

**Applicant: Mr Justin Wingfield
Fenland District Council**

**Agent : Mrs Molly Middleditch
Wilby and Burnett**

Site Of Former 24, High Street, Wisbech, Cambridgeshire

Erect a 4-storey building (comprising of 7 x 1-bed flats with retail floorspace at ground level) involving the demolition of a wall within a Conservation Area

Officer recommendation: Grant

Reason for Committee: Fenland District Council are the landowner and applicant.

1 EXECUTIVE SUMMARY

- 1.1 This application proposes the redevelopment of a vacant and derelict site situated within the Wisbech Conservation Area. It will deliver a mixed retail and residential scheme providing a ground floor retail unit and 7 units of residential accommodation; 6 x 1-bedroom flats and 1 x studio flat.
- 1.2 The scheme has been developed as part of the Wisbech High Street Project which is a Heritage Lottery Funded Townscape Heritage project focusing on improving the High Street townscape by addressing derelict buildings/sites and making general improvements to buildings. The Wisbech High Street Project was awarded £1.9million pounds of funding in 2016 and the project to rejuvenate the High Street is set to last 5 years. 'The Gap' at 24 High Street has been owned by Fenland District Council since 2010 and it is a priority site under the Wisbech High Street Project.
- 1.3 Although initially the plans for 'The Gap' focused on bringing this space to life by developing the area as 'an inspiring piece of public realm' these plans have been superseded by this current scheme which will see this derelict site, located in the heart of Wisbech Conservation Area, being brought back into active use through the delivery of housing which will, along with the proposed retail unit, contribute to the vitality and viability of the town centre whilst also securing an uplift in the environmental quality of the area.
- 1.4 Pre-application discussions have been undertaken and the submission largely accords with the considerations of the project group which in turn has facilitated a positive recommendation for this proposal.
- 1.5 The application is recommended for approval as set out in the body of the report below having due regard to the duty in law under S16 Planning (Listed Buildings and Conservation Areas) Act 1990 and also the requirements of the National Planning Policy Framework 2019 and Policy LP18 of the Fenland Local Plan 2014.
- 1.6 Matters of flood risk, highways, residential amenity, security and servicing have also been considered alongside heritage and character considerations and it is considered that the scheme aligns with the relevant policy

framework; whilst it will be necessary to secure further details with regard to materials and servicing this may be achieved through the imposition of conditions.

2 SITE DESCRIPTION

- 2.1 The site is located at 24 High Street, Wisbech, which is a 'gap' site on the west side of High Street in an otherwise continuous street scene of adjoining buildings.
- 2.2 The site is located within Wisbech Conservation Area and is adjacent to 23 High Street which is a Grade II Listed Building. There are many other Listed Buildings within the High Street and also within the immediate vicinity of No. 24.
- 2.3 No.24 partially collapsed in the late 1980's and was de-listed on 31 October 2010 resulting in the building/site no longer being Listed. The site is now vacant with no building situated there with the last remaining buildings to the rear of the site having been demolished a couple of years ago due to structural instability. The once adjoining buildings at Nos. 23 & 25 have been propped up with steelwork to protect their own stability and the former basement to No. 24 remains as a void in the site.
- 2.4 There is a rear pedestrian access from Nene Quay which also incorporates access to neighbouring properties.
- 2.5 The site is within the 'Primary Shopping Area' for Wisbech and forms part of the 'Primary Shopping Frontage' of Wisbech; in addition, it is designated a Flood Zone 1 area.

3 PROPOSAL

- 3.1 The proposal seeks full planning permission for a replacement building on the site. The proposed building comprises four-storeys delivering a retail unit, 7 flats and communal facilities.
- 3.2 At ground floor there will be a small retail unit (24 square metres) with a storage area that is accessed from the High Street. Also accessed from the High Street, through a separate entrance, will be a passageway for residents of the seven flats. This passage will lead through the building to a protected stairwell with access to cycle storage and a ground floor studio flat. The studio flat consists of a living room / kitchen / sleeping area and a separate shower room and storage cupboard.
- 3.3 There will be an external door to the rear passage from the communal stairwell to Nene Quay which will be the primary fire escape route for the residential units. Further along the external passage to the rear of the site is a secure waste storage area.
- 3.4 Accommodation on the first, second and third floors will mirror each other with the exception of the third floor which will incorporate an access hatch from the communal stairwell onto the roof space for maintenance purposes, and at first floor there will be an external door onto the lightwell, also for maintenance purposes.
- 3.5 The layout of accommodation on each of these floors will consist of the communal protected stairwell, with access to two one-bedroom flats. The flats will

each have a separate bedroom, shower room, kitchen / living room and service cupboard where the electric heating system will be located. The shower rooms in each flat will have extract ventilation to the roof but all other rooms will have natural light and ventilation.

- 3.6 The flats on each floor which front the High Street will have a lightwell to provide the natural light and ventilation to the bedrooms and lobby areas.

Full plans and associated documents for this application can be found at: [F/YR21/0680/FDC | Erect a 4-storey building \(comprising of 7 x 1-bed flats with retail floorspace at ground level\) involving the demolition of a wall within a Conservation Area | Site Of Former 24 High Street Wisbech Cambridgeshire \(fenland.gov.uk\)](https://www.fenland.gov.uk/Planning/Planning-Applications/FYR21/0680/FDC)

4 SITE PLANNING HISTORY

F/YR19/3112/COND	Details reserved by conditions 3, 4, 5 and 6 of Planning Permission F/YR19/0257/F	Approved 28.11.2019
F/YR19/0257/F	Demolition of existing building in Wisbech Conservation Area and erection of 3 No. temporary storage/toilet buildings and provision of decking for site storage and visitors welfare facilities	Granted 18.07.2019
F/YR17/1198/FDC	Installation of structure to facilitate an area of public realm for use by the community at ground floor and the formation of a 12.5 metre high viewing platform	Granted 01/03/2018
F/99/0625/F	Erection of 6 x 2 bed flats and 1 x 1-bed flat	Granted 22/3/2000
F/92/0482/LB	Underground works to strengthen and support proposed reconstruction of carriageway	Granted 26/11/1992
F/1099/88/F F/1060/88/LB	Reconstruction of partly collapsed building for retail on ground floor with ancillary cellar storage and 3 self-contained flats above	Granted 11/10/1988
F/0573/88/LB	Demolition of front elevation (all that remains after a partial collapse)	Withdrawn
F/0560/87/F F/0561/87/LB	Alterations to shop including removal of shopfront and chimney stack	Granted 21/9/1987

5 CONSULTATIONS

- 5.1 **Town Council:** Recommend that *'the application be supported, subject to the proposed works according with the professional opinion of FDC's Conservation Officer'*.

- 5.2 **Conservation Officer (FDC):** *'Approve subject to conditions'* (for detailed comments please refer to Heritage section of this report).
- 5.3 **Wisbech Society:** *'The Wisbech Society fully supports this application as part of the HLF supported Townscape Heritage Project in the High Street. The society recognises Wisbech's need of good quality accommodation that gives the tenant their own 'front door' and independent living accommodation in tandem with retail space and, in this way, this development will help ensure the long term sustainability of the High Street.*
- The society also agrees with the 'conditions' set out by the FDC Conservation Officer.'*
- 5.4 **Business and Economy Team:** *'No objections'*
- 5.5 **Environment Agency:** *'We have reviewed the information submitted and have no comment to make on this application'.*
- 5.6 **CCC Highways:** *'The proposal is in a sustainable town centre location and replaces an existing building. The development proposal results in no material highway impact. I have no highway objections'.*
- 5.7 **FDC Environmental Health:** *'The Environmental Health Team have read the submitted information and have 'No Objections' in principle to the proposed scheme.*

The application site lies central to the historic central business district within the town of Wisbech. Sharing such areas with sensitive or otherwise residential uses, will require greater measures to control adverse impacts such as noise and odour from a variety of different sources such as early morning deliveries. In such areas where noise or other forms of pollution might be an issue, greater emphasis on ventilation will be required so that an acceptable living environment can be achieved; where windows are to be kept closed for reasons due to noise or odour for example, additional provision in the form of a mechanical ventilation system may be necessary along with enhanced glazing specification to address unwanted noise potential. As the intention is to redevelop a site to provide sensitive end use, measures should also include the correct level of insulation to ensure thermal comfort can also be achieved. We note from the submitted information measures to address ventilation has been covered.

The proposed external appearance is stated to include timber sash windows. We note the absence of window specification so would advise as the proposed development is to be built within an established commercial district, windows with a suitably high sound reduction index should be fitted so that an acceptable internal noise level can be achieved inside the property.

We have observed from the submitted information that contamination is unlikely to be an issue at the application site. While we note there is little information detailing historical use of the previous structure or information that describes or otherwise characterises current ground conditions, we would recommend the 'Unsuspected Contamination' condition being imposed in the event planning consent is granted, to protect the interests of the environment but also the health of site workers and future occupiers.

This proposal seeks to provide ground floor residential accommodation. Also proposed for the ground floor is to be an integral waste bin store. This service considers the sharing of such facilities with sensitive use in a confined area, could be detrimental for those who occupy the proposed ground floor flat terms of unwanted noise, odour and air-borne dust unless properly managed or designed from the outset. Such concerns are widely accepted as sources of nuisance and contributors to a decline in human health. To prevent human health or the environment being adversely affected, we request the councils' Waste services be invited to comment on the proposed waste storage to determine if a waste service can be offered to future occupiers at this location.

As the redevelopment seeks to provide residential accommodation, we would ask for the councils private sector housing team also be invited to comment to ensure the design and specification meets latest housing criteria.'

5.8 Crime and Design Team (Cambridgeshire Police): *'This office has reviewed the above application and in terms of community safety and reducing vulnerability to crime are supportive. We would ask for more detail on any external lighting plans and more detail on access control for the apartments when they are available so we can comment. The proposed layout is acceptable. No further comments at this time'.*

5.9 FDC Waste Team: *'With regards to the bin store and comments from Environmental Health I would suggest that as the bin store appears to be covered and enclosed which would reduce nuisance and risk to public.*

A private waste collection may be suggested due to the limited space to contain bins for the commercial and residential waste separately? Requirements for the residential element can be seen below and this would leave little room for separate commercial bins and storing in the same area could lead to issues with residents using the retail units bins and vice versa. A private collection could be designed to suit the needs of the whole site.

Regarding the bin store for the 7 residential properties 4 x 660 litre wheeled bins (2 general waste, 2 recycling) would be required for an alternate weekly collection. These are 140cm wide x 77cm deep and there appears to be sufficient space to contain. The bin store would also require:

- *Enough space to enable each bin to be moved independently, i.e. without moving other bins.*
- *Sufficient clearance provided to allow full opening of container lid.*
- *Minimum working headroom of at least 2m (where compound is covered).*
- *150mm clear space between and around containers.*
- *A mechanism for holding doors open (door hooks)*
- *Adequate door widths: This is likely to be a minimum of 20cm in addition to the widest bin contained in the bin store.*
- *Keypad security entry (no keys)*
- *Suitable surfaces to allow movement of bins (steps avoided, smooth and solid surface).'*

5.10 FDC Private Sector Housing team: *'I would encourage the use of materials which provide maximum noise insulation to reduce the interference to the ground floor occupants together with a keypad entry system to avoid entry by unauthorised persons. I am assuming that CFRS have commented re the*

appropriate fire separation between the bin store and the residential accommodation'. No other concerns identified.

5.11 **Local Residents/Interested Parties:** None received

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).

6.2 Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require Local Planning Authorities when considering development to pay special attention to preserving a listed building or its setting and to the desirability of preserving or enhancing the character or appearance of a conservation area.

7 POLICY FRAMEWORK

7.1 National Planning Policy Framework (NPPF)

Para 10 – Presumption in favour of sustainable development

Para 47 – Applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise;

Para 55 – conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development permitted, enforceable, precise and reasonable in all other respects.

Chapter 5 – Delivering a sufficient supply of homes

Chapter 6 – Building a strong, competitive economy

Chapter 7 – Ensuring the vitality of town centres

Chapter 9 – Promoting sustainable transport

Chapter 11 – Making effective use of land

Para 124 – Good design is a key aspect of sustainable development;

Para 127 – Planning policies and decision should ensure developments are sympathetic to local character and history;

Chapter 14 – Meeting the challenge of climate change, flooding and coastal change

Chapter 16 – Conserving and enhancing the historic environment

Para 189 – In determining applications, local planning authorities should require an applicant to describe the significance of any heritage asset;

Para 190 – Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal;

Para 196 – Where a development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including securing its optimum viable use.

7.2 National Planning Practice Guidance (NPPG)

7.3 National Design Guide 2019

C1 – Understand and relate well to the site, its local and wider context

C2 – Value heritage, local history and culture

I1 – Respond to existing local character and identity

I2 – Well designed, high quality and attractive

- I3 – Create character and identity
- U1 – A mix of home tenures, types and sizes
- H1 – Healthy, comfortable, and safe internal and external environment
- H3 – Attention to detail: Storage, waste, servicing and utilities
- R1 – Follow the energy hierarchy
- R3 – Maximise resilience
- L1 – Well managed and maintained

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
- LP5 – Meeting Housing Need (Part C – Meeting wider housing need)
- LP6 – Employment, Tourism, Community Facilities and Retail
- LP14 – Responding to Climate Change and Managing the Risk of Flooding in Fenland (Part A – resource use, renewable energy and allowable solutions)
- LP15 – Facilitating the Creation of a More Sustainable Transport Network in Fenland
- LP16 - Delivering and Protecting High Quality Environments across the District
- LP17 – Community Safety
- LP18 - The Historic Environment

8 KEY ISSUES

- **Principle of Development**
- **Character, visual amenity and Heritage considerations**
- **Residential amenity, including space standards**
- **Highway considerations**
- **Other matters**

9 ASSESSMENT

Principle of Development

- 10.1 The site is located within Wisbech which is identified as being one of the key settlements for housing growth as such LP3 would support the principle of a mixed commercial/residential uses in this location. As identified within the submission *'the small one-bedroom flats proposed will provide the opportunity for people to live independently in a cost-effective location without the communal facilities of a house share or HMO'*; this would align with the aims of Policy LP5 of the FLP in terms of meeting wider housing need.
- 10.2 It is further acknowledged that the retention of retail/commercial floorspace at ground floor would accord with Policy LP6 and align with the aims of both National and Local Planning Policy with regard to promoting the vitality and viability of the town centre.
- 10.2 It is also necessary to consider the overall constraints of the site and the schemes implications in terms of flood risk, highway and pedestrian safety, crime and safety and residential amenity, together with the appropriateness of the proposal in terms of its likely impact on the Wisbech Conservation Area and the adjacent listed buildings.

Character, visual amenity and Heritage considerations

10.3 Comprehensive comments have been provided by the FDC Conservation Officer relating to both heritage and character considerations and these are reproduced in full below as they give an expansive and reasoned response to the proposal by:

- (i) Setting the scene in terms of the evolution of its details
- (ii) Providing the rationale behind the scheme development, with specific reference to how it aligns with the Wisbech 'High Street' project
- (iii) Assessing the proposal in terms of its 'townscape' and 'heritage' fit
- (iv) Providing a site-specific evaluation of the scheme details

10.4 The FDC Conservation Officer notes that:

'The site is located within the heart of the Wisbech Conservation Area along one of the town's principal shopping streets. Adjacent to the site is 23 High Street which is a grade ii listed building. Further listed buildings exist along High Street within close vicinity of the gap site and these are 11 High Street (grade ii), 12 High Street (an application has been made to Historic England to de-list since the demolition under F/YR19/0510/LB) which stand opposite and 19 High Street (grade ii) also on the opposite side of the street. Within the immediate area around the gap site (a radius of 70m (being the length of the High Street from the gap site to Market Place)) are a further 10 listed buildings namely 21 Market Place (grade ii), 22 Market Place (grade ii), 1 High Street (grade ii), The Rose & Crown Inn (grade ii), 3 – 5 Nene Quay (grade ii), Clarkson Memorial (grade ii*), Wine Vaults (grade ii), 1-3 Bridge Street (grade ii) 7-9 York Row (grade ii) and 10 York Row (grade ii). Within the wider area around the site and within the conservation area, which is potentially affected by long range impacts of this proposal, are a further 100+ listed buildings situated along North Brink, South Brink, Old Market, Crescent area and Market Place.*

It is understood that "The Gap" has existed since the late 1980's when the early 19th century listed building that had previously occupied the front of the site fell down. The early 19th century building which collapsed was a grade ii listed building and was originally listed on 31st October 1983. It is apparent that only the front part of the building collapsed, and an element of the structure survives to the rear of the site. 24 High Street was, however, officially delisted on 18th May 2010 and the building/site is no longer "listed".

High Street, Wisbech is currently the focus of a live Heritage Lottery funded Townscape Heritage project; in Summer 2016 the HLF awarded £1.9 million to the Wisbech High Street project, a project which will run until 2020/2021. The HLF project focuses on the regeneration of High Street, which is an important street within the town, linking the prestigious Brinks to Market Place. This is to be achieved by a scheme to refurbish dilapidated property and bring vacant buildings back into use as well as to facilitate building improvements including addressing poor quality shop fronts and signage. It is understood that reuse of the gap site is a key element of this HLF project. Material consideration is given to this street focused regeneration context when considering this specific proposal.

Due regard is given to relevant planning history. There are a number of planning applications going back to the 1980's and 1990's which relate to this site referenced F/0560/87/F and F/0561/87/LB, F/1060/88/LB and F/1099/88/F, F/92/0482/LB and finally F/99/0625/F. Two specific applications F/0722/87/LB and F/0721/87/F relate specifically to the rear building in question and concern

proposals to convert it to residential use, specifically two dwellings, back in the late 1980s but the scheme was not implemented. Pre-application advice and an application under F/YR17/1198/FDC was submitted for the installation of a structure to facilitate an area of public realm for use by the community at ground floor and the formation of a viewing platform. An application was subsequently received and approved under F/YR19/0257/F for the demolition of the remaining elements of No. 24 and the erection of 3 temporary storage and welfare buildings.

This scheme has now been superseded in favour of the current proposal which will see a reinstatement of a traditional retail space to the ground floor with residential units above. It is also worth noting that Nos 11 and 12 High Street form a significant part of the success of the Lottery Funded High Street project, and applications for development on that site have been approved under F/YR19/0509/F and F/YR19/0510/LB.

The schemes were developed as part of the Wisbech High Street Project which is a Heritage Lottery Funded Townscape Heritage project focusing on improving the High Street townscape by addressing derelict buildings/sites and making general improvements to buildings. The Wisbech High Street Project was awarded £1.9million pounds of funding in 2016 and the project to rejuvenate the High Street is set to last 5 years. "The Gap" at 24 High Street has been owned by Fenland District Council since 2010 (referenced in the Heritage Statement) and it is a priority site under the Wisbech High Street Project. The plans for "The Gap" are focusing on bringing this space to life by developing the area as "an inspiring piece of public realm".

Due regard is given to the Wisbech 2020 Project. In 2013 the Wisbech 2020 Vision was launched which is a collaborative initiative seeking to improve Wisbech as a place to live, work and visit. The "Vision" has evolved over time and its aims and objectives are now recognized in the 2017 Wisbech 2020 Vision document. The document references Wisbech's rich heritage and under Theme 3 of its strategy it states that an action is to ensure "Wisbech's wealth of important historic architecture is protected, conserved and enhanced" (p. 16 (2017W2020)).

A heritage statement has been submitted with the application. The information is sufficient to comply with paragraph 189 of the NPPF and policy LP18 of the 2014 local plan.

24 High Street exists today as a vacant plot, a gap in the High Street street scene. Within the gap there were levels of steelwork extending all 4 storeys in height and serve to prop the side elevations of 23 High Street (grade ii) and 25 High Street which abut the gap site. At ground floor level only wooden hoarding fronts the street securing the site from unauthorized access. The ground level hoarding prevents views into the site at ground level but looking up above the hoarding the steel work is clearly visible. In its current state the site is a gap in an otherwise continuous streetscene of adjoining building. It detracts from the High Street streetscene and has a detrimental impact on the character and appearance of this part of the Wisbech Conservation Area and on the setting of the neighbouring listed building. **It is within this context that this proposal is considered.**

The proposal seeks to reinstate a frontage, in keeping with the historic character of the original building, in keeping with the neighbouring listed building at no. 23, the setting of nearby listed buildings and in keeping with the character and appearance of the conservation area. The design indicates a 4-storey frontage

with a traditional shop front to the ground floor and residential units above, with sash windows under brick arches. The site will extend to the rear to provide further accommodation. Due to the location of the site and surrounding buildings, and the scale not exceeding the previous (and neighbouring) 4 storeys in height it is not felt that there would be any long views that would alter or detract from the scale and form of the high street and therefore the wider conservation area.

The proposed development is considered as having a positive beneficial impact. The submitted design is wholly in keeping with the principles of aesthetic value, in that the proposals will both provide an attractive, sympathetic and functional building that will 'plug the gap' in the streetscape and enhance the overall appearance of this part of the High Street, in line with the primary concepts and principles of the conservation area. The proposal will reproduce in essence, the appearance of the original Georgian buildings as once stood in that location. The outcome of the project (along with the project at Nos. 11 and 12 opposite) targeting the derelict site that considerably detract from the street-scene will go a long way to addressing the wider issues presented by the deterioration of the High Street and markedly enhance the appearance of the south end of the High Street.'

- 10.5 Based on the above specialist evaluation it is clear that the scheme is acceptable and welcomed in heritage terms representing as it does an appropriate solution to target this vacant site which has for some time had a negative impact on the High Street and the wider conservation area.
- 10.6 Accordingly the scheme may be deemed compliant with Policies LP16 and LP18 of the Fenland Local Plan and aligning with the aims of the National Planning Policy Framework.

Residential amenity

- 10.7 The scheme proposals are constrained by the elongated nature of the site however the layout does take full advantage of natural daylight through the placement of windows to the front and side aspects; with Flat 2 (1st floor) also featuring a balcony to its rear aspect and Flats 4 & 6 (2nd and 3rd floor) featuring Juliet balconies to their rear aspects.
- 10.8 Where it is not possible to achieve openings directly to internal rooms (i.e. shower rooms serving Flats 2, 4 and 6) extract ventilation will be provided to the roof.
- 10.9 Flats 2 to 7 will provide accommodation with a floor space of 40 or 41 square metres, with this level of accommodation being similar to that which is incorporated within the approved scheme at Nos 11-12 High Street (LPA reference F/YR19/0509/F); noting that of the 12 flats provided 9 of these are 1 bedroom units and range from 39 square metres floor space to 52 square metres with an average floor space across the 9 units being 44 square metres.
- 10.10 Whilst the studio flat proposed at ground floor level has less floor space than the other units to be provided this will, as highlighted by the agent for the scheme provide additionality into the mix of accommodation on offer. It is further noted that such 'micro-housing' is recognised as having a place within the built environment representing as it does an affordable opportunity to live centrally without having to house-share, providing residents with their own front door and the opportunity to live independently of others. It is further noted that this will be a

purpose-built new build with appropriate amenities in the form of bin storage facilities and cycle storage.

- 10.11 There is no requirement for provision of amenity space to support the development as per Policy LP16(h) and the site location is such that there are opportunities for outdoor recreation within walking distance.
- 10.12 The matters of detail highlighted as part of the consultation feedback relating to construction, noise insulation and fire safety will be matters dealt with under Building Regulations, similarly access control arrangements (as highlighted in the 'Crime and Design' section below) may be secured by condition.
- 10.13 In terms of the relationship of the property to adjoining premises no amenity issues or impacts are identified and as such the scheme achieves compliance with Policies LP2 & LP16 of the FLP (2014).

Highway considerations

- 10.14 The proposal includes provision for cycle parking but none for cars due to its town centre location. There will be a designated lockable cycle store accessed from the ground floor communal stairwell. There will be six designated secure cycle lockers, one for each flat, within the cycle store. There is also a separate secure cycle store under the staircase for the ground floor studio flat.
- 10.15 This a town centre site and as such is considered to be a sustainable location; albeit the scheme comes forward with a nil parking provision.
- 10.16 Appendix A of the Fenland Local Plan allows for a reduced car parking provision and in special circumstances a nil parking provision where sites are centrally located within Market towns and benefit from good public transport links.
- 10.17 The 'special circumstances' in this case are deemed to be the re-use of a vacant site situated in a sustainable location within one of the Primary Market Towns of the District.
- 10.18 The delivery of 7 residential units in this location must be given significant weight and the proposal aligns with the aims of Chapter 11 of the NPPF which promotes the effective use of land, and particularly Para 118 (d) which outlines the need to *'promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure)'*.
- 10.19 It is considered there is appropriate justification for delivering this scheme with a nil parking provision and as such there are no matters to reconcile with regard to car parking provision or accessibility; the scheme is therefore considered compliant with Policies LP15 and LP16 of the FLP (2014).

Flood risk

- 10.20 The site is located in a flood zone 1 area and as such is sequentially preferable for housing development accordingly there are no matters to reconcile with regard to flood risk and Policy LP14 of the FLP (2014).

Crime and Design

- 10.21 The entry point to the flats are via the High Street and as such would be afforded high levels of natural surveillance and therefore represent no issues in terms of design and security. Input has been sought from the Crime and Design Team (C&DT) of Cambridgeshire Constabulary and they have confirmed that in terms of community safety and vulnerability they are supportive of the scheme and the layout is acceptable.
- 10.22 The C&DT have recommended that details regarding external lighting and access control are forwarded to them when available and these items may be secured by condition to ensure appropriate lighting and access control. However subject to these safeguarding conditions being imposed it is considered that there are no issues to reconcile with regard to Policy LP17 of the FLP (2014).

Other matters

Servicing

- 10.23 The design and access statement and drawings highlight that to the rear of the ground floor, there is a secure bin store with separate provision of waste and recycling storage. The bins will be collected on a private collection system via the rear passage to Nene Quay. Comments from the FDC Refuse team indicate that the scheme details do not cause concern relating to the likely consequences of locating the contained waste storage area in the location as shown in terms of odour and nuisance.
- 10.24 The exact components of the refuse collection arrangements will need to be determined however this may be dealt with post decision, noting that it may be necessary for a private collection service to be employed to deal with combined residential/commercial waste. Such details could be secured by condition and as such it would appear that the scheme has the potential to fully accord with Policy LP16(f) without detriment to the amenities of future residents.

Sustainability

- 10.25 In line with Policy LP14 the scheme makes provision for the use of renewable energy with Photovoltaic panels on the flat roof to the rear of the building proposed to provide some of the energy to power the building through renewable sources. Fourteen 450Wp photovoltaic panels, angled at 10 degrees, will be installed south facing on the roof.
- 10.26 The 450Wp photovoltaic panels are considered to be the most suitable option for the site noting future maintenance requirements and having due regard to aesthetic impact.
- 10.27 Internally, water saving toilets and LED lighting will be installed in the flats, with proximity detection lighting in communal areas to avoid lights being left on for prolonged periods.
- 10.28 The use of renewable energy and other resource saving measures are welcomed and align with the requirements of Policy LP14 (Part A) of the Fenland Local Plan (2014) and the aims of the NPPF (2019)

Conditions

10.29 From 1 October 2018 section 100ZA(5) of the Town and Country Planning Act 1990 provided that planning permission for the development of land may not be granted subject to a pre-commencement condition without the written agreement of the applicant to the terms of the condition (except in the circumstances set out in the Town and Country Planning (Pre-commencement Conditions) Regulations 2018).

10.30 The agent for the scheme has been consulted on the proposed conditions identified below and an update in this regard will be given to the Committee to ensure that any consent as granted satisfies the requirements of section 100ZA(5) have been met.

The proposed conditions are as follows:

- (2) details in respect of the front façade construction
- (3) details in respect of the side and rear elevation construction
- (5) details in respect of external services

11 CONCLUSIONS

11.1 This scheme will bring forward additional housing within a sustainable location and raises no issues with regard to visual or residential amenity or heritage impacts. Furthermore, there are no highway issues or other matters that would render the scheme unacceptable in policy terms.

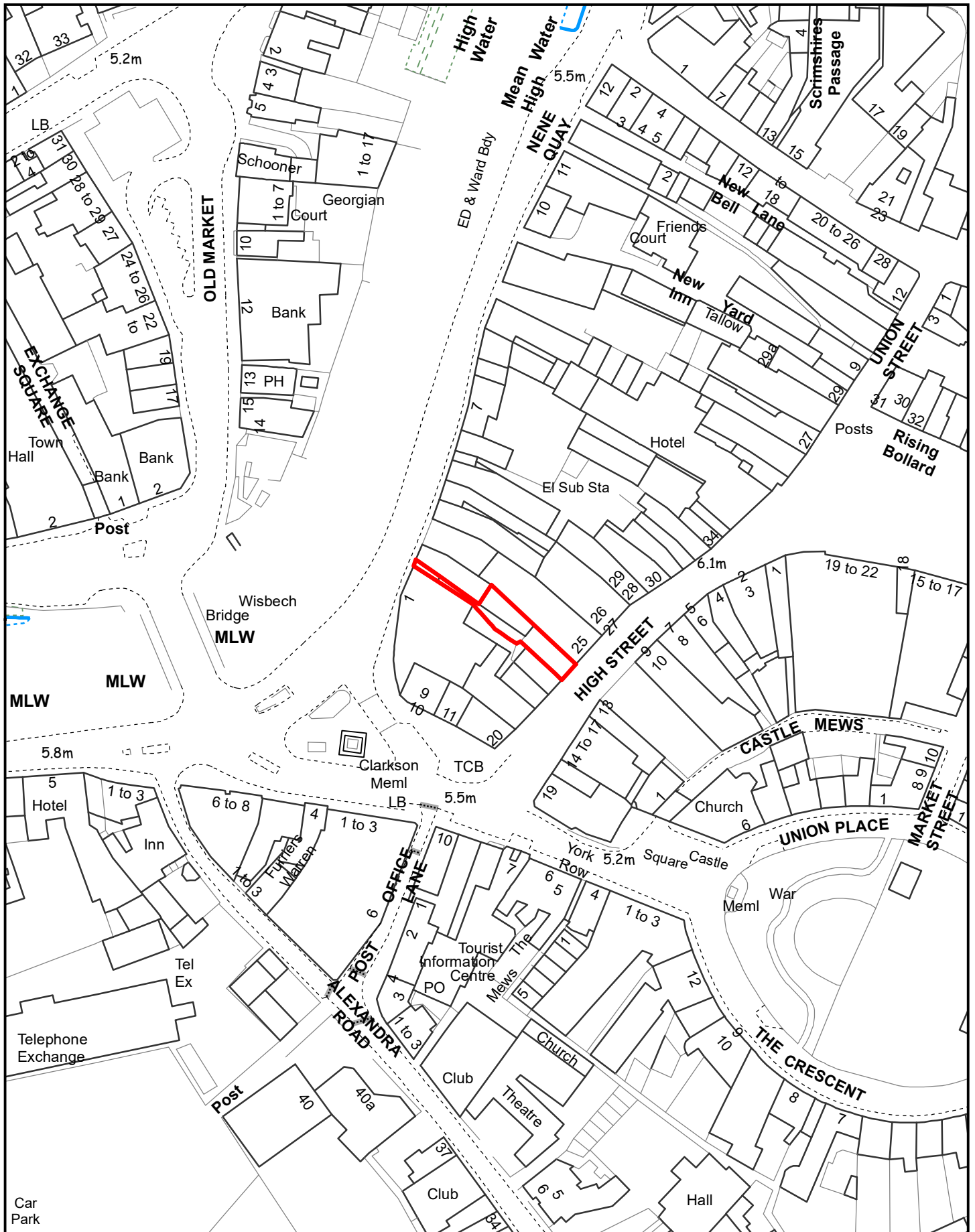
12 RECOMMENDATION: Grant

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>Notwithstanding the approved plans and prior to the commencement of development, details associated with the construction of the High Street fronting façade including:</p> <ul style="list-style-type: none"> (i) brick panel (1m x 1m) presenting brick, brick bond and mortar (ii) full joinery details (scale 1:5) including vertical and horizontal sections of windows, (iii) product information for lintels, (iv) product information for cills and, (v) product information for rainwater goods <p>shall be submitted to and approved in writing by the Local Planning Authority and works undertaken in accordance with the approved details.</p> <p>Reason - To ensure that the appearance of the development is acceptable when viewed in the context of the conservation area and listed buildings as required by Policies LP16 and LP18 of the Fenland Local Plan (2014).</p>
3	<p>Notwithstanding the approved plans and prior to the commencement of development details in respect of the side and rear elevation construction,</p>

	<p>i.e.</p> <ul style="list-style-type: none"> (i) brick panel (1m by 1m) presenting brick, brick bond and mortar for the rear and side elevations, (ii) product information for windows within the rear and side elevations (iii) product information for the balcony details including decking, <p>shall be submitted to and approved in writing by the Local Planning Authority and works undertaken in accordance with the approved details.</p> <p>Reason - To ensure that the appearance of the development is acceptable when viewed in the context of the conservation area and listed buildings as required by Policies LP16 and LP18 of the Fenland Local Plan (2014).</p>
4	<p>Prior to the commencement of post demolition above ground works, details associated with the roof construction including:</p> <ul style="list-style-type: none"> (i) sample roof material, (ii) roof sections (scale 1:5) covering parapets and roofing, (iii) sample coping stone and product information for solar panels <p>shall be submitted to and approved in writing by the Local Planning Authority and works undertaken in accordance with the approved details.</p> <p>Reason - To ensure that the appearance of the development is acceptable when viewed in the context of the conservation area and listed buildings as required by Policies LP16 and LP18 of the Fenland Local Plan (2014).</p>
5	<p>Prior to the commencement of development, details of any services which may be visible on external elevations, particularly pipes and extract or ventilation equipment and utility meter boxes, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter retained.</p> <p>Reason - To ensure that the appearance of the development is acceptable when viewed in the context of the conservation area and listed buildings as required by Policies LP16 and LP18 of the Fenland Local Plan (2014).</p>
6	<p>Prior to the installation of shop frontage within the High Street fronting façade of the building full joinery details (scale 1:5) including vertical and horizontal sections of the shop front and samples of the proposed glazed stall tiles shall be submitted to and approved in writing by the Local Planning Authority and works undertaken in accordance with the approved details.</p> <p>Reason - To ensure that the appearance of the development is acceptable when viewed in the context of the conservation area and listed buildings as required by Policies LP16 and LP18 of the Fenland Local Plan (2014).</p>
7	<p>Within 6-months of the commencement of development hereby approved, a scheme for the provision of external lighting shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to commencement of use/occupation of any dwellings and retained thereafter in perpetuity.</p>

	Reason - In order to ensure that the site meets the crime prevention guidelines in accordance with Policy LP17 of the Fenland Local Plan 2014.
8	<p>Within 6-months of the commencement of development hereby approved, a scheme for the provision of access control to the individual flats shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to commencement of use/occupation of any dwellings and retained thereafter in perpetuity.</p> <p>Reason - In order to ensure that the site meets the crime prevention guidelines in accordance with Policy LP17 of the Fenland Local Plan 2014.</p>
9	<p>The cycle storage facilities detailed on drawing number 3442/SD03 shall be provided prior to the occupation of any of the residential units and retained and maintained in perpetuity thereafter.</p> <p>Reason – to provide facilities for the storage of residents bicycles in line with the aims of Policy LP15 of the Fenland Local Plan (2014).</p>
10	<p>Prior to any works above ground level, a refuse collection strategy shall be submitted to and approved in writing by the Local Planning Authority. The refuse collection shall accord with the agreed details and thereafter be retained in perpetuity.</p> <p>Reason - To ensure a satisfactory level of residential amenity and minimise any environmental impacts in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
11	Approved Plans



Created on: 24/06/2021

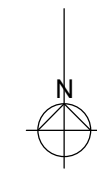
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F/YR21/0680/FDC

Scale = 1:1,250



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— = AREA OF PROPOSED WORKS



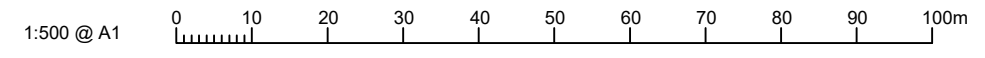
LOCATION PLAN (1:500)

PLANNING

REDEVELOPMENT OF
 24 HIGH STREET,
 WISBECH, PE13 1DE

FENLAND DISTRICT COUNCIL

LOCATION PLAN



RIBA  Chartered Practice

 **wilby & burnett**

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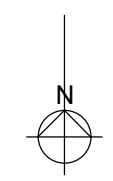
MAY 2021 MM

1:500 @ A1
 1:1000 @ A3 LT

3442/SD01

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BLOCK PLAN (1:100)



— = AREA OF PROPOSED WORKS

1:100 @ A1 0 5 10m

PLANNING

REDEVELOPMENT OF
24 HIGH STREET,
WISBECH, PE13 1DE

FENLAND DISTRICT COUNCIL

BLOCK PLAN

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1:100 @ A1
1:200 @ A3 LT

3442/SD02



Clarkson Meml

FRONT ELEVATION AS EXISTING (1:50)



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FRONT ELEVATION AS PROPOSED (1:50)



PLANNING

REDEVELOPMENT OF
 24 HIGH STREET,
 WISBECH, PE13 1DE

FENLAND DISTRICT COUNCIL

FRONT ELEVATION AS
 EXISTING AND AS PROPOSED

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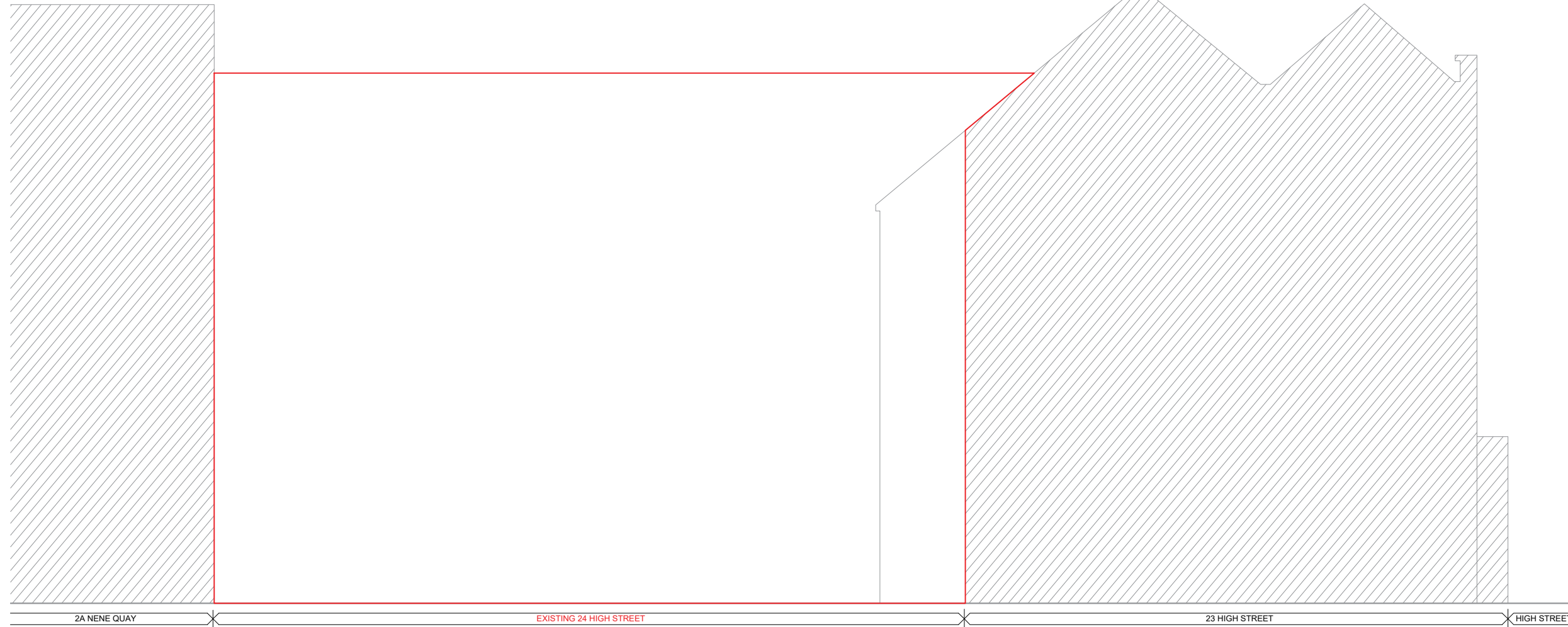
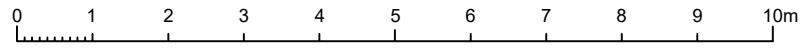
MAY 2021 MM

1:50 @ A1 LT
 1:100 @ A3




3442/SD06

SIDE ELEVATION AS EXISTING (1:50)

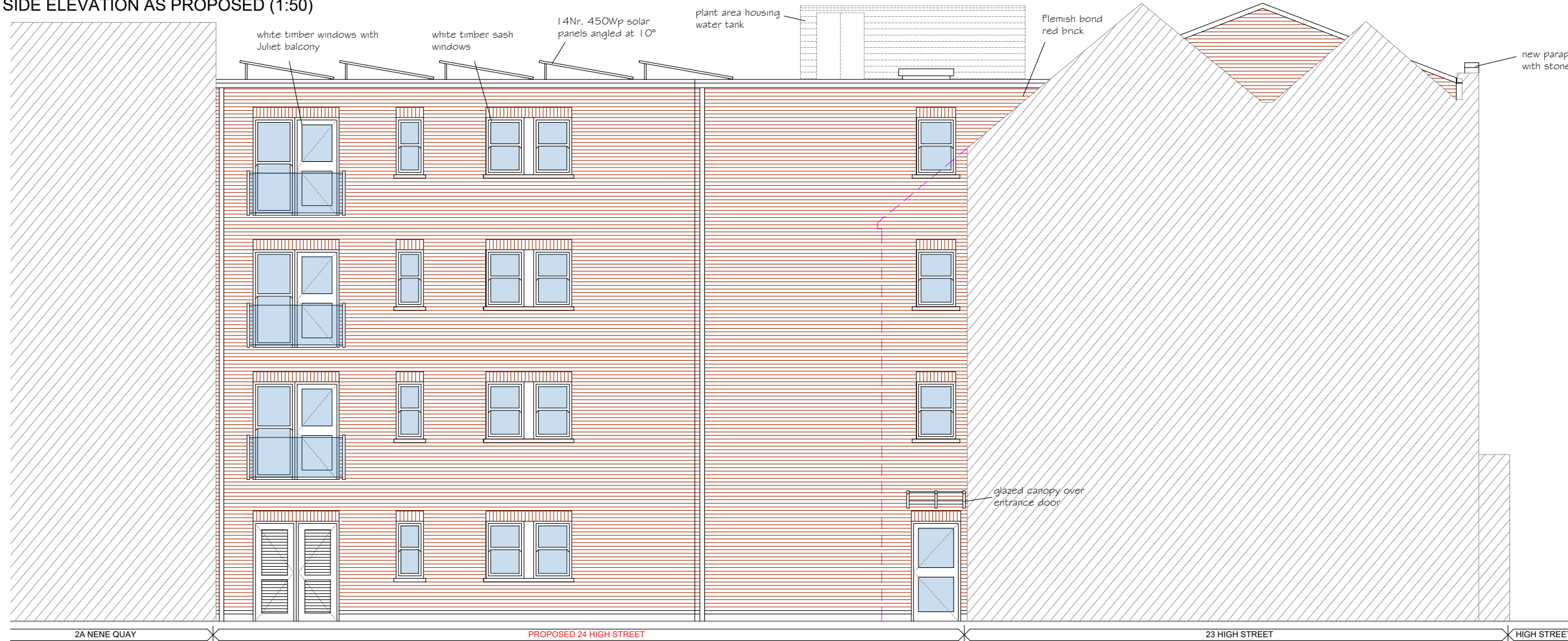
1:50 @ A1



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-  SURROUNDING BUILDINGS
-  SECTION THROUGH SURROUNDING BUILDINGS
-  EXISTING WALL OF FORMER 24 HIGH STREET TO BE DEMOLISHED

SIDE ELEVATION AS PROPOSED (1:50)



PLANNING

REDEVELOPMENT OF
24 HIGH STREET,
WISBECH, PE13 1DE

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SIDE ELEVATION AS EXISTING
AND AS PROPOSED




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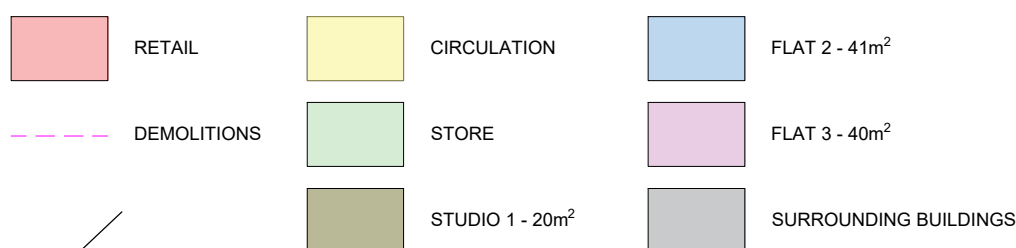
1:50 @ A1
1:100 @ A3 LT

3442/SD07

GROUND FLOOR PLAN AS PROPOSED (1:50)

FIRST FLOOR PLAN AS PROPOSED (1:50)

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PLANNING

REDEVELOPMENT OF 24 HIGH STREET, WISBECH, PE13 1DE

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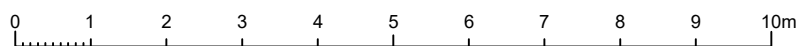
GROUND AND FIRST FLOOR PLANS AS PROPOSED

MAY 2021 MM

1:50 @ A1 1:100 @ A3 LT

3442/SD03

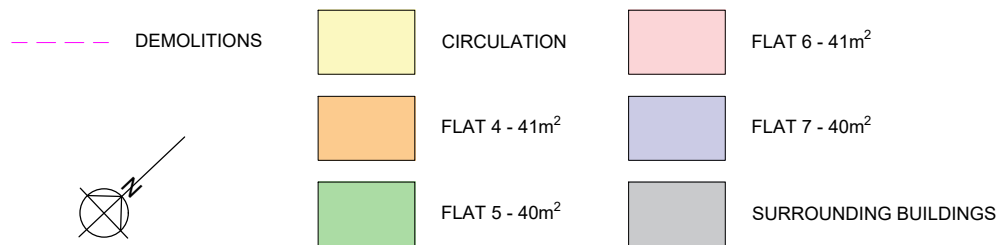
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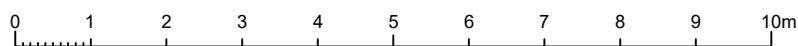
SECOND FLOOR PLAN AS PROPOSED (1:50)

THIRD FLOOR PLAN AS PROPOSED (1:50)

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1:50 @ A1



PLANNING

REDEVELOPMENT OF 24 HIGH STREET, WISBECH, PE13 1DE

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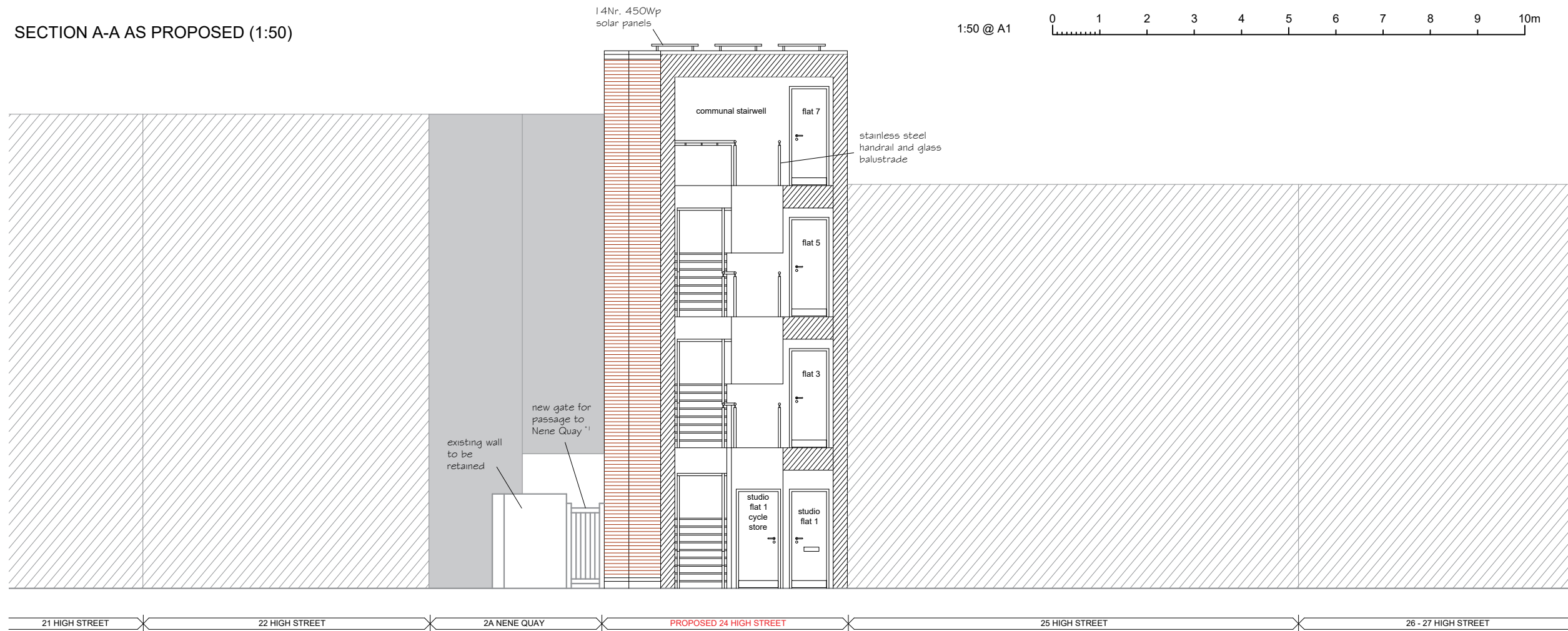
SECOND AND THIRD FLOOR PLANS AS PROPOSED

MAY 2021 MM

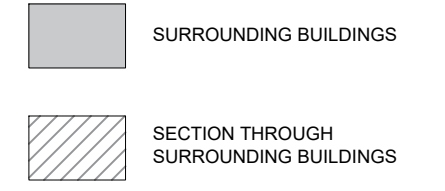
1:50 @ A1
 1:100 @ A3 LT

3442/SD04

SECTION A-A AS PROPOSED (1:50)

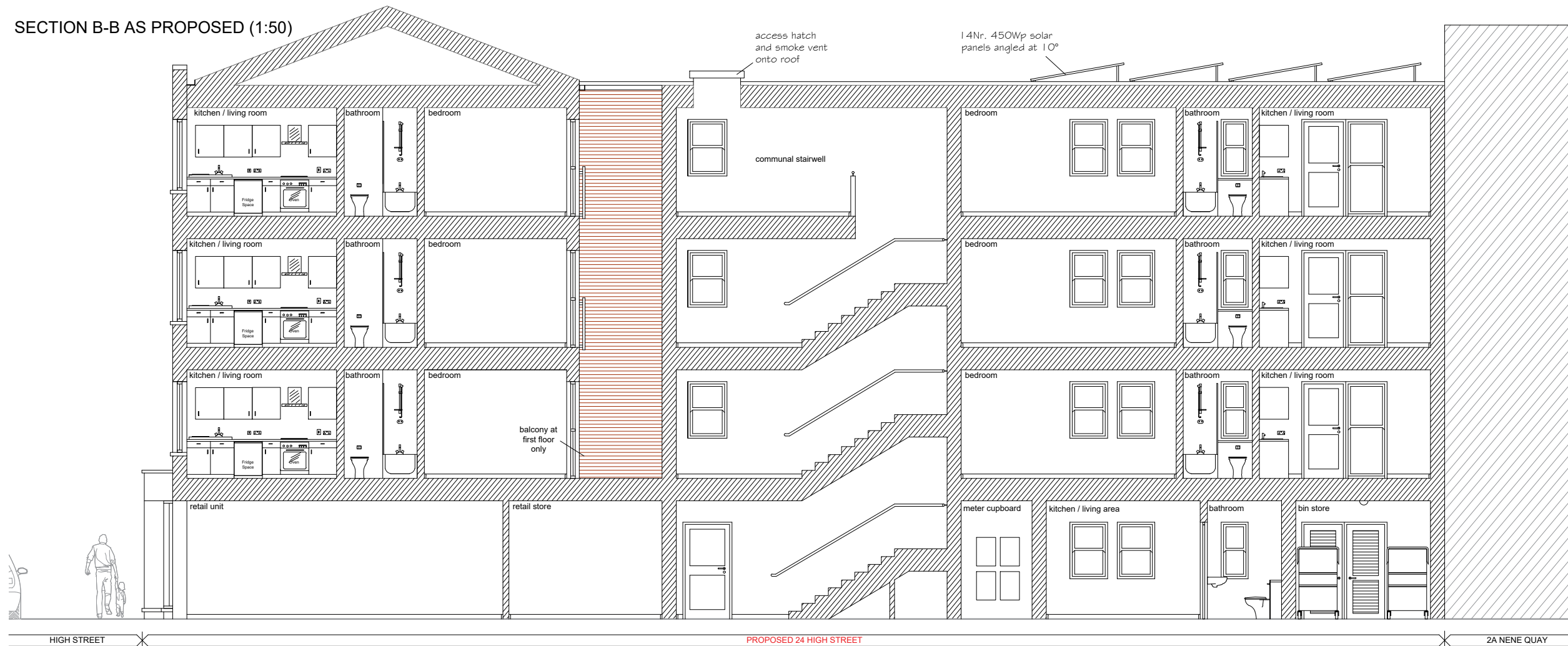


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Notes:
*1 - gate to Nene Quay to have code keypad on passage side and push bar to exit on side of 24 High Street as this gate is on a fire escape route

SECTION B-B AS PROPOSED (1:50)



PLANNING

REDEVELOPMENT OF
24 HIGH STREET,
WISBECH, PE13 1DE

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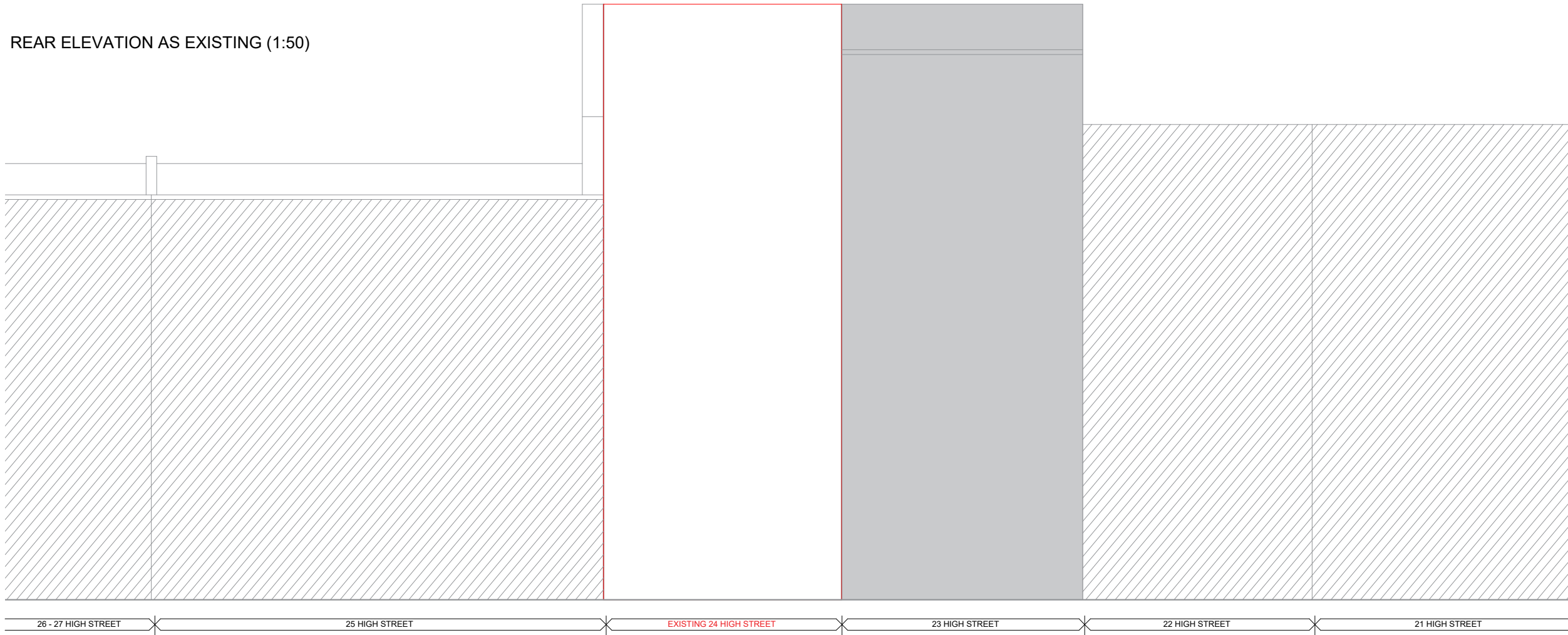
SECTIONS A AND B AS
PROPOSED

MAY 2021 MM

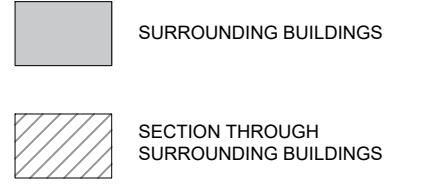
1:50 @ A1
1:100 @ A3 LT

3442/SD08

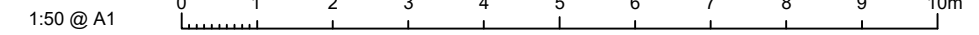
REAR ELEVATION AS EXISTING (1:50)



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SECTION C-C AS PROPOSED (1:50)



PLANNING

REDEVELOPMENT OF
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REAR ELEVATION AS
 EXISTING AND SECTION C AS
 PROPOSED

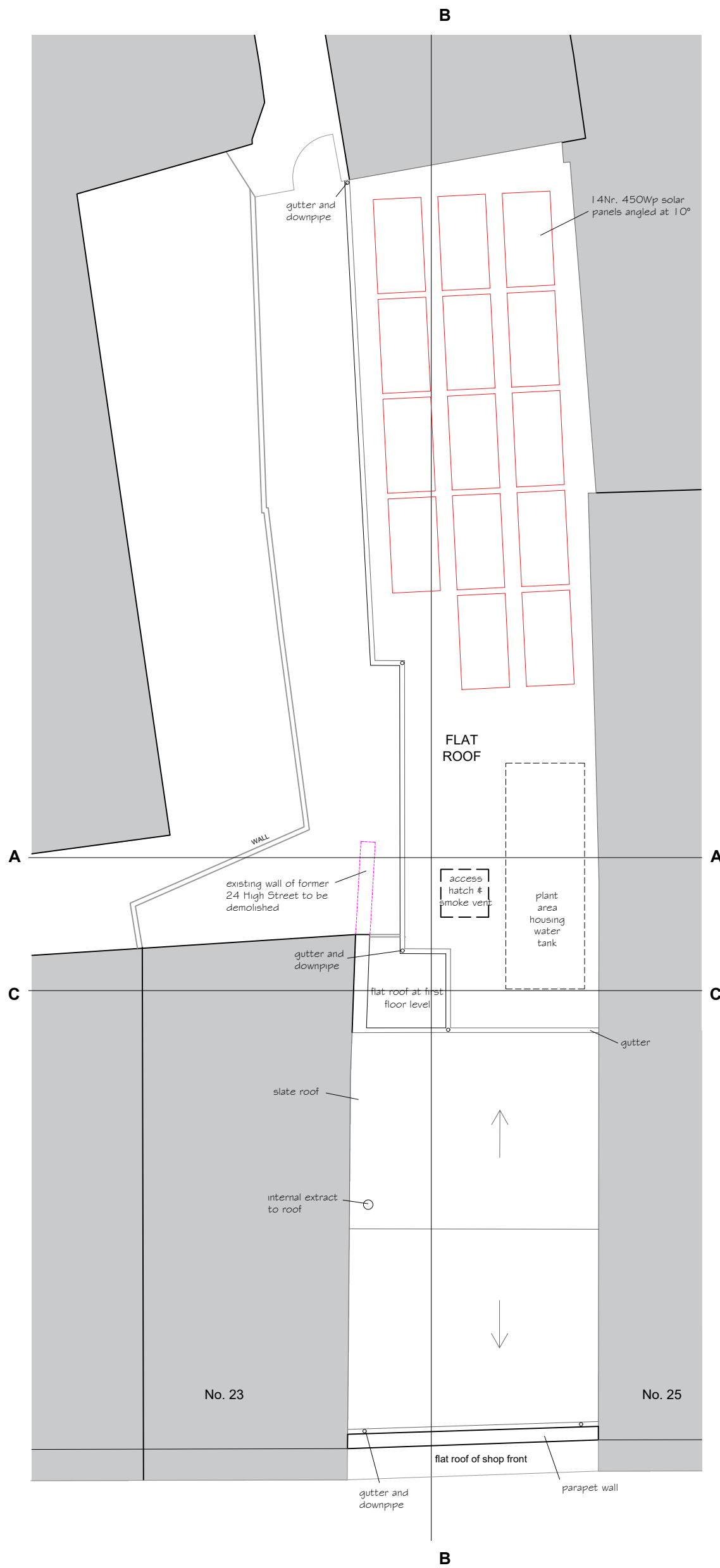
MAY 2021 MM

1:50 @ A1 LT
 1:100 @ A3

3442/SD09

ROOF PLAN AS PROPOSED (1:50)

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- SURROUNDING BUILDINGS
- DEMOLITIONS
- PHOTOVOLTAIC PANEL

PLANNING

REDEVELOPMENT OF 24 HIGH STREET, WISBECH, PE13 1DE

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ROOF PLAN AS PROPOSED

1:50 @ A1
1:100 @ A3 LT

3442/SD05

1:50 @ A1

