
F/YR21/1033/F

Applicant: Trustees of The Childers Estate

Agent: Henry H Bletsoe & Son

Eldernell Farm, Eldernell Lane, Coates, Cambridgeshire

Conversion of agricultural buildings to 1 x 2-bed and 2 x 3-bed dwellings involving erection single-storey link for barn 2, and associated wildlife tower including demolition of 4no buildings

Reason for Committee: Town Council comments contrary to Officer recommendation.

1. EXECUTIVE SUMMARY

- 1.1. The application relates to an existing group of brick and timber clad barns at the end of Eldernell Lane, a narrow country lane, previously part of Eldernell Farm. This is considered to be an Elsewhere location under Policy LP3. There is a dwelling located across the lane to the east. The proposal is for the conversion of existing barns with a proposed link extension to provide three dwellings, and an associated wildlife tower to the rear of the property.
- 1.2. The application includes structural survey, arboricultural and ecological statements, drainage statement and a phase II Geo-Environmental assessment
- 1.3. The scheme is an identical resubmission of a permission granted in 2018 that has subsequently expired.
- 1.4. The scheme is considered to comply with the relevant planning policies and it is therefore recommended that permission is granted.

2. SITE DESCRIPTION

- 2.1. The 0.42 ha application site is located approximately 1600 metres from the village of Coates, to the west of Eldernell Lane (a defined right of way).
- 2.2. The buildings on the site were formerly a group of barns part of Eldernell Farm. There is a dwelling located opposite (No. 140 to 142). To the north the lane terminates at a car park across the dyke.
- 2.3. To the north is the Nene Washes, which under the Conservation of Habitats and Species Regulations and The European Birds and Habitats Directive, contains European designated sites for the following:
 - A Special Protection Area (classified because of its overwintering and breeding birds)

- A Ramsar Site (due to its rare breeding bird assemblage, wide range of raptors and internationally important populations of overwintering and passage birds)
 - A Special Area of Conservation (designated due to its population of Spined Loach (a listed fish species).
- 2.4. Nene Washes is also a Site of Special Scientific Interest notified under Section 28 of the Wildlife and Countryside Act 1981 due to it being one of the country's few remaining areas of washland habitat which is essential to the survival nationally and internationally of populations of wildfowl and waders. The site is additionally notable for the diversity of plant and associated animal life within its network of dykes. To the west of the site is the Bassenhally Pit Site of Special Scientific Interest (SSSI); to the north is the Nene Washes Counter Drain (East and West.) These are non-statutory designated County Wildlife Sites.
- 2.5. The application site is within Flood Risk Zone 1 an area considered to be at the lowest risk of flooding.
- 2.6. The farmyard comprises a range of traditional buildings which are over 100 years old as well as a number of later farm structures. The buildings include:
- Single storey brick built building under a pitched asbestos roof.
 - An adjoining single storey brick built building under a pitched clay pantile roof.
 - An adjoining two storey barn, of timber frame construction, with brick plinth and weather boarded facings. Built under a pitched asbestos roof, with adjoining brick lean-to structures.
- 2.7. The total floor area of these buildings is approximately 319 square metres.

3. PROPOSAL

- 3.1. The proposal seeks to convert the barns into three dwellings and with vehicular access and 4.5metre wide private drive off the western side of Eldernell Lane. The scheme includes landscaping the yard and immediate surroundings. The applicant has agreed to provide a new passing bay on highway land identified by CCC Highways. The scheme includes a Wildlife Tower, 4.9 metres high to the ridge and 2 metres square, built in local stone with timber doors and natural slate pitched roof. The tower is to be located approximately 25 metres to the west of the western elevation of Dwelling 3. The tower is designed to encourage a variety of wildlife but in particular the Barn Owls that currently occupy the barns.
- 3.2. Dwelling 1 has two bedrooms with two parking spaces and a rear garden area. It will have a slate roof with tall narrow timber windows utilising existing window/door apertures. Dwelling 2 has three bedrooms again re-using the window and door apertures but includes a link to the southernmost barn and provides two parking spaces. This unit includes a courtyard garden, a front hedgerow and larger rear garden. It retains a pan tile roof and again utilises existing window/door openings. Dwelling three is again three bedroom. It retains a brick base with timber clad walls and proposes slate roof to replace the corrugated roofing. Plot 3 again provides two parking spaces and rear and front garden areas. The layout indicates 8 large trees to be planted.

- 3.3. Full plans and associated documents for this application can be found at:
<https://www.publicaccess.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=QRIB7QHE01U00>

4. SITE PLANNING HISTORY

F/YR17/1028/F	Conversion of agricultural buildings to 1 x 2-bed and 2 x 3-bed dwellings involving erection single-storey link for barn 2, and associated wildlife tower	Granted	24.05.2018
F/YR01/0485/F	Conversion of 2 barns to form 1 x 3-bed and 1 x 4-bed dwellings and formation of a vehicular access to serve existing garage	Granted	25.10.2001
F/YR01/0182/F	Change of use of redundant farm buildings to Employment use class B1	Granted	23/10/2001

5. CONSULTATIONS

- 5.1. **Whittlesey Town Council**
Recommend refusal as the application contravenes policy LP12
- 5.2. **Wildlife Officer**
 Acceptable subject to the imposition of conditions
- 5.3. **Natural England**
 No objection
- 5.4. **Cambridgeshire County Council Highways Officer**
 No objections or additional comments beyond the previous permission
- 5.5. **Cambridgeshire County Council Definitive Map Team (public rights of way)**
 No objection.
- 5.6. **Environment Agency**
 No agency related issues
- 5.7. **Internal Drainage Board**
 No comments to make
- 5.8. **FDC Environmental Health**
 No objections in principle, but conditions recommended.
- 5.9. **Local Residents/Interested Parties**
 One letter of objection has been received from residents of Eldernell Lane stating the following reasons for opposing the scheme.
 - Water and electricity supplies in the area are already inferior, proposal would add additional load to the system.
 - Road quality is already poor and will deteriorate as a result
 - Disruption caused by building work
 - Impacts on wildlife

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 in planning decisions.

Para 11: Presumption in favour of sustainable development

Para 126: Creation of high-quality, beautiful and sustainable buildings and places

Para 130: Well-designed development

Para 159: Development should be directed away from areas at highest risk of flooding.

Para 161: Need to apply the sequential and exceptions tests.

Para 162: Development should not be permitted if there are reasonably available sites in areas at lower risk of flooding.

Para 174: Contribution to and enhancement of the natural and local environment.

Para 180: Harm to habitats and biodiversity should result in refusal.

7.2. National Planning Practice Guidance (NPPG)

Determining a Planning Application

7.3. Fenland Local Plan 2014

LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside

LP12 – Rural Areas Development Policy

LP14 – Responding to Climate Change and Managing the Risk of Flooding in Fenland

LP15 – Facilitating the Creation of a More Sustainable Transport Network in Fenland

LP16 – Delivering and Protecting High Quality Environments across the District

LP19 – The Natural Environment

8. KEY ISSUES

- **Principle of Development**
- **Character of the Area and Amenity**
- **Ecology and impact on environmentally sensitive sites.**
- **Highway Safety**
- **Flood Risk and Drainage**
- **Trees/Landscaping**
- **Other matters.**

9. BACKGROUND

- 9.1 The barns are just over 100 years old. Permission was granted for a change to a B1 use requiring a passing bay on Eldernell Lane but was never implemented. Similarly permission was granted for the current proposal in 2018, but the consent expired in May 2021 and therefore permission is sought once more for the scheme.

10. ASSESSMENT

Principle of Development

- 10.1. The site in an 'Elsewhere location' as defined by Policy LP3. However, the application is most appropriately considered under policy LP12(B) which considers the re-use and conversion of rural buildings for residential use. It includes the following criteria:
- a) The building is of significant architectural or historical merit and intrinsically worthy of retention in its rural setting, and
 - b) Comprehensive evidence is provided to justify why the building can no longer be used for the purpose last used demonstrated by a marketing exercise for the use of the building for business purposes, and
 - c) The building is capable of conversion with minimal alteration including inappropriate openings and additional features, and
 - d) The building is structurally sound and capable of conversion without significant rebuilding demonstrated in a structural report.

Considering these criteria in detail respectively;

- a) The barns whilst not listed or of particular historical importance, are nevertheless over 100 years old, although some modern alterations have occurred. They are nevertheless considered to represent appropriate farm buildings of their age. The internal roof structures have some architectural merit. Furthermore, the barns are considered intrinsically worthy of retention in their rural setting. Therefore, the proposal is considered to accord with criteria a).
 - b) The applicant includes a statement noting the limited value of the buildings for agricultural use. Marketing information was previously supplied and accepted under the terms of the 2017 application, although more recent relaxation of permitted development rights for barn conversions and re-use of agricultural buildings mean that such detail is not required to be submitted again in this instance.
 - c) The application seeks to replace any areas of corrugated roofing with slates, considered an enhancement and possible return to original materials. The design utilises all existing openings and makes no new provisions. It does however include a proposed extension to link buildings 1 to 3. This 3.3-metre-long extension link will have brick walls to match existing, with red pantiles to match the main barn roof. There will be a glazed section facing west serving the corridor link, but this will not be visible from Eldernell Lane and given the overall scale of the scheme it is considered to represent a minimal alteration compliant with criteria c).
 - d) The applicant has submitted a structural report which assesses all the barns. It highlights any areas of cracked masonry, or areas suffered from weather intrusion for example on the timber clad barn building 2, but concludes that all are structurally sound, particularly with their timber roof supports which all appear in sound condition. The survey is considered to be reasonable, and the proposal accords with criteria d).
- 10.2. Also relevant to the principle of development in relation to the proposal is the most recent planning permission on the site. This permission granted consent for the development now proposed and was granted under the terms of the same development plan as applies to the current proposal. This permission was not implemented within the statutory time period, however given it was permitted under the same policies as those that apply to the current scheme it is a material consideration in terms of the current proposal and could result in an award of costs for unreasonable behaviour should the current application be refused and appealed.

- 10.3. In addition, subsequent to the previous decision the policies of the NPPF have also been amended such that the re-use of redundant or disused buildings that result in an enhancement of their setting is supported with less restrictions than set out in LP12. As such the principle of the conversion of the buildings is supported by the NPPF.

Character of the Area and Amenity

- 10.4. Policy LP16(d) considers the impact of development on the wider area. In this instance the proposals seek to retain and enhance the existing rural buildings. As these buildings are established agricultural buildings of limited scale, and considered appropriate to the character of the area, their retention is considered likely to safeguard the street scene of this end of Eldernell Lane. The creation of gardens will need to be carefully designed, i.e. external boundary treatment should include hedgerows rather than more urban or sub-urban approach of close boarded fencing. Conditions are attached removing permitted development rights for extensions and alterations. There is an existing vehicular access although it will be formalised. Significant tree planting is indicated, which should reduce the impact of residential conversion and activity when viewed from the south. To the east is an existing residential presence which is perhaps less appropriate than the proposed conversion in character to a rural area. Subject to careful landscaping treatment which will be conditioned, the proposal is considered to safeguard the rural character of the area and is a high-quality proposal. The scheme therefore accords with Policy LP16(d).
- 10.5. Policy LP16(e) considers the impact on development on the amenity of neighbours and the occupiers of the development itself. Nos 140 and 142 have front facades approximately 25 metres to the east of the nearest barn with a driveway and parking area with a large domestic boundary wall fronting the road. Dwelling 1 has a blank gable that faces Nos 140/142. The nearest facing window will be in Dwelling 2 approximately 44metres to the west of No 140/142. This degree of separation is not considered likely to result in overlooking issues. There are no issues of increased over-dominance as the buildings are not materially altering from existing. There will be an occupation of plot one and therefore the use of the garden are likely to be noticeable, however if barns were to be re-used for agriculture the use of farm machinery could take place. A residential occupation is not in itself considered to result in significant detriment to existing residents. Therefore, it is considered that the proposal accords with Policy LP16(e).

Ecology and impact on environmentally sensitive sites.

- 10.6. The Nene Washes are protected at the international, European and national level. It has designation as a Special Area of Conservation (SAC), Special Protection Area (SPA), Ramsar Wetland and as a Site of Scientific Interest (SSSI) at the national level. Bassenhally Pit has designation as a SSSI.
- 10.7. The application site is located about 60 metres to the south of the Nene Washes, and some 2.9Km to the south west of Bassenhally Pit.
- 10.8. European Council Directive 92/43/EEC (“the Habitats Directive”) provides for the establishment of a European network of special areas of conservation under the title Natura 2000. Article 6 imposes duties for the protection of such sites. By Article 6(3) “Any plan or project directly connected with or necessary to the management of the site but likely to have a significant effect therein, either

individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives.

- 10.9. Authoritative guidance on the interpretation of Article 6(3) has been given by the Court of Justice of the European Union (CJEU) in (case C-127/02) Waddenzee [2006] 2CMLR 683. In its judgements the court made clear that the Article set a low threshold for likely significant effects. As to the content of appropriate assessments, the court held that Article 6(3) of the Habitats Directive does not define any particular method for carrying out such assessment.
- 10.10. In this instance as a protected site is affected Natural England must be consulted and there is a need to carry out a Habitats Regulations Assessment to check the effects of the development against the site's conservation objectives. Natural England and Peterborough City Council Ecology have been consulted on the environmental impact of the proposal on the Nene Washes. They both confirm they have no objections. In terms of an Appropriate Assessment, it is therefore concluded that the proposed development will not adversely affect the conservation objectives of the Nene Washes, or Bassenhally Pit.
- 10.11. Both Natural England and Peterborough CC Ecology have assessed the ecological data and agree with the conclusion that no resulting harm to the ecologically sensitive sites will take place. The proposed biodiversity enhancement measures, including the Barn Owl wildlife tower, are considered to be appropriate measures welcomed by the consultees and are conditionally required. Subject to the proposed attached planning conditions recommended by Peterborough Ecology, the application is therefore considered to accord with Policy LP19 of the Fenland Local Plan.

Highway Safety

- 10.12. It is acknowledged that Eldernell Lane is a narrow country lane, albeit that it serves a number of houses and agricultural properties. The application site would have generated vehicular movements as both a farm and if the B1 use had it ever been implemented. Proposed parking complies with the Appendix A of the Fenland Local Plan requirements. The applicant has agreed to provide a passing bay (as was previously agreed for the redevelopment of the site). The scale of vehicular activity proposed for one 2 bed and two 3 bed houses, in comparison to the previous agricultural, or the expired employment use, is not considered likely to be significant. Nevertheless, the proposed passing bay is considered to be necessary and should benefit all users of the far end of Eldernell Lane. The Local Highway Authority does not object subject to the conditional provision of the passing bay and no objections have been raised by the Rights of Way team. It is therefore considered that the proposal will not result in severe harm to the safe use of the highway network, nor is it likely to cause local highway safety issues given the limited numbers of properties served on this spur of Eldernell Lane.
- 10.13. In considering the principle of barn conversion to dwellings on quiet country lanes there are few historic agricultural buildings appropriate in character to their rural settings, which are likely to be located on modern highway networks. Given the limited scale of the proposal, and the mitigation provided, it is not considered that a reasonable reason to refuse the proposal on highway safety grounds exists. The proposal is therefore considered to accord with policy LP15.

Flood Risk and Drainage

- 10.14. The site is within Flood Zone 1 an area considered to be at the lowest risk of flooding. A sequential test is therefore not required and the development accords with policy LP14.
- 10.15. The applicant submitted a drainage statement which refers to the proposed provision of a Package Sewage Treatment plant. The detailed location of this plant has not been submitted. However, it is proposed to condition the details. If permitted this is likely to be as far away from the Nene Washes as the application site enables to further safeguard the sensitive area. However, principle is to clean the sewage and then to discharge into a further filtration trench before entering a soakaway. This is considered to be the preferred treatment for sites for development with no access to public sewer systems in the countryside. Subject to further comments from Peterborough ecology, the proposed drainage is considered to safeguard the environmentally sensitive areas nearby.

Trees/Landscaping

- 10.16. The applicant submitted a tree survey which considered a total of two individual trees, one area of trees, three groups of trees and one hedge. These were found to be of mixed condition and age providing a variety of amenity benefits. The application does not require the category trees to be affected. The new site access and drive may impact on the hedgerow and will result in the loss of one category C Sycamore. This is not considered to be a significant loss. The plan indicates new planting of 8 proposed trees. Therefore, the landscaping condition will seek this degree of planting.

Other Matters

- 10.17. The proposal retains ample space for the storage of wheeled bins associated with refuse collections at each of the properties, and similarly there is sufficient room to accommodate those bins at the roadside on collection day without adversely impacting on the safety of the vehicular access.

11. CONCLUSIONS

- 11.1. It is considered that this application accords with Policy LP12 (b) the relevant policy for agricultural conversions and is therefore acceptable in principle. It is well designed and is unlikely to result in severe harm to the safe use of the highway network. The conversion safeguards the rural character of the area and is unlikely to harm residential amenity of the neighbouring occupiers. The proposal is located close to a number of ecologically sensitive sites of conservation status. However, the application has appropriately demonstrated no significant environmental harm by submitting information for a Habitat Regulations Assessment. This has been assessed by the appropriate consultees who originally requested the additional and robust ecological data. Natural England and Peterborough Ecology agree with the findings of no harm. Therefore, it is considered that the proposal complies with Policy LP19 and the requirements of the NPPF as regards safeguarding statutorily protected environmentally sensitive sites subject to appropriate planning conditions. In addition, the proposal has not changed from when the previous permission was granted, and the relevant policies of the development plan remain in place and the same. It is not considered that there are demonstrable or significant reasons on which to refuse this application.

12. RECOMMENDATION

Grant

Section 100ZA(5) of the Town and Country Planning Act 1990 provides 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).

The applicant has been consulted on the proposed conditions and has confirmed their agreement to them in writing. Therefore, should the application be approved and the consent granted with the proposed conditions it is considered that the requirements of section 100ZA(5) have been met.

The proposed conditions are as follows:

- 1 The development permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 Prior to commencement of development the applicant shall submit details of a 9 metre long passing bay on highway land off Eldernell Lane for approval in writing by the Council as Local Planning Authority. The approved scheme shall be implemented prior to occupation of the dwellings hereby permitted.

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

- 3 The development shall only be carried out in accordance with all of the recommendations for mitigation and compensation set out in the Ecology report (BSG, 2021) supplied under F/YR21/1033/F including all previous reports related to the site. Where contradictions occur the most recent report takes precedence. These reports detail the methods for maintaining the conservation status of Badgers, Reptiles, Bats, Barn Owls and Breeding Birds, unless otherwise approved in writing by the local planning authority or varied by a European Protected Species licence subsequently issued by Natural England.

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.

- 4 The proposal shall not in any circumstances commence unless the local planning authority has been provided with either: a) a licence issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 authorizing the specified activity/development to go ahead; or b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.

Reason: As recommended within section 4.4 of the Updated Ecology Report (BSG, 2021). This will ensure that the development aligns with the National Planning Policy Framework and Fenland Local Plan.

- 5 No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:
- a) Summary of potentially damaging activities.
 - b) Identification of “biodiversity protection zones”.
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements) including ensuring no Non-Native Invasive Species are spread across the site.
 - d) The location and timing of sensitive works to avoid harm to biodiversity features.
 - e) The times during construction when specialist ecologists need to be present on site to oversee works.
 - f) Responsible persons and lines of communication.
 - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - h) Use of protective fences, exclusion barriers and warning signs. The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the recommended mitigation and compensation suggested in in the Ecology report (BSG, 2021) supplied under F/YR21/1028/F including all previous reports related to the site are followed correctly. This will ensure that the development aligns with the National Planning Policy Framework and Fenland Local Plan.

- 6 No removal of nests on any buildings, hedgerows, trees or shrubs shall only take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check for active birds’ nests immediately before the vegetation is cleared or building disturbed 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 shall be submitted to the local planning authority prior to the work being undertaken.

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.

- 7 Prior to commencement of development full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. Subsequently, these works shall be carried out as approved. The landscaping details to be submitted shall include:-
- a) means of enclosure
 - b) vehicle and pedestrian access and circulation areas
 - c) hard surfacing including car parking and, other hard landscape features and materials

- d) planting plans, including specifications of species, sizes, planting centres, number and percentage mix of the proposed 8 trees.
- e) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife
- f) details of siting and timing of all construction activities to avoid harm to all nature conservation features
- g) location of service runs
- h) management and maintenance details

Reason - The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with Policy LP16 of the Fenland Local Plan, 2014.

- 8 All hard and soft landscape works including any management and maintenance plan details, shall be carried out in accordance with the approved details. All planting seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner, 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 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.

Reason; To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development in accordance with Policy LP16 of the Fenland Local Plan, 2014.

- 9 Notwithstanding the provisions of the Town & 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:
- i) the erection of freestanding curtilage buildings or structures including car ports, garages, sheds, greenhouses, pergolas, or raised decks (as detailed in Schedule 2, Part 1, Classes A and E);
 - ii) the erection of house extensions including conservatories, garages, car ports or porches (as detailed in Schedule 2, Part 1, Classes A and D);
 - iii) alterations including the installation of additional windows or doors, including dormer windows or roof windows (as detailed in Schedule 2, Part 1, Classes A and B);
 - iv) alterations to the roof of the dwellinghouse (as detailed in Schedule 2, Part 1, Class C);
 - v) the installation of satellite dishes (as detailed in Schedule 2, Part 1, Class H);
 - vi) the erection of any walls, fences or other means of enclosure to all boundaries/the boundary of the site (as detailed in Schedule 2, Part 2, Class A).

Reasons:

1. To ensure that the Local Planning Authority retains control over the future extension and alteration of the development, in the interests of its architectural and visual integrity and character of this part of the area/conservation area in which it is set.
2. To prevent overlooking of neighbouring properties, in the interest of the protection of residential amenity.
3. To ensure that the LPA retains control over means of enclosure, in the interests of the appearance of the development and the visual amenity and character of the area in which it is set.
4. To safeguard the visual amenities of the area
5. In order to control future development and to prevent the site becoming overdeveloped

- 10 Prior to the commencement of the development hereby approved full details of the materials to be used for the external walls, windows and doors, and roof shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved particulars and retained in perpetuity thereafter.

Reason - To safeguard the visual amenities of the area in accordance with Policy LP16 of the Fenland Local Plan, 2014.

- 11 No external lighting shall be installed unless submitted to and approved in writing by the Local Planning Authority. Such approved details shall be installed prior to commencement of use/occupation of any dwellings and retained thereafter in perpetuity.

Reason - In order to safeguard habitat of protected species in accordance with policy LP19 of the Fenland Local Plan, 2014.

- 12 Prior to the first occupation of the development hereby approved, the proposed driveway and on-site parking shall be provided demarcated, levelled, and surfaced in accordance with the approved plan ref 1772/3. Thereafter, these spaces shall be permanently retained and available for the parking of vehicles of residents/occupiers of the approved scheme and shall not be used for any other purpose.

Reason - In the interests of highway safety and in accordance with policy LP15 of the fenland Local Plan, 2014.

- 13 No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy (including provision of an Asbestos Removal Work Plan), being submitted to the Local Planning Authority and receipt of approval of the document/documents from the Local Planning Authority. This applies to paragraphs a) and b). This is an iterative process, and the results of each stage will help decide if the following stage is necessary.

(a) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitable qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology.

(b) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any

receptors and a proposed remediation strategy shall be submitted to the Local Planning Authority. The Local Planning Authority shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters.

No development approved by this permission shall be occupied prior to the completion of any remedial works and a validation report/s being submitted to the Local Planning Authority and receipt of approval of the document/documents from the Local Planning Authority. This applies to paragraphs c), d) and e).

(c) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.

(d) If, during the works, contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority.

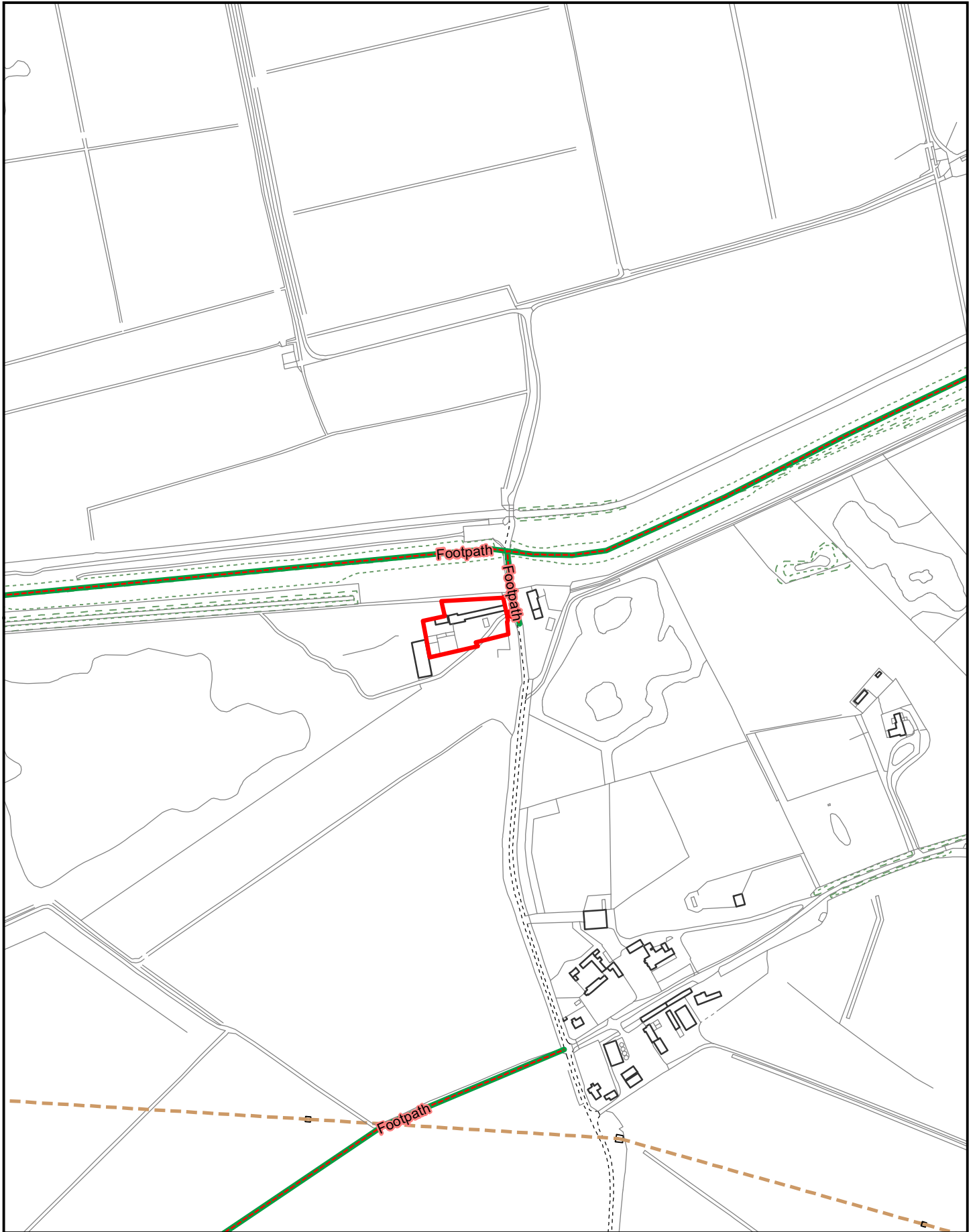
(e) Upon completion of the works, this condition shall not be discharged until a validation/closure report has been submitted to and approved by the Local Planning Authority. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site, and what has been brought on to site.

Reason - To control pollution of land or water in the interests of the environment and public safety in accordance with Policy LP16(m) of the Fenland Local Plan, 2014.

- 14 Prior to commencement of development detailed drawings of the location of a Package Sewage Treatment Plant shall be submitted to and approved by the Local Planning Authority. The details shall include a regular maintenance management program detailing the responsible specialist maintenance manager. The Package Sewage Treatment Plant shall be installed in accordance with the approved details and retained and maintained in perpetuity.

Reason: In the interest of safeguarding the biodiversity interests in an extremely sensitive environment (in particularly the Nene Washes SPA) from any pollution resulting from the use of the Package Sewage Treatment Plant and in accordance with Policy LP19 of the Fenland Local Plan, 2014.

- 15 Approved Plans



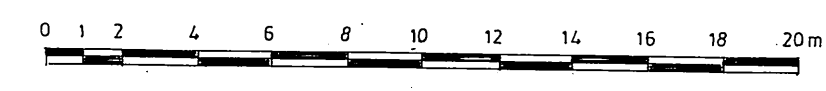
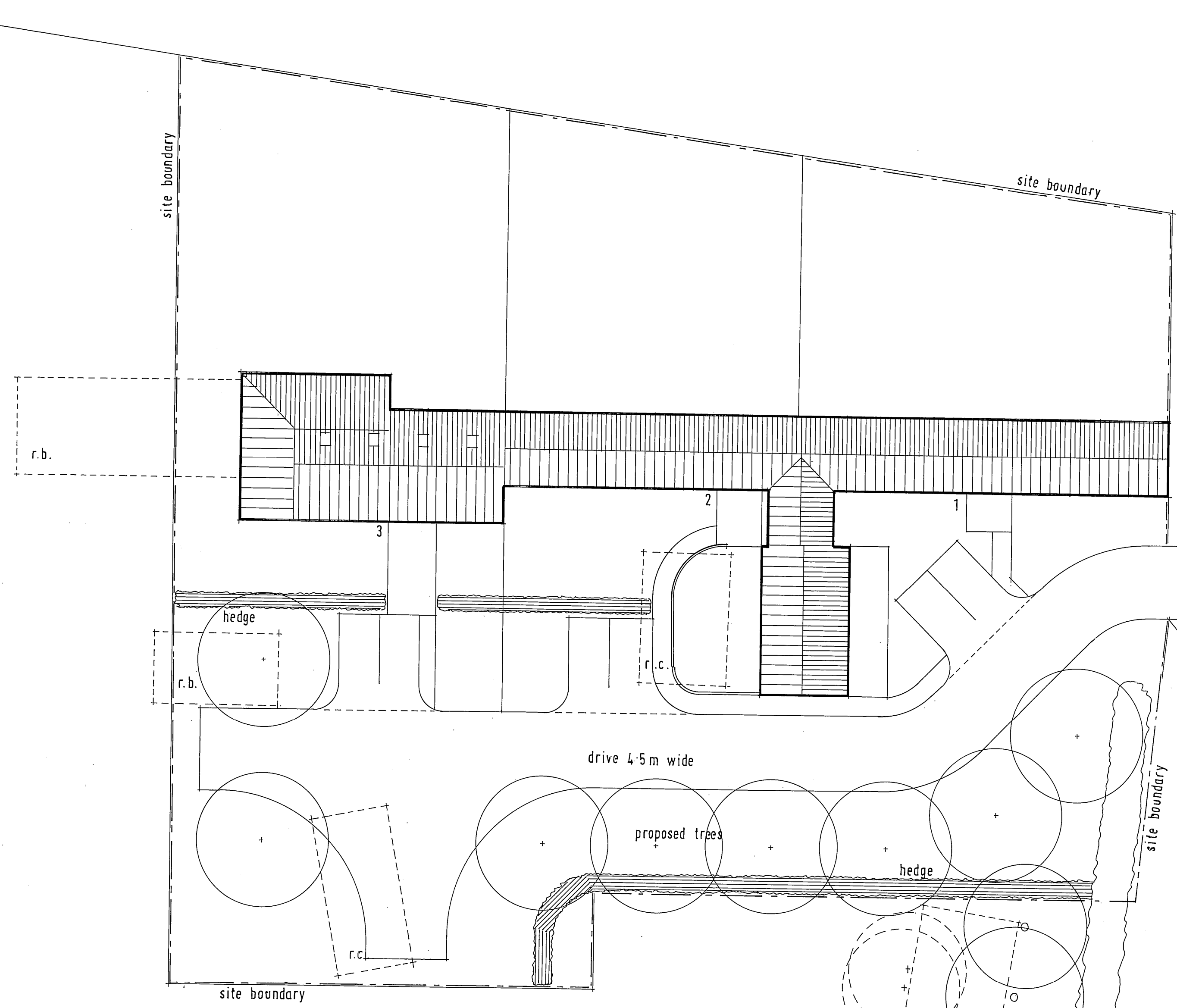
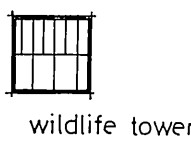
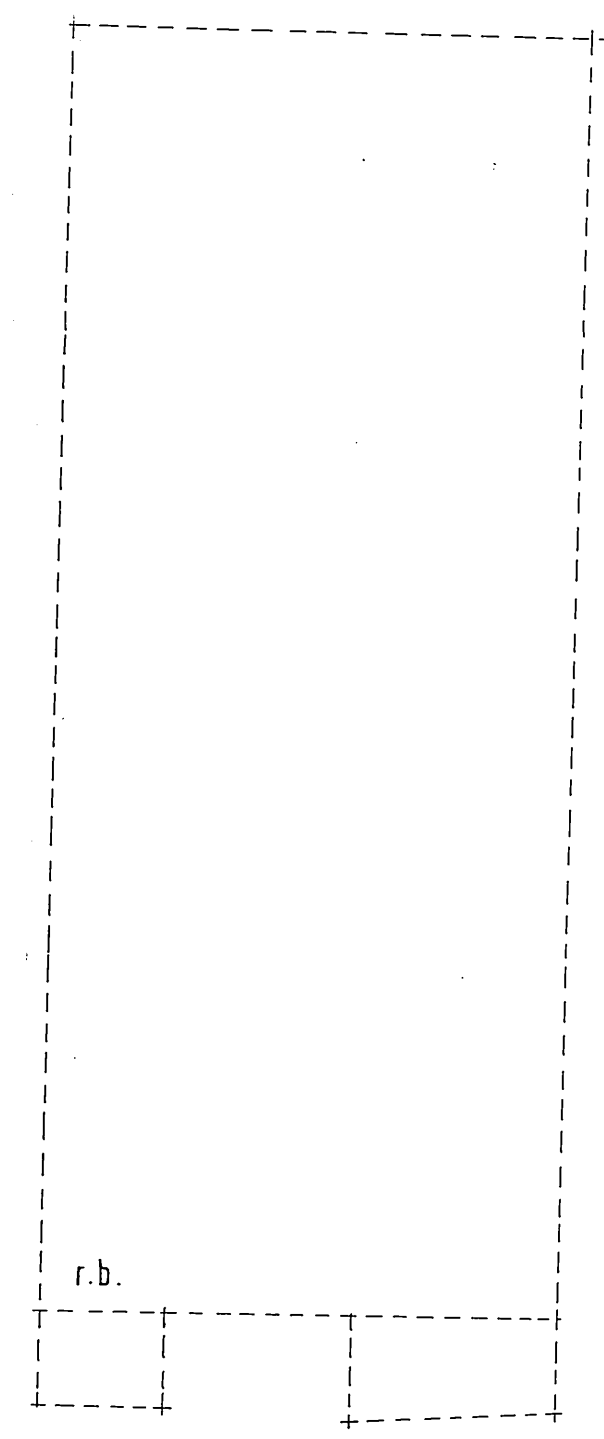
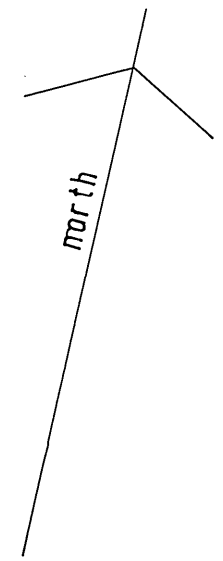
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F/YR21/1033/F

Scale = 1:5,000





1:200 at A1.

r.b. remove dilapidated building.
r.c. remove concrete slab.

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Relocated agricultural access

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CARRIED OVER FROM PLAN AT
LINE 1 CORNER
MAY 2018
1712 / 3154.1