
F/YR21/0819/FDL

Applicant: Mrs W Carver

**Agent: Mr R Papworth
Morton & Hall Consulting Ltd**

Land South Of Gillingham Lodge The Chase, Gaul Road, March, Cambridgeshire

Erect 1 x dwelling involving the demolition of existing outbuildings (outline application with matters committed in respect of access)

Officer Recommendation: Grant

Reason for Committee: Number of representations contrary to Officer recommendation

1 EXECUTIVE SUMMARY

- 1.1 The application seeks outline planning permission for one dwelling, with matters committed in relation to access only. Access is via The Chase and it is proposed to widen the shared surface by 1.5m, demolish a section of the boundary wall near the junction, replace this with a 1.2m high wall and re-align the bell mouth.
- 1.2 It is acknowledged that the widening of the existing track and rebuilding and re-location of the western boundary wall may potentially not appear as visually attractive as is currently the case and to some extent the character would be altered. However, the site is an edge of town centre location, within the built up area and not within the conservation area, as such this impact is not considered to be significantly adverse. There are also not considered to be any significant detrimental impacts in relation to residential amenity, subject to detailed design.
- 1.3 The previous applications for a dwelling on this site have been refused as the width of The Chase was considered inadequate and due to issues of highway safety in relation to the junction with Gaul Road. The latter application was also dismissed on appeal. The submitted details evidence that the required visibility splays can be achieved and the LHA, whilst sharing some of the concerns raised by residents, does not object to the scheme, considering that the width and visibility issues referred to by the Inspector are overcome by the scheme put forward. The addition of one additional dwelling, which would be limited in scale due to the constraints of the site, in conjunction with the widening of The Chase and improvements to the junction with Gaul Road is not considered to create an unacceptable impact on highway safety nor a severe cumulative impact.
- 1.4 Hence, on balance the proposal is considered acceptable, and a positive recommendation is put forward.

2 SITE DESCRIPTION

The application site is located on the eastern side of The Chase, a narrow single track off Gaul Road, owned by Fenland District Council which leads to West End Park. The track is tarmac, there is a grass verge of varying width along the western side against a high-level brick wall leading from the junction with Gaul Road. The Chase currently serves three properties (one of which is in a dilapidated state and not currently occupied). The site itself currently consists of a number of outbuildings fenced off from The Chase and a large tree to the north of the site.

3 PROPOSAL

- 3.1 The application seeks outline planning permission for one dwelling, with matters committed in relation to access only.
- 3.2 Access is via The Chase and it is proposed to widen the shared surface by 1.5m, demolish a section of the boundary wall near the junction to achieve greater visibility, replacing this with a 1.2m high wall, and re-alignment of the bell mouth junction arrangement.
- 3.3 Full plans and associated documents for this application can be found at:

[F/YR21/0819/FDL | Erect 1 x dwelling involving the demolition of existing outbuildings \(outline application with matters committed in respect of access\) | Land South Of Gillingham Lodge The Chase Gaul Road March Cambridgeshire \(fenland.gov.uk\)](https://fenland.gov.uk/F/YR21/0819/FDL | Erect 1 x dwelling involving the demolition of existing outbuildings (outline application with matters committed in respect of access) | Land South Of Gillingham Lodge The Chase Gaul Road March Cambridgeshire (fenland.gov.uk))

4 SITE PLANNING HISTORY

F/YR02/0830/O	Erection of a dwelling	Refused 3/9/2002
		Dismissed on appeal 30/6/2003
F/97/0503/O	Erection of a bungalow	Refused 22/10/1997

5 CONSULTATIONS

5.1 Town Council

Recommend approval.

5.2 Cambridgeshire County Council Highways (29/10/2021)

Drawing: H6887/03 rev E

I refer to the revised plan which is acceptable. I have no objections to planning permission being granted subject to the following condition:

1. Development shall not be occupied until the widening of the Chase and alterations of the junction of the Chase and Gaul Road shown on plan H6887/03 rev E have been sited and constructed in accordance with details to be submitted and approved in writing by the local planning authority.

Reason: for the safety and convenience of users of the Chase and Highway users. Informative: the developer will be required to enter a s278 agreement for works within the highway.

The applicant should contact Cambridgeshire County Council Highways team highways@cambridgeshire.gov.uk for the information required to be submitted in order to complete this process and comply with the condition. Information is also available from:

<https://www.cambridgeshire.gov.uk/residents/travel-roads-and-parking/roads-and-pathways/highways-development>

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.

I would recommend that a construction management plan condition is also attached because the construction traffic will need to be carefully managed given their impact on pedestrians and cyclists.

5.3 Cambridgeshire County Council Highways (11/11/2021)

Comments following further neighbour objections:

I refer to your email yesterday. Both responses make strong arguments on refusing the planning application and I share many of these concerns. It is certainly the case that even with the alterations to the Chase and the access you could argue that no development is acceptable.

As you know the Inspector's decision is relevant in this case:

2. The Chase is a narrow drive providing vehicular access to two existing dwellings, one approved dwelling yet to be built and the storage yard to the rear of 33 Gaul Road. Importantly the access is also a public footpath leading to West End Park and through to the town centre. The width was agreed at the site visit to be only 3 metres, which is clearly inadequate for two vehicles to pass. Given the intensive use by pedestrians, I consider any increase in vehicular use would be detrimental to the safety of users of The Chase. Visibility for vehicles exiting The Chase onto Gaul Road is very poor, restricted by a high wall on the right and a similarly high hedge on the left. Pedestrians using the northern footway of Gaul Road would be put under increasing risk by any additional vehicular use of The Chase.

The paragraph above is all wrapped together, and this makes it confusing as to whether there are separate issues or whether they are all linked.

1. Existing width of 3m is inadequate for two vehicles to pass. Agree the point that two vehicles cannot pass as existing. The proposals are widening to 4.5m which can allow two vehicles to pass (two cars can pass, albeit at low speeds, on straight sections with a width of 4.1m).
2. "Given the intensive use by pedestrians, I consider and increase in vehicular use would be detrimental to the safety of users of the Chase" – the question is, is this point saying never any development or is it linked to the previous point (overcome), a stand-alone point or linked to the next point (overcome).
3. "Visibility for vehicles exiting the Chase onto Gaul Road is very poor, restricted by a high wall on the right and similarly high hedge on the left. Pedestrians using the northern footway of Gaul Road would be put under increasing risk by any additional vehicular use of the Chase" – the first part of this I do not agree at all, if it refers to vehicles from the chase having

visibility of vehicles on Gaul Road approaching the Chase in both directions.

I have visited the site and viewed the site from 2.4m along the centre line (standard view / measuring point) and this was the view which is not restricted and acceptable.

- 4. Pedestrian visibility is restricted due to the high wall and mentioned in the final part of the Inspector's decision. The proposals that include reposition of the wall to create visibility splays overcome that comment, in my opinion.*

Therefore, it is my opinion that the width and visibility aspects of the Inspector's report are overcome. What remains the key point is whether even with these aspects overcome is the development still unacceptable and whether the Inspector was specifically making the point that no development is acceptable? I have visited the site and done so on two occasions. On one occasion there was very little pedestrian activity and on another it was much higher. It is clear from my observations, those of residents and the inspector that this is a well-used route but activity no doubt varies at times, days and weather conditions.

I certainly share concerns of residents and there will be some impact through the increase in vehicular traffic. Deliveries will also be awkward possibly being made from Gaul Road, with worse case being vehicles entering the Chase and then reversing. Taking these into account there is an argument, of course for refusal.

Although, I have not objected this is very finely balanced. My reasoning for not objecting is combining the improvements to width and visibility, the addition of just a single dwelling is perhaps not severe.

If you or members decide to refuse planning permission, then arguments could certainly be made on safety grounds and therefore refusal would not be an unreasonable conclusion.

I hope this helps and please feel free to use any of this in your report or as an update for members.

5.4 Environmental Health (FDC) (11/8/2021)

The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposal as it is unlikely to have a detrimental effect on local air quality or the noise climate.

As the proposal involves demolition of an existing structures, we ask for the following condition to be imposed in the event planning consent is granted.

UNSUSPECTED CONTAMINATION

CONDITION: If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the LPA) shall be carried out until the developer has submitted, and obtained written approval from the LPA, a Method Statement detailing how this unsuspected contamination shall be dealt with.

REASON: To ensure that the development complies with approved details in the interests of the protection of human health and the environment.

5.5 Environmental Health (FDC) (2/11/2021)

I refer to the above planning application and make the following observations.

The Environmental Health team note the submitted additional information that has prompted the re-consultation and having studied these documents, they do not affect the recommendations in previous responses.

Consequently, there are still no objections to this proposal subject to the previous recommendations.

5.6 March Society

The March Society has been approached by residents concerned by the above application.

Firstly, it appears that it is in fact 3 applications: 1. The erection of a new dwelling, 2: The installation of a footway 3. The partial demolition of a boundary wall.

It is surprising that the applicant can make an application to alter a registered footpath (The Chase) that does not cross land that she owns.

In the application form "7. Pedestrian and Vehicle Access, Roads and Rights of Way" all questions concerning change of access receive an answer: "No".

The question of the boundary wall also raises concern in that it was deemed perfectly sound as a boundary when Magnolia Close was recently completed.

As far as the dwelling the application gives little indication of what it will look like. There are no drawings of elevations, no floorplans. We are told that it will be one and a half storeys in height and given that all visible buildings in the vicinity are bungalows it would be an anomaly.

We are told that there will be an increase in parking provision from 2 to 3 cars.

Furthermore, we suggest that the plans of the site should use names that are current for the properties. Not everyone would be aware that Holly Cottage on the plans is in fact Willow View Clarity and openness are to be encouraged when dealing with plans that may affect the lives of neighbours and residents for years to come.

5.7 Arboricultural Officer (FDC)

The tree is of amenity value and is visible to the general public. Therefore, I see no justification for its removal when it is making a contribution to the street scene particularly given that the tree provides year-round interest as an evergreen.

5.8 Economic Growth and Assets (FDC)

Estates in their capacity as landowners of the footpath are supportive of the Planning Application as it will improve the path both visually and in terms of safety

5.9 Refuse Team (FDC)

This is a historic custom and practice arrangement; we access and collect using one of our small 7.5t vehicles. Any properties built on The Chase would be the same with bins collected from boundary.

5.10 Wildlife Officer (30/9/2021)

I think all of the ecological concerns can be answered with conditions that ensure certain demolition and construction practices.

By the looks of it the sheds are relatively well used. With disturbance and the well-kept nature of the sheds unlikely to be used by bats. birds and reptiles are a possibility but can be sorted with the appropriate conditions.

5.11 Wildlife Officer (25/11/2021)

Please see below the standard text in relation to considering nesting birds as a material concern.

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

Reason: Protected species are a material concern for Local Planning Authorities as per the National Planning Policy Framework and Fenland Local Policy. The disturbance of protected species may be an infraction as described within the Wildlife and Countryside Act 1981.

I can also confirm I have attended site on the 22nd of November and can confirm the trees to be removed have no potential to harbour roosting bats.

5.12 Local Residents/Interested Parties

Six objections have been received (two from The Chase, two from Cousins Close, one each from West End and Chestnut Crescent all in March), in relation to the following:

- The Chase is used as a pedestrian thoroughfare to access West End Park and the town centre
- Concerns regarding vehicle/pedestrian conflict/ increased motor traffic
- Applications have previously been refused and dismissed on appeal
- Would set a precedent
- Two cars cannot pass
- Pedestrians would have to follow a more prescribed route and less pleasant
- Statement that the boundary wall for demolition being in poor condition is questionable
- Demolition of wall would be contrary to LP16 which is designed to protect historic structures and the wall is subject to a condition on the planning permission for the development at Magnolia Close
- Limited visibility and potential conflict at the junction with Gaul Road
- Not a solution for the dereliction
- The Chase is already a community asset and does not need rearranging
- The application is for a 1 and a half storey house and should be a bungalow to be in keeping

- The Chase is a pleasant stroll with a unique atmosphere and a great asset to this part of town
- Traffic and parking on Gaul Road is an issue
- Loss of view
- Out of character
- Overlooking
- If only 1 dwelling is proposed why is there a need for The Chase to be altered
- No turning is available, vehicles would need to reverse out
- How will general parking be avoided
- The Chase is a registered public footpath
- Very few of the people that use The Chase have been consulted
- Area of town prone to flooding

Nine supporting comments have been received (two each from Waveney Drive and Ravenhill Drive, one each from Burrowmoor Road, Gaul Road, Oxbow Crescent, Badgeney Road and Yardy Close all in March), in relation to the following:

- The area looks neglected and vandalism, anti-social behaviour and fear of is an issue, new development would improve
- site ideal for a dwelling, though unsure of footpath due to anti-social behaviour
- Footpath great community benefit
- Would tidy up the site

Two representations have been received (one each from Waveney Drive and Magnolia Close, March) in relation to the following:

- providing some historic context to the site.
- Requiring further information regarding the type of dwelling proposed

Comments where they relate to planning matters will be addressed in the sections below, it should be noted that loss of a view is not a planning consideration and all applications are dealt with on their own merits.

The Chase is not recorded on the Definitive Map and Statement as a public footpath and the local street gazetteer indicates it is a private road, though the land may be accessed by the public as it has been in use for at least 20 years without restriction. The Chase is owned by Fenland District Council and it would be for landowners to grant rights for vehicular access if they wish; this is a civil matter outside the planning process.

With regards to consultation, this has been undertaken in accordance with the Council's Statement of Community Involvement 2018.

6 STATUTORY DUTY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted Fenland Local Plan (2014).

7 POLICY FRAMEWORK

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

National Design Guide 2021

Context – C1

Identity – I1, I2

Built Form – B2

Movement – M1, M2, M3

Homes and Buildings – H2, H3

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

LP9 – March

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

LP17 – Community Safety

LP19 – The Natural Environment

Delivering and Protecting High Quality Environments in Fenland SPD

DM3 – Making a Positive Contribution to Local Distinctiveness and character of the Area

March Neighbourhood Plan 2017

H2 – Windfall Development

8 KEY ISSUES

- **Principle of Development**
- **Design considerations and visual amenity**
- **Residential Amenity/Health and wellbeing**
- **Highways**
- **Flood Risk**
- **Ecology**

9 BACKGROUND

9.1 The site has been the subject of two previous applications which have been refused (the latter of which also dismissed on appeal) for the following reasons:

9.2 F/97/0503/O

- 1 *The proposed access to the site is inadequate and below the standard required by reason of width to The Chase.*
- 2 *The manoeuvring of vehicles likely to be generated by the proposed development would have an adverse effect on the safety and free flow of both vehicular traffic and pedestrian safety on the adjoining public highway.*

9.3 F/YR02/0830/O

- 1 *The proposed access to the site is inadequate and below the standard required by reason of width to The Chase.*
- 2 *The manoeuvring of vehicles likely to be generated by the proposed development would have an adverse effect on the safety and free flow of traffic on the adjoining public highway.*

This application was also dismissed on appeal for the following reasons:

The Chase is a narrow drive providing vehicular access to two existing dwellings, one approved dwelling yet to be built and the storage yard to the rear of 33 Gaul Road. Importantly the access is also a public footpath leading to West End Park and through to the town centre. The width was agreed at the site visit to be only 3 metres, which is clearly inadequate for two vehicles to pass. Given the intensive use by pedestrians, I consider any increase in vehicular use would be detrimental to the safety of users of The Chase. Visibility for vehicles exiting The Chase onto Gaul Road is very poor, restricted by a high wall on the right and similarly high hedge on the left. Pedestrians using the northern footway of Gaul Road would be put under increasing risk by any additional vehicular use of The Chase.

The recent planning permission granted for a dwelling at the rear of 29 Gaul Road requires a replacement access for the host property onto the main road. Consequently, no increase in vehicular use of The Chase would arise from that development. I recognise that there is presently a garage and additional parking provided on the appeal site. However, this is associated with the adjoining property, Gillingham Lodge and the development of the appeal site would not remove the need for those vehicles to use The Chase. A new dwelling on the appeal site would inevitably lead to an increase in vehicular use of The Chase and I consider this would be detrimental to highway safety.

Other relevant applications surrounding:

9.4 F/YR01/0392/O - Land North Of 29 Gaul Road March

This application for a dwelling was granted on the basis that the access to the rear of 29 Gaul Road via The Chase was replaced with access and parking from Gaul Road (condition 6) and as such no additional access/traffic was created on The Chase.

Application F/YR04/0200/F for a dwelling was subsequently submitted and granted.

9.5 F/YR03/1181/O – Land South of Holly Cottage, The Chase

This application for a dwelling was refused for the following reasons:

- 1 *The proposed access to the site is inadequate and below the standard required by reason of width to The Chase.*
- 2 *The manoeuvring of vehicles likely to be generated by the proposed development would have an adverse effect on the safety and free flow of both vehicular traffic and pedestrian safety on the adjoining public highway.*

An appeal of this refusal was dismissed

9.6 F/YR18/0947/F – 33 Gaul Road, March

This application was granted for 7 dwellings accessed via Gaul Road, condition 14 relates to the boundary wall subject to this application:

Prior to the demolition of the outbuildings which make up part of the eastern boundary, details of the repair, future maintenance and any proposed alterations to the eastern boundary wall following demolition of the outbuildings shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

No other demolition should take place of any part of the eastern boundary wall unless permission is obtained in writing from the local planning authority prior to any demolition taking place.

Reason: To ensure the environment of the development is improved and enhanced in accordance with Policy LP16 of the Fenland Local Plan 2014.

The officer report referred to the boundary walls providing a character reference to the history of the site which contained a home of character within a large walled garden and associated orchards. The above condition prevents demolition of the eastern boundary wall unless permission is obtained in writing from the LPA, it is considered this can be dealt with as part of this current application.

10 ASSESSMENT

Principle of Development

- 10.1 The application site is located within the settlement of March which is identified within the Settlement Hierarchy as a Primary Market Town; Market Towns are identified within Policy LP3 as the focus for housing growth, accordingly there is a presumption in favour of development within this location. This is however on the basis that the development is in keeping with and reflects the character of the area and that there are no significant issues in respect of residential or visual amenity, design, parking, highways, flood risk and ecology.

Design considerations and visual amenity

- 10.2 This is an outline application with matters committed in respect of access only, hence details of the proposed design, appearance and scale have not been submitted and will be dealt with as reserved matters where these issues will be considered.
- 10.3 Development on The Chase is of linear form and restricted to the eastern side of the road, where the site is located. Dwellings in the immediate vicinity on The Chase, Ravenhill Drive, Oxbow Crescent and Magnolia Drive are single-storey and as such it is considered only a single-storey dwelling would be suitable on this site.
- 10.4 There are trees on the site, in particular a large Norwegian Spruce tree to the north of the site in close proximity to The Chase which is considered to be of amenity value and provides year-round interest as an evergreen. There are also trees surrounding and in close proximity to the site which could be impacted by and/or influence the development of this site. As such it is considered that an Arboricultural Impact Assessment would be required and could be conditioned to form part of the Reserved Matters should this application be successful.

10.5 The Chase does have a quiet, almost rural feel with its wide grass verge and an affinity with the open space of West End Park to which it leads. Historically this area of Gaul Road formed the edge of the settlement with a wide-open character, it has since had a number of estate type developments and is clearly part of the built-up area, close to the town centre. The last reference to the historic context was 33 Gaul Road with its substantial grounds; since the previous application for this site No.33 has been redeveloped and now consists of estate type housing. Hence, whilst it is acknowledged that the widening of the existing track will result in the loss of an extent of grass verge and will therefore not be as visually attractive, the site is an edge of town centre location, within the built-up area and not within the conservation area, as such this impact is not considered to be significantly adverse. Similarly, the reduction in height, rebuilding and re-location of the western boundary wall may potentially not appear as visually attractive as is currently the case, however this impact is not considered harmful enough to warrant a refusal in this regard, and as such it is considered acceptable in visual amenity terms subject to full details (full elevational drawings and materials, ideally reuse of the existing bricks) being secured by way of a condition.

Residential Amenity/Health and wellbeing

10.6 The site was former garden land serving Gillingham Lodge, which was sold in 2015 without this land and has been separately registered with Land Registry, as such the loss of amenity space to this existing dwelling is not a consideration.

10.7 This is an outline application with matters committed in respect of access only, hence details of the proposed design, appearance and scale have not been submitted and would be dealt with as reserved matters to be considered in the future. The site plan submitted provides an indicative layout to establish that a dwelling could be adequately accommodated on this site. It is considered that only a single-storey dwelling would be acceptable on this site and as such issues in relation to overlooking and loss of outlook or light are likely to be minimised.

10.8 The lowered western boundary wall would result in the area to the side of 31 Gaul Road being more open alongside The Chase, as it would be possible to see over the proposed 1.2m high wall. However, this area is visible from Gaul Road due to the low-level boundary treatment to the front, there are no ground floor windows in the side elevation of the dwelling facing towards The Chase and the approved site plan for the development details a boundary treatment with gate extending from the dwelling to the boundary wall in question where this remains full height, thereby securing the privacy of the rear garden. As such this element of the scheme is not considered to result in significant detrimental impacts on the residential amenity of No.31.

Highways

10.9 The previous applications for a dwelling on this site have been refused as the width of The Chase was considered inadequate and due to issues of highway safety in relation to the junction with Gaul Road. The latter application was also dismissed on appeal with the inspector concluding that given the limited width and intensive use by pedestrians the increased vehicular use would be detrimental to the safety of users of The Chase and that visibility on to Gaul Road was very poor.

10.10 It is acknowledged that The Chase is very well used as a pedestrian/cycle link to West End Park, the town centre and surrounding schools. The scheme put forward proposes widening of The Chase by 1.5m to form a wider shared surface, full details have not been provided due to the nature of the application but can be secured by way of a condition to ensure that these are acceptable. There are

only 3 existing dwellings on The Chase and as such vehicular movements are likely to be low, the widened shared surface would enable cars to pass one another if necessary and sufficient width for a car and pedestrian or cyclist to pass safely; the widened section can be demarcated to steer pedestrians and cyclists to utilise this area. The previous appeal decision referred to there being vehicular access to the yard to the rear of 33 Gaul Road, this use has since ceased and the land re-developed for housing accessed by alternative routes.

- 10.11 A section of the high-level boundary wall on the western side of The Chase is proposed to be partially demolished, relocated and re-constructed at the lower height of 1.2m. The submitted details evidence that the required visibility splays can be achieved and the LHA, whilst sharing some of the concerns raised by residents, does not object to the scheme, considering that the width and visibility issues referred to by the Inspector are overcome by the scheme put forward.
- 10.12 The provision of one additional dwelling, which would be limited in scale due to the constraints of the site, in conjunction with the widening of The Chase and improvements to the junction with Gaul Road is not considered to create an unacceptable impact on highway safety nor a severe cumulative impact.
- 10.13 The Chase is not recorded on the Definitive Map and Statement as a public footpath and the local street gazetteer indicates it is a private road, though the land may be accessed by the public as it has been in use for at least 20 years without restriction. The Chase is owned by Fenland District Council and it would be for the landowners to grant rights for vehicular access if they wish; this is a civil matter outside the planning process.

Flood Risk

- 10.14 The application site falls within Flood Zone 1 (low risk) and as such the proposal is considered to be appropriate development and does not require the submission of a flood risk assessment or inclusion of mitigation measures.
- 10.15 There is a very low risk of surface water flooding and issues of surface water will be considered under Building Regulations; accordingly, there are no issues to address in respect of Policy LP14.

Ecology

- 10.16 The Council's Wildlife Officer has visited the site and considers that ecological concerns can be dealt with by way of a condition/informative regarding vegetation clearance outside birds nesting season and the applicant will be reminded of their duty under the Wildlife and Countryside Act 1981 as amended by the Countryside and Rights of Way Act 2000.

11 CONCLUSIONS

The principle of development is considered acceptable in this location subject to compliance with all other relevant policies. There are no significant issues in relation to residential amenity (subject to detailed design), flood risk or ecology. It is acknowledged that there will be some detrimental impact on the character of the area, however this is not considered significant enough to warrant refusal given the edge of centre location. The LHA, whilst sharing some of the concerns raised by residents, does not object to the scheme, considering that the width and visibility issues referred to by the Inspector are overcome by the scheme put forward. The addition of one dwelling, in conjunction with the widening of The Chase and improvements to the junction with Gaul Road is not considered to create an

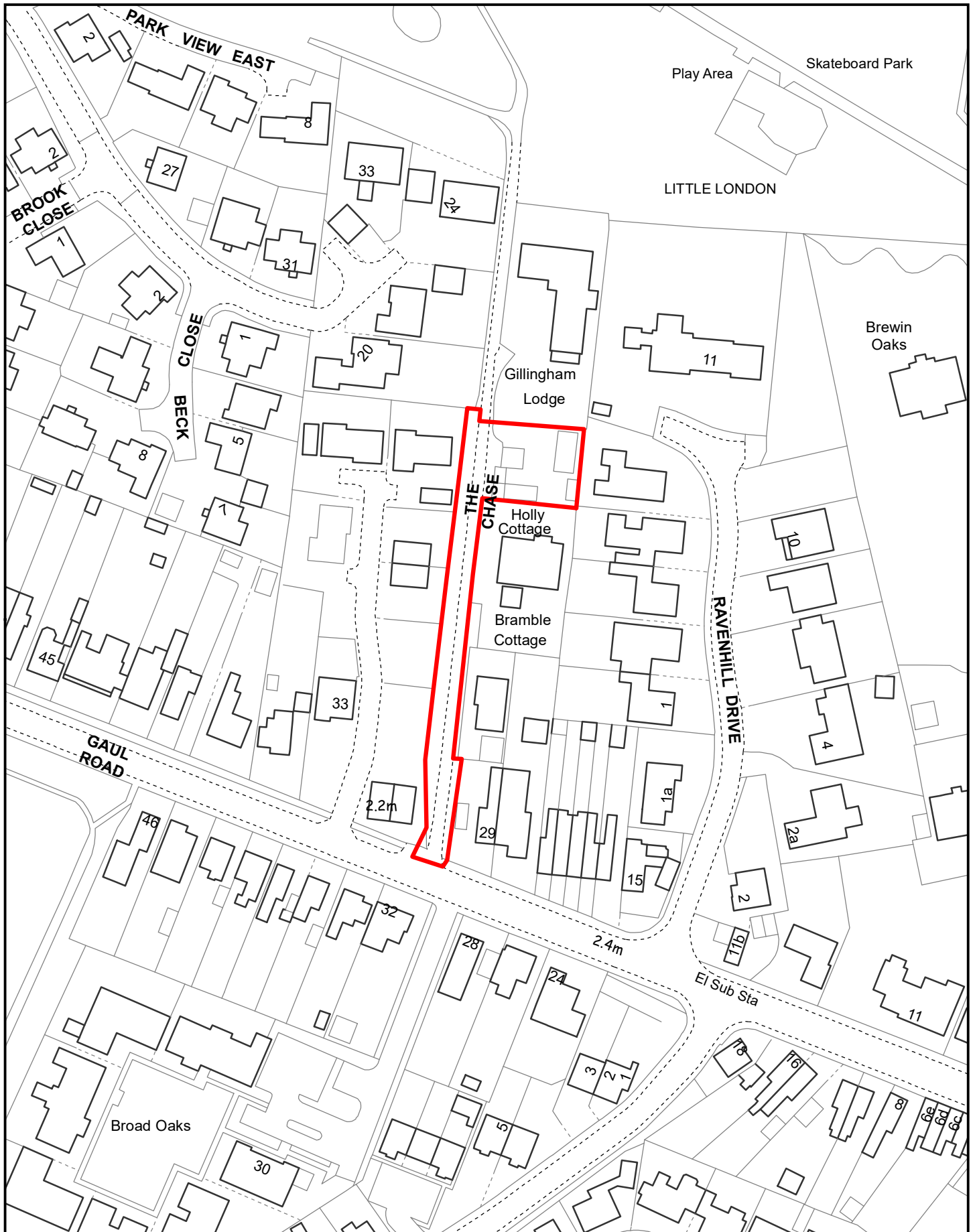
unacceptable impact on highway safety nor a severe cumulative impact. Hence, on balance, a favourable recommendation is put forward.

12 RECOMMENDATION

Grant, subject to the following conditions:

1	<p>Approval of the details of:</p> <ul style="list-style-type: none"> i. the layout of the site ii. the scale of the building(s); iii. the external appearance of the building(s); iv. the landscaping <p>(hereinafter called "the Reserved Matters") shall be obtained from the Local Planning Authority prior to the commencement of development.</p> <p>Reason - To enable the Local Planning Authority to control the details of the development hereby permitted.</p>
2	<p>Application for approval of the Reserved Matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.</p> <p>Reason - To ensure compliance with Section 92 of the Town and Country Planning Act 1990.</p>
3	<p>The development hereby permitted shall begin before the expiration of 2 years from the date of approval of the last of the Reserved Matters to be approved.</p> <p>Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
4	<p>The residential element of the development shall not exceed 1 dwelling (Use Class C3).</p> <p>Reason - For the avoidance of doubt and to ensure a satisfactory standard of development.</p>
5	<p>The details submitted in accordance with Condition 01 of this permission shall include:</p> <ul style="list-style-type: none"> i. an accurate survey including levels of the site, such survey to indicate precisely the positions and species of all trees and the extent of their canopies, including those on adjoining land that could be impacted by the development ii. a plan and schedule of all trees, indicating which are to be retained, felled, lopped or topped. iii. a plan and schedule for the planting of trees and shrubs, their types and distribution on the site, hard landscaping, and the areas to be seeded or turfed.

	<p>iv. a programme of the timing of the landscape work having regard to the timing of the commencement of any part of the development hereby permitted.</p> <p>v. an indication of the measures to be taken during the course of development operations to protect those trees which it is intended to retain.</p> <p>vi. proposed finished site and floor levels</p> <p>vii. means of enclosure</p> <p>viii. hard surfacing, other hard landscape features and materials</p> <p>Reason - To ensure that the appearance of the development is satisfactory and that it contributes to the visual character and amenity of the area and to protect the character of the site and residential amenity of surrounding dwellings in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
6	<p>The dwelling hereby permitted shall not be occupied until the widening of The Chase and alterations of the junction of The Chase and Gaul Road shown on plan H6887/03 rev E have been sited and constructed in accordance with a detailed scheme to be submitted and approved in writing by the local planning authority, such a scheme shall include full details of the wall to be altered, details of any demarcation and all materials to be used. The development shall then be undertaken in accordance with the approved details and retained as such in perpetuity.</p> <p>Reason - for the safety and convenience of users of The Chase and Highway users, in accordance with Policy LP15 of the Fenland Local Plan 2014.</p>
7	<p>If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted and obtained written approval from the Local Planning Authority detailing how this unsuspected contamination shall be dealt with. The development shall then be carried out in full accordance with the approved remediation strategy.</p> <p>Reason: To control pollution of land and controlled waters in the interests of the environment and public safety in accordance with the National Planning Policy Framework, in particular paragraphs 183 and 184, and Policy LP16 of the Fenland Local Plan 2014.</p>



Created on: 02/08/2021

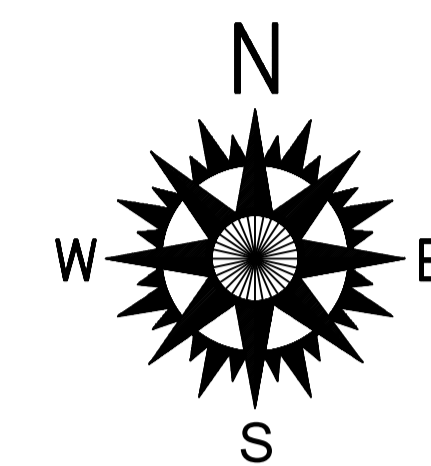
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 All products and materials to be handled, stored, prepared and used or fixed in accordance with the manufacturers current recommendations.
 The contractor is to arrange inspections of the works by the BCO (or NHBC) as required by the Building Regulations and is to obtain completion certificate and forward to the Engineer.



LEGEND

- GRAVEL (PERMEABLE COVERING)
- TARMAC
- GRASS
- BLOCK PAVING
- PATHS/PATIO AREA
- APPLICATION SITE
- LAND OWNED BY APPLICANT
- HOUSEHOLDER BIN LOCATIONS

REVISIONS	DATE
E HIGHWAYS COMMENTS	OCT 2021
D HIGHWAYS COMMENTS	OCT 2021
C HIGHWAYS COMMENTS	SEP 2021
B DRAWING UPDATED	MAR 2021
A DRAWING UPDATED	AUG 2020

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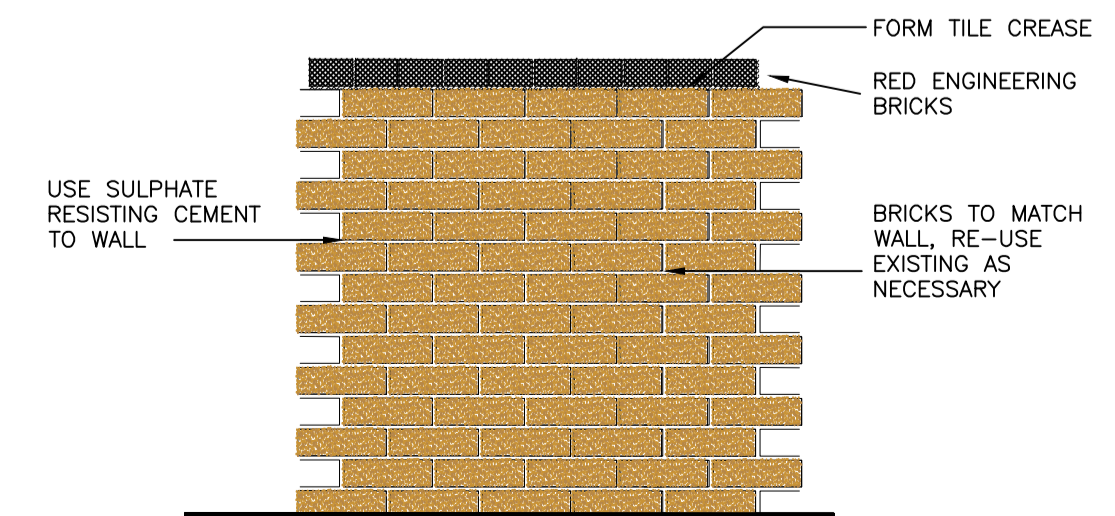
Fenland District Council
Building Design Awards
 Winner
 Building Excellence in Fenland

CLIENT
 Mrs W Carver

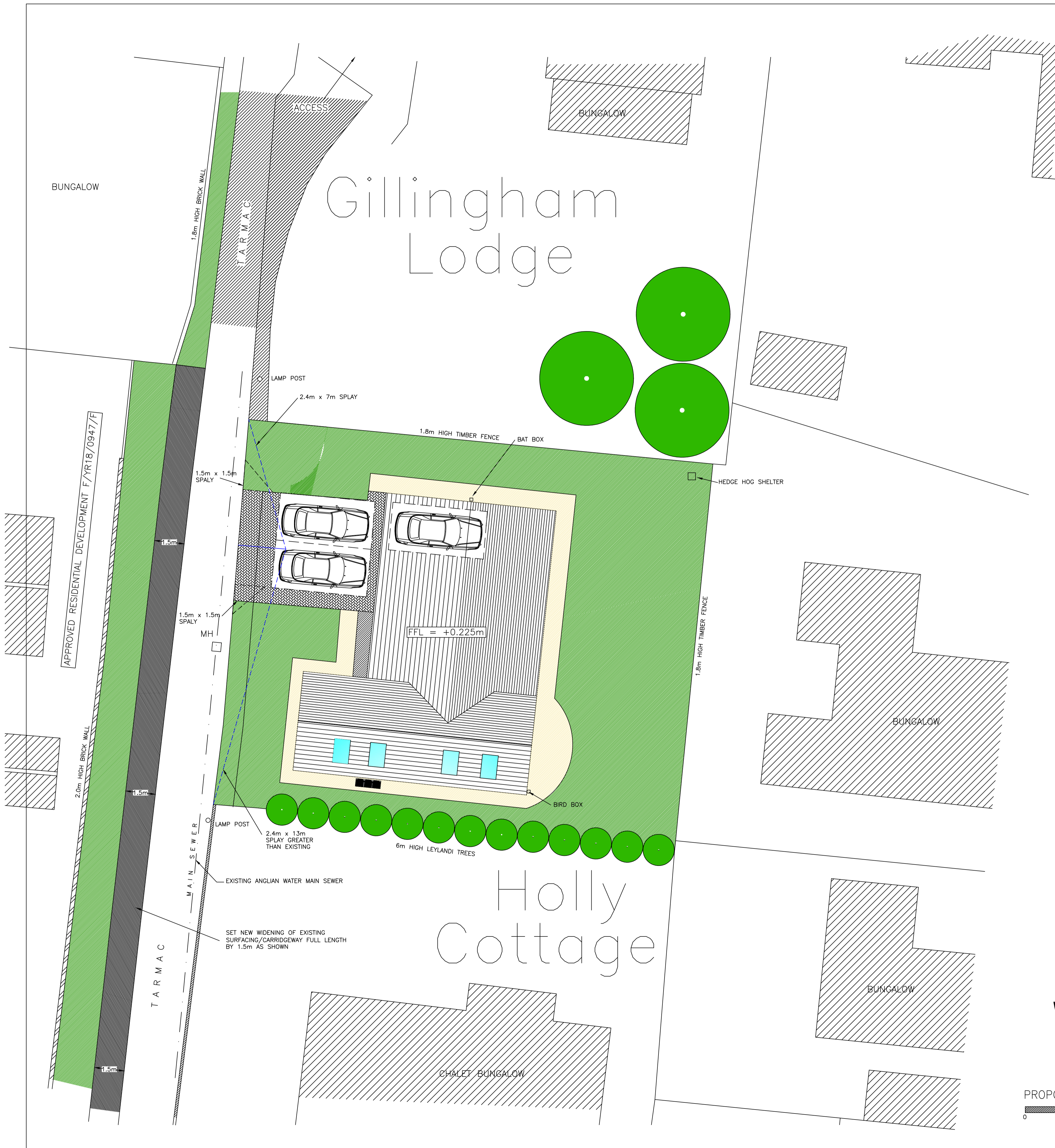
PROJECT
 Land South of Gillingham Lodge
 The Chase
 March
 Cambridgeshire

TITLE
 Proposed Overall Plan

DRAWN MH	DATE OF ISSUE
CHECKED	
DATE May 2020	DRAWING NUMBER H6887/03
SCALE AS SHOWN	E



PROPOSED OVERALL ACCESS PLAN 1:200



PROPOSED BAT BOX



PROPOSED BIRD BOX



PROPOSED HEDGEHOG SHELTER

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LEGEND

- GRAVEL (PERMEABLE COVERING)
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- HOUSEHOLDER BIN LOCATIONS

C	SURFACE AMENDED	OCT 2021
B	SPLAYS ADDED	SEP 2021
A	DRAWING UPDATED	MAR 2021
REVISIONS		DATE

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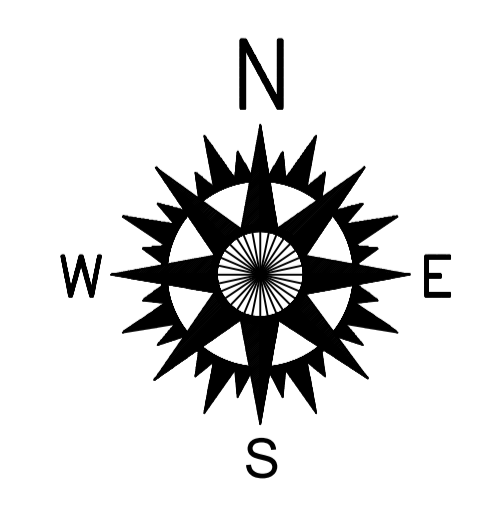
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 Mrs W Carver

PROJECT
 Land South of Gillingham Lodge
 The Chase
 March
 Cambridgeshire

TITLE
 Indicative Proposed Site Plan

DRAWN	MH	DATE OF ISSUE
CHECKED		
DATE	May 2020	DRAWING NUMBER
SCALE	AS SHOWN	H6887/02_c



PROPOSED SITE PLAN 1:100