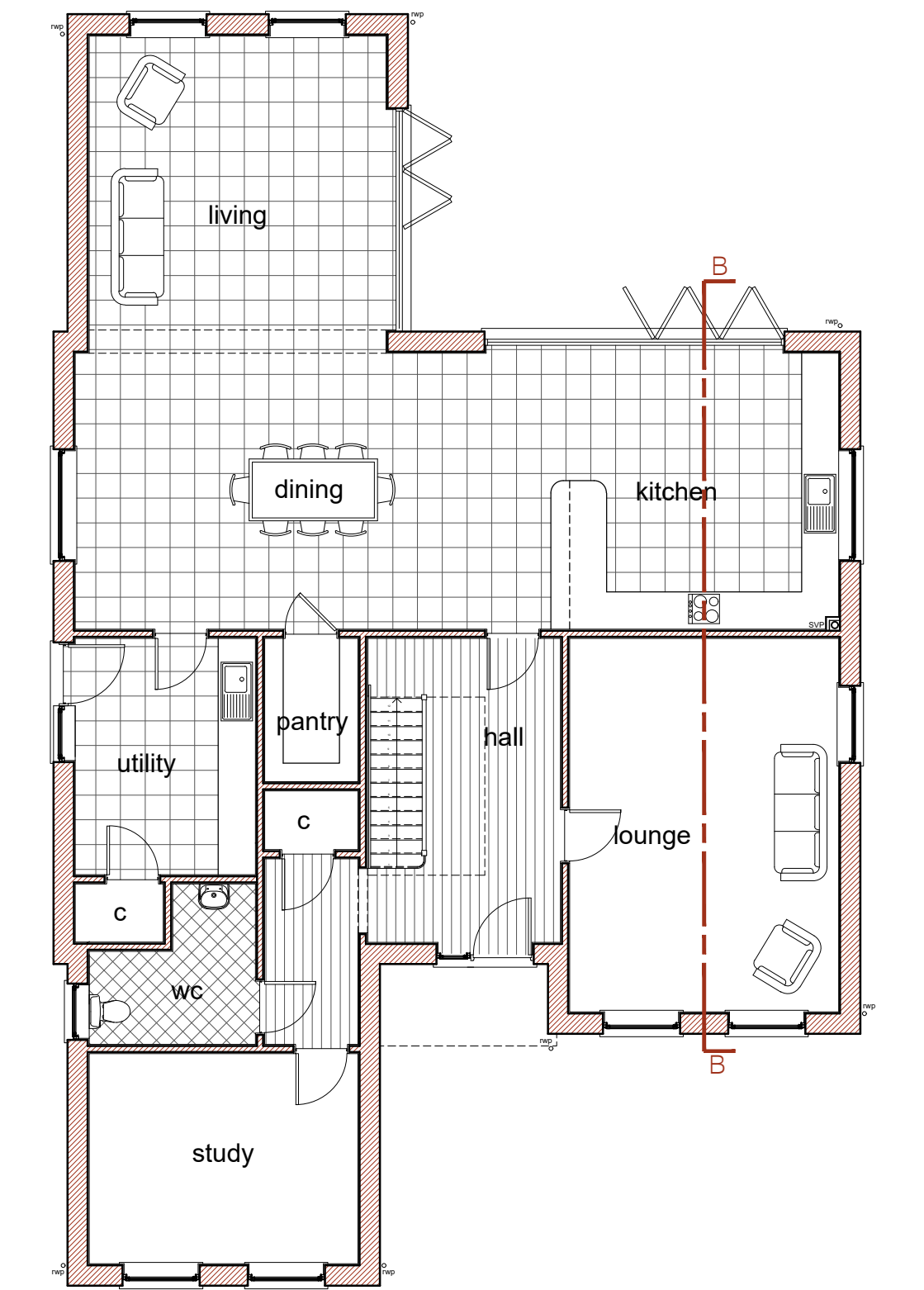
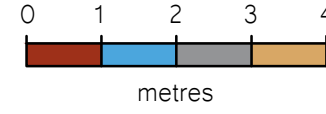
Rear Elevation  
Scale: 1:100



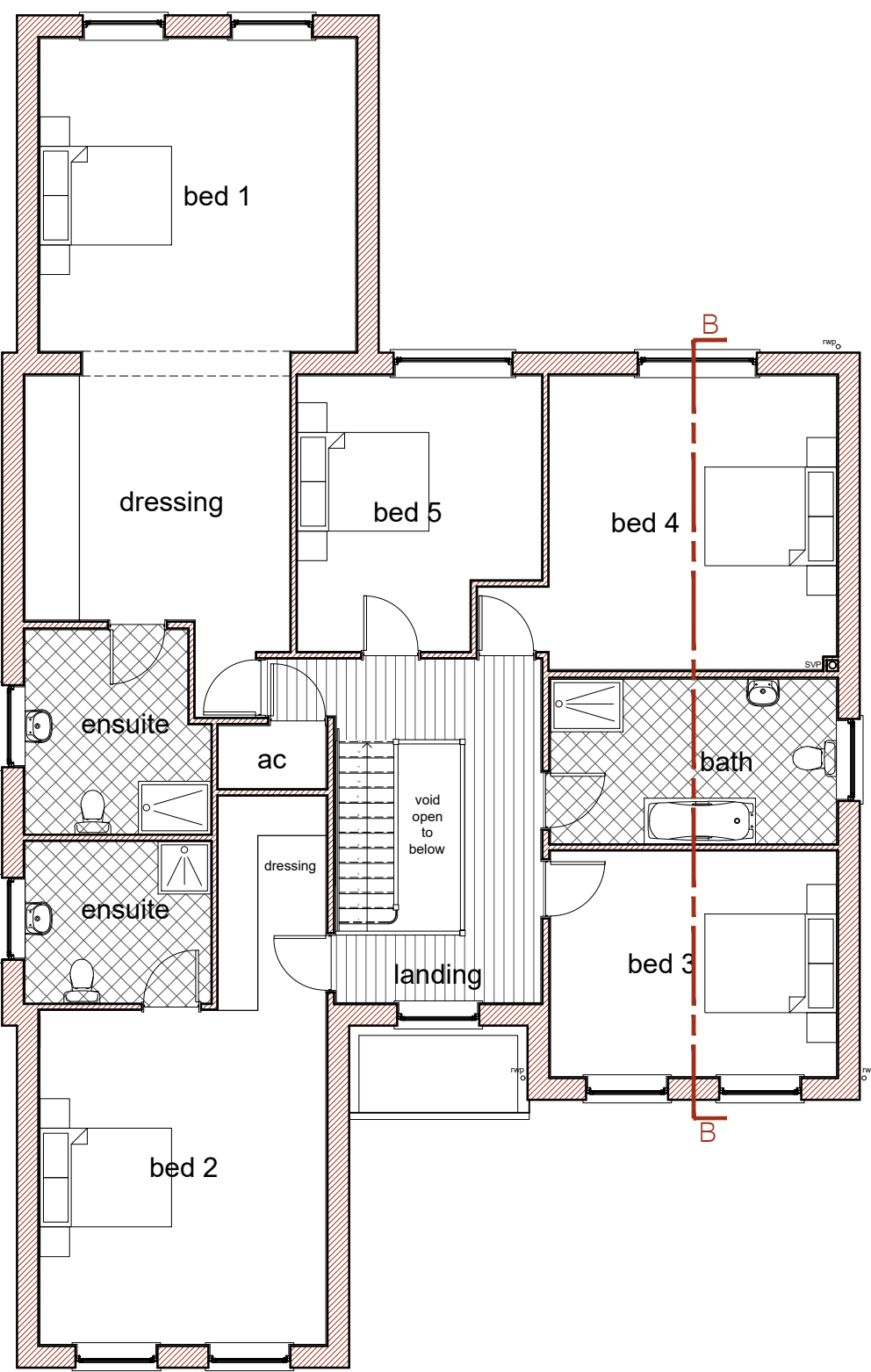
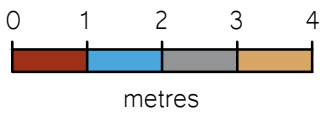
Side Elevation  
Scale: 1:100



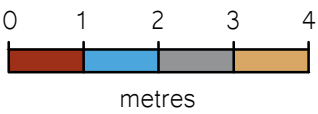
Rear Elevation  
Scale: 1:100



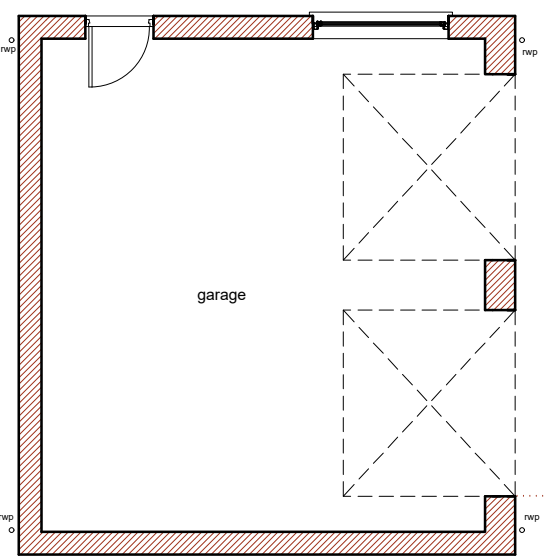
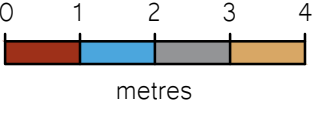
Ground Floor Plan  
Scale: 1:100



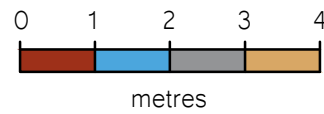
First Floor Plan  
Scale: 1:100



Side Elevation  
Scale: 1:100



Garage Floor Plan  
Scale: 1:100

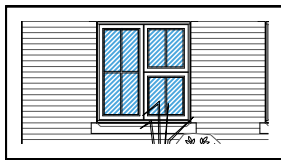


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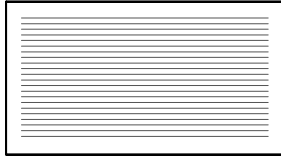
CONSTRUCTION DESIGN & MANAGEMENT REGULATIONS 2015

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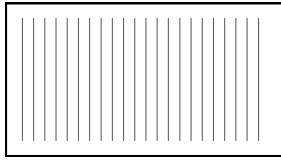
ELEVATION KEY



Joinery



Red antique farmhouse brickwork



Rustic red pantiles

Revisions	
D	Nov 2020 Planners Comments Revised Garage Size

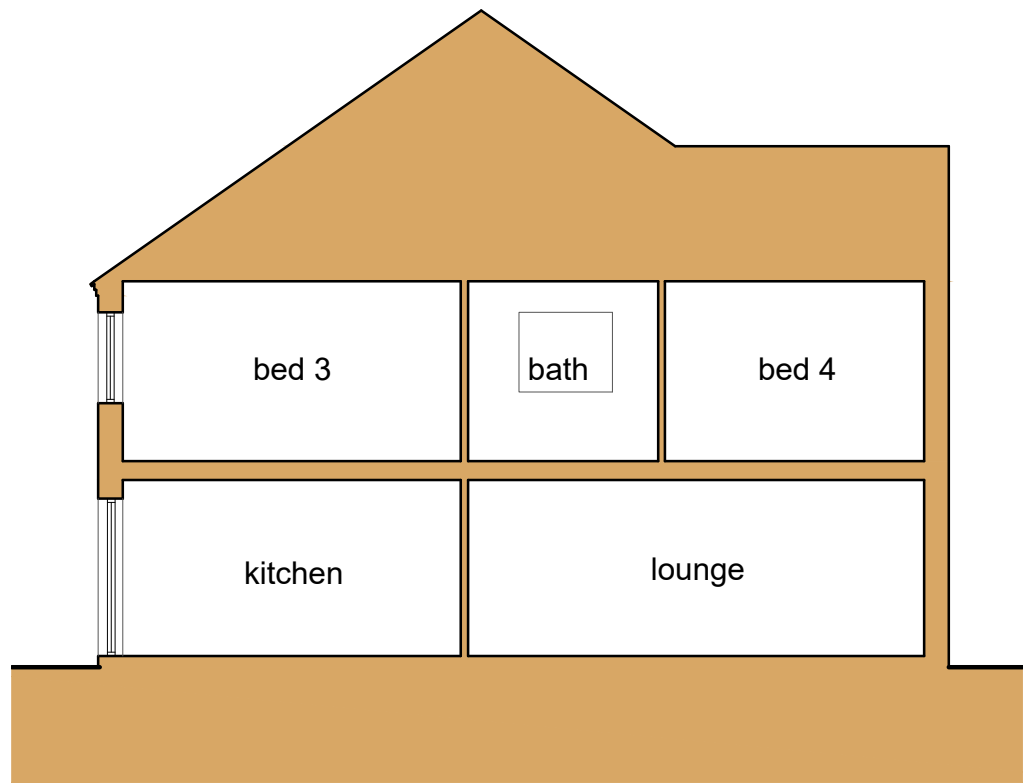
Status  
**FOR APPROVAL**

**SWANN EDWARDS**  
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t 01945 450634 e info@swannedwards.co.uk w www.swannedwards.co.uk

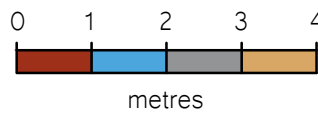
Proposed Residential Development Land N. Eastrea Hill Farm 182 Wype Road, Eastrea For: GL Developments	Job Title Date August 2020	Drawn by CR
	Checked by RS	
Drawing Title Planning Drawing Plot 5 - Plans and Elevations	Job No. SE-1449	Sheet Size A1
	Dwg No. PP1101	Revision D





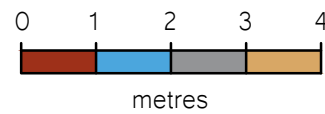
Section C-C

Scale: 1:100



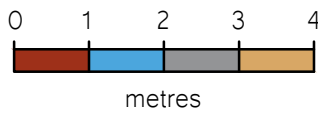
Inner Front Elevation

Showing Door and Sidelight Scale: 1:100



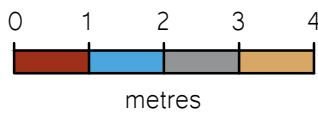
Front Elevation

Scale: 1:100



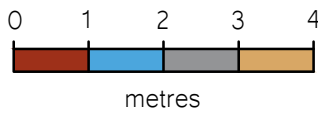
Rear Elevation

Scale: 1:100



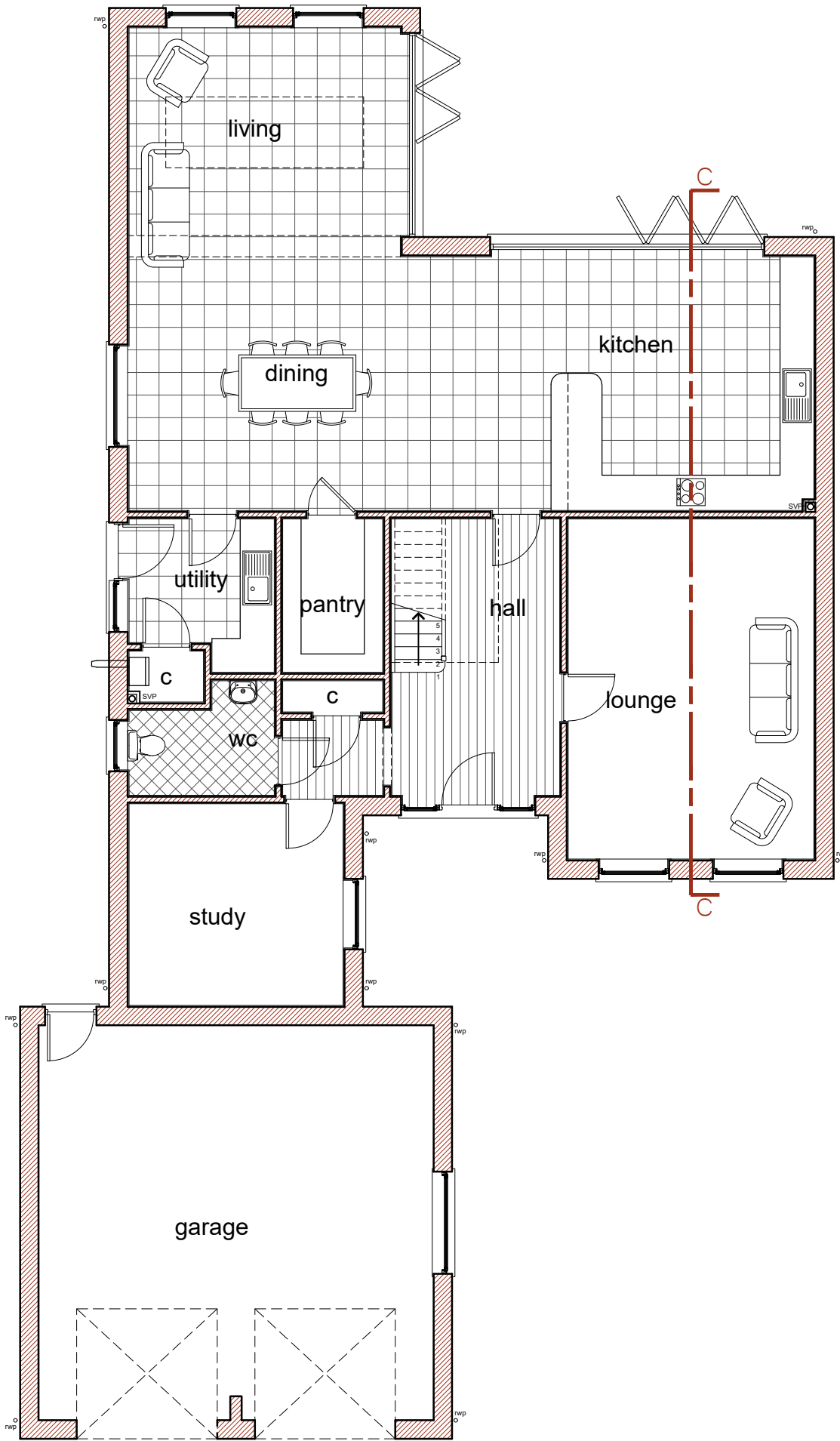
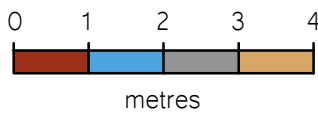
Side Elevation

Scale: 1:100



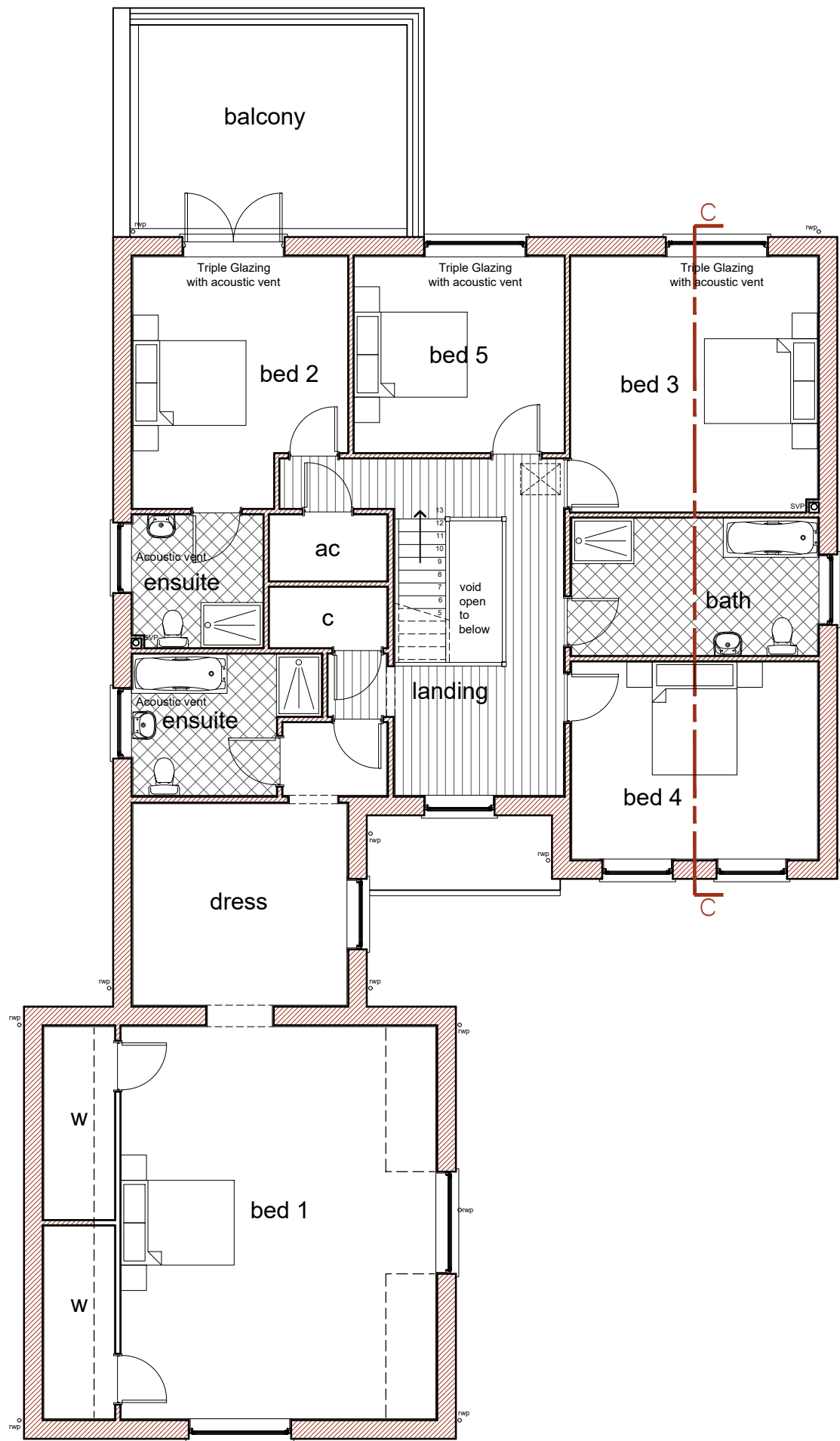
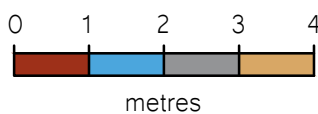
Side Elevation

Scale: 1:100



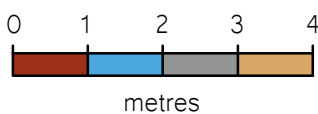
Ground Floor Plan

Scale: 1:100



First Floor Plan

Scale: 1:100

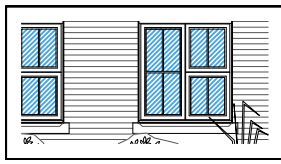


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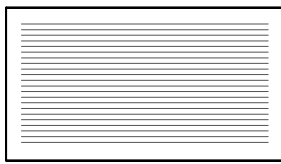
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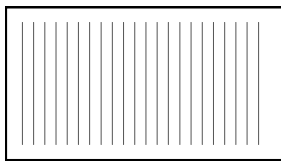
ELEVATION KEY



Joinery



Grantchester blend brickwork



Rustic red pantiles

Revisions

B	Nov 2020	Planner Comments Revising for Acoustics
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Status

FOR APPROVAL

**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

Proposed Residential Development Land N. Eastrea Hill Farm 182 Wype Road, Eastrea For: GL Developments	Job Title Date August 2020	Drawn by CR
	Job No. SE-1449	Sheet Size A1
Drawing Title Planning Drawing Plot 6 - Plans and Elevations	Dwg No. PP1102	Checked by RS
		Revision B