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F/YR22/0169/O

**Applicant: Mr B Aldridge**

**Agent: Mr Lee Bevens  
L Bevens Associates Ltd**

**Land South East Of 127, Wype Road, Eastrea, Cambridgeshire**

**Erect up to 2 x dwellings (single-storey) and the formation of an access and a 1.2m wide footway to frontage (outline application with matters committed in respect of access, layout and scale)**

**Officer recommendation: Refusal**

**Reason for Committee: Number of representations contrary to Officer recommendation. Furthermore, the applicant is a relation of Cllr Laws.**

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## **1 EXECUTIVE SUMMARY**

- 1.1 The application seeks outline planning permission for the erection of 2 single-storey dwellings. Matters of access, layout and scale are committed meaning that the final appearance and landscaping are reserved for future submission under reserved matters.
- 1.2 The principle of development is considered unacceptable as the proposal is not residential infilling, contrary to Policy LP3. Development of this site would fail to respect the core shape and form of the settlement and would instead result in an encroachment into the open countryside, with the unquestionable creation of linear/ribbon development, which is not supported by policy, and has the potential to set a precedent for further incursion.
- 1.3 The development is therefore contrary to the aims of policy LP12-Part A (a, c, d and e) and fails to make a positive contribution to the local distinctiveness, character of the area and to the settlement pattern, resulting in a significant adverse impact on visual amenity, contrary to policy LP16 and Policy DM3 of the Fenland District Council Supplementary Planning Document: Delivering and Protecting High Quality Environments in Fenland 2014.
- 1.5 Consequently, the recommendation is to refuse the application.

## **2 SITE DESCRIPTION**

The application site is located on the south-western side of Wype Road, Eastrea and adjoins a recent development of 2 bungalows. It is agricultural land with a current crop, there is a partial hedge alongside Wype Road beyond the wide grass verge. Open countryside extends adjacent south and east of the site and the location is considered to be rural in character. The site is located in Flood Zone 1.

## **3 PROPOSAL**

- 3.1 The application seeks outline planning permission for the erection of 2 single-storey dwellings. Matters of access, layout and scale are committed meaning that the final appearance and landscaping are reserved for future submission under reserved matters.

*Access*

- 3.2 The development proposes a single point of access to be shared between the 2 properties. A small section of hedge is required to be removed to accommodate the access which is 5m wide, surfaced in tarmac for the first 10m and drained away from the highway.

*Layout and scale*

- 3.3 The development proposes to site the 2 dwellings back from the highway by approximately 20m and orientates them to face the Wype Road. Private driveways lead to detached double garages and parking/turning areas. A private 1.2m wide footpath is proposed within the site linking to the access and footpath serving 184 and 186 Wype Road to the north west. Each property is served by a front and rear garden.

Plot 1 measures 14.5m x 10m and 6m high, plot 2 measures 17m x 9m and 5.7m high (both excluding the protruding gable elements). The garages measure 6.5m x 6.5m and 4.8m in height.

Full plans and associated documents for this application can be found at:

[F/YR22/0169/O | Erect up to 2 x dwellings \(single-storey\) and the formation of an access and a 1.2m wide footway to frontage \(outline application with matters committed in respect of access, layout and scale\) | Land South East Of 127 Wype Road Eastrea Cambridgeshire \(fenland.gov.uk\)](https://fenland.gov.uk/F/YR22/0169/O)

## 4 SITE PLANNING HISTORY

F/YR13/0710/F	Formation of a vehicular access	Granted 12/11/2013
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In relation to the site only, further history is available in relation to the adjoining site which the proposed footpath crosses. A pre-application enquiry was submitted which is discussed in the background section below.

## 5 CONSULTATIONS

### 5.1 Town Council

*The Town Council have no objection and therefore recommend approval.*

### 5.2 Environmental Health (FDC)

*The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposed development.*

*With the existing land use being arable farmland and given close proximity to noise sensitive dwellings, the following conditions should be imposed in the event that planning permission 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.*

#### **NOISE CONSTRUCTION HOURS**

*No construction or demolition work shall be carried out and no plant or power operated machinery operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, , unless otherwise previously agreed in writing with the Local Planning Authority.*

*REASON: To protect the amenity of the adjoining properties*

### **5.3 Cambridgeshire County Council Highways**

*This application outlines 2 dwellings with garages for each dwelling.*

*Highways have no objections to this planning application.*

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

5.4 6 supporting comments have been received (1 from Coates Road, Coates, 1 from Coates Road, 2 from Wype Road, 7 from Roman Gardens and 1 from Thornham Way, all Eastrea) in relation to the following:

- Important to maintain single-storey dwellings for the older population
- In keeping with the area
- Beneficial to village to have 2 more properties built to the standard of the adjacent ones
- Can't see any disadvantages
- Near walkway that leads to Whittlesey

5.5 2 representations have been received (both from Thornham Way, Eastrea) in relation to the following:

- A roadside footpath is required, ideally extending to the Green Wheel/public right of way
- 2 existing dwellings by developer attractive and hedges maintained
- Vital route into village and needs to be more accessible if village expansion is to continue

### **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 – 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

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

### **Delivering and Protecting High Quality Environments in Fenland SPD 2014**

DM3 – Making a Positive Contribution to Local Distinctiveness and Character of the area

### **Whittlesey Draft Neighbourhood Plan**

Due to the current stage of progression of the plan it carries little material weight in any planning decision, however, the following policies would be relevant to the proposal:

Policy 1 – Spatial Strategy

Policy 2 – Local Housing Need

Policy 7 – Design Quality

Policy 10 – Flood Risk

## **8 KEY ISSUES**

- **Principle of Development**
- **Design and Visual Amenity**
- **Residential Amenity**
- **Highways/parking**
- **Flood Risk**

## **9 BACKGROUND**

This site has been subject to pre-application advice (19/0130/PREAPP) for 2 dwellings, which advised that at that time the adjacent development had not been implemented and as such development on this site would appear visually isolated. Notwithstanding this if the adjacent site was developed (as is now the case) the proposal would not constitute residential infilling and would result in an extension of linear development, failing to respect the core shape and form of the settlement contrary to Policies LP3 and LP12. It was advised an application would not be encouraged.

## **10 ASSESSMENT**

## **Principle of Development and Visual Amenity**

- 10.1 Policy LP3 of the Fenland Local Plan, 2014 identifies Eastrea as a 'small village' where a development will be considered on its merits but will normally be limited in scale to residential infilling or a small business opportunity. Appendix C of the Local Plan defines residential infilling as "Development of a site between existing buildings". The development extends south into open countryside where there is no development beyond, as such it is not considered to meet the definition of 'residential infilling' and in fact relates more to the open countryside than to the settlement contrary to LP3.
- 10.2 Policy LP12 Part A states that for villages new development will be supported where it contributes to the sustainability of that settlement and does not harm the wide open character of the countryside and subject to criteria (a) – (k). The proposal is considered contrary to the following criteria:
- 10.3 Criteria (a) requires that the site is in or adjacent the existing developed footprint of the village, except for 'small' villages such as Eastrea where only infill sites will normally be considered favourably.
- 10.4 Criteria (c) seeks to ensure that developments do not have an adverse impact on the character and appearance of the surrounding countryside.
- 10.5 Criteria (d) seeks to ensure that the proposal is of a scale and location that is in keeping with the core shape and form of the settlement and will not adversely harm its character and appearance.
- 10.6 Criteria (e) seeks to ensure development does not extend existing linear features of the settlement or result in ribbon development.
- 10.7 This policy also advises that if a proposal within or on the edge of a village, in conjunction with other development built since 2011 and committed to be built (i.e. with planning permission) increases the number of dwellings in a village by 10% or more then the proposal should have demonstrable evidence of clear local community support for the scheme, generated by a thorough and proportionate pre-application community consultation exercise. Eastrea has already exceeded its 10% threshold. An appeal decision received in respect of an application that was refused purely on this basis (F/YR14/0838/O) indicates that the threshold considerations and requirement for community support should not result in an otherwise acceptable scheme being refused. However, in this case the development put forward is clearly unacceptable in planning terms and no such community consultation exercise has been undertaken, contrary to this element of policy.
- 10.8 Furthermore, LP16(c) requires development to retain natural features such as field patterns and criteria (d) amongst other things, seeks to make a positive contribution to local distinctiveness and character of an area.
- 10.9 It is considered that development of this site would fail to respect the core shape and form of the settlement and would instead result in an encroachment into the open countryside, with the creation of unquestionable linear/ribbon development, which is not supported by policy, as detailed above.
- 10.10 Consequently, the development would erode the rural character and appearance of the surrounding countryside and farmland resulting in an urbanising effect

through the loss of openness. Furthermore, if approved, the development would set a precedent for additional piecemeal development on both sides of Wype Road (there is currently no development opposite), with further incremental encroachment into the countryside, urbanisation and loss of openness with even more significant cumulative impacts.

- 10.11 The development is therefore contrary to the aims of policy LP12-Part A (a, c, d and e) and fails to make a positive contribution to the local distinctiveness, character of the area and to the settlement pattern, resulting in a significant adverse impact on visual amenity, contrary to policy LP16 and Policy DM3 of the Fenland District Council Supplementary Planning Document: Delivering and Protecting High Quality Environments in Fenland 2014.

### **Design**

- 10.12 The scale and layout have been committed as part of this application with detailed external appearance and landscaping as reserved matters.
- 10.13 The scale of the proposed dwellings/garages are comparable with those surrounding, the building line is slightly forward of 184 and 186 Wype Road to the north west, however there is not considered to be significantly detrimental

### **Residential Amenity**

- 10.14 The proposed dwellings are afforded approximately a third of the plot for private amenity space in accordance with LP16 (h), subject to suitable boundary treatments which would form a reserved matter.
- 10.15 Whilst detailed design forms a reserve matter the scale of the plots and separation distances are such that it is considered a policy compliant scheme in relation to residential amenity could be achieved.
- 10.16 Environmental Health have recommended a condition in relation to hours of construction, the site is not in densely populated or constrained area, due to its open countryside location, and should issues of noise arise there is separate legislation in relation to this, hence it is not considered reasonable to impose this condition.

### **Highways/parking**

- 10.17 A shared access is proposed off Wype Road, this is 5m wide and proposed to be of tarmac construction in accordance with Cambridgeshire County Council's specification for 10m back from the highway; pedestrian and vehicular visibility splays are detailed and the LHA are content that the scheme is acceptable.
- 10.18 The shared access leads to parking and turning areas, the submitted details indicate that the dwellings are to be 4-bed (though this is not committed) and as such 3 parking spaces for each dwelling would be required in accordance with Policy LP15 and Appendix A of the Fenland Local Plan. The garages are slightly substandard in relation to the requirements to be considered a parking space (these would need to be 3m x 7m internally) and may need to be made slightly larger at reserved matters stage, however there is sufficient space for at least 3 vehicles per dwelling on the drive indicated.
- 10.19 A 1.2m wide internal footpath is proposed to link to the footpath serving 184 and 186 Wype Road. A footpath serving these dwellings was originally proposed to be located adjoining the highway, however an application was submitted to vary the condition (F/YR20/0583/VOC) where it was considered that revised scheme would

provide the same level of access to future occupiers and therefore meets the same aims as that approved in respect of highway safety and sustainable access. The same is true in this case and as such the footpath link is considered acceptable.

### **Flood Risk**

- 10.20 The application site falls within Flood Zone 1 (low risk) and as such the proposal is considered to be appropriate development in flood risk terms and does not require the submission of a flood risk assessment or inclusion of mitigation measures. The site has 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.

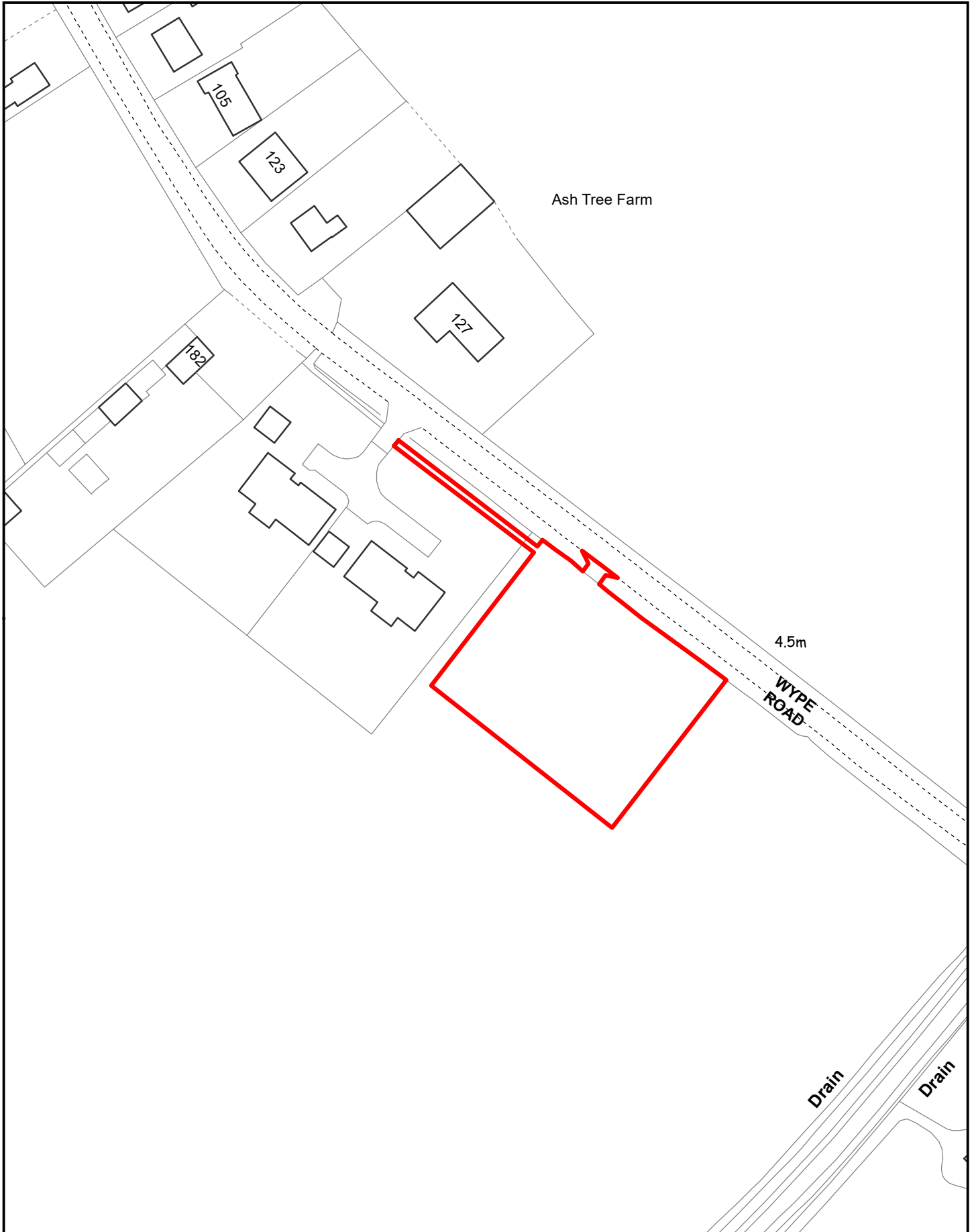
## **11 CONCLUSIONS**

The principle of development is considered unacceptable as the proposal is not residential infilling, contrary to Policy LP3. Development of this site would fail to respect the core shape and form of the settlement and would instead result in an encroachment into the open countryside, with the creation of unquestionable linear/ribbon development, which is not supported by policy, and has the potential to set a precedent for further incursion. The development is therefore contrary to the aims of policy LP12-Part A (a, c, d and e) and fails to make a positive contribution to the local distinctiveness, character of the area and to the settlement pattern, resulting in a significant adverse impact on visual amenity, contrary to policy LP16 and Policy DM3 of the Delivering and Protecting High Quality Environments in Fenland SPD 2014.

## **12 RECOMMENDATION**

### **Refuse for the following reason:**

1	The application site constitutes an area of open countryside located outside the developed footprint of the settlement. The proposal would result in an incursion into the open countryside rather than small scale infilling and would result in the loss of the open character of the site and the urbanisation of the area. Therefore, the proposal is considered to be contrary to Policies LP3, LP12 Part A (a, c, d and e), LP16 (c and d) of the Fenland Local Plan 2014, Policy DM3 of the Delivering and Protecting High Quality Environments in Fenland SPD 2014 and paragraph 130 of the NPPF.
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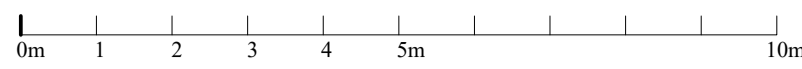
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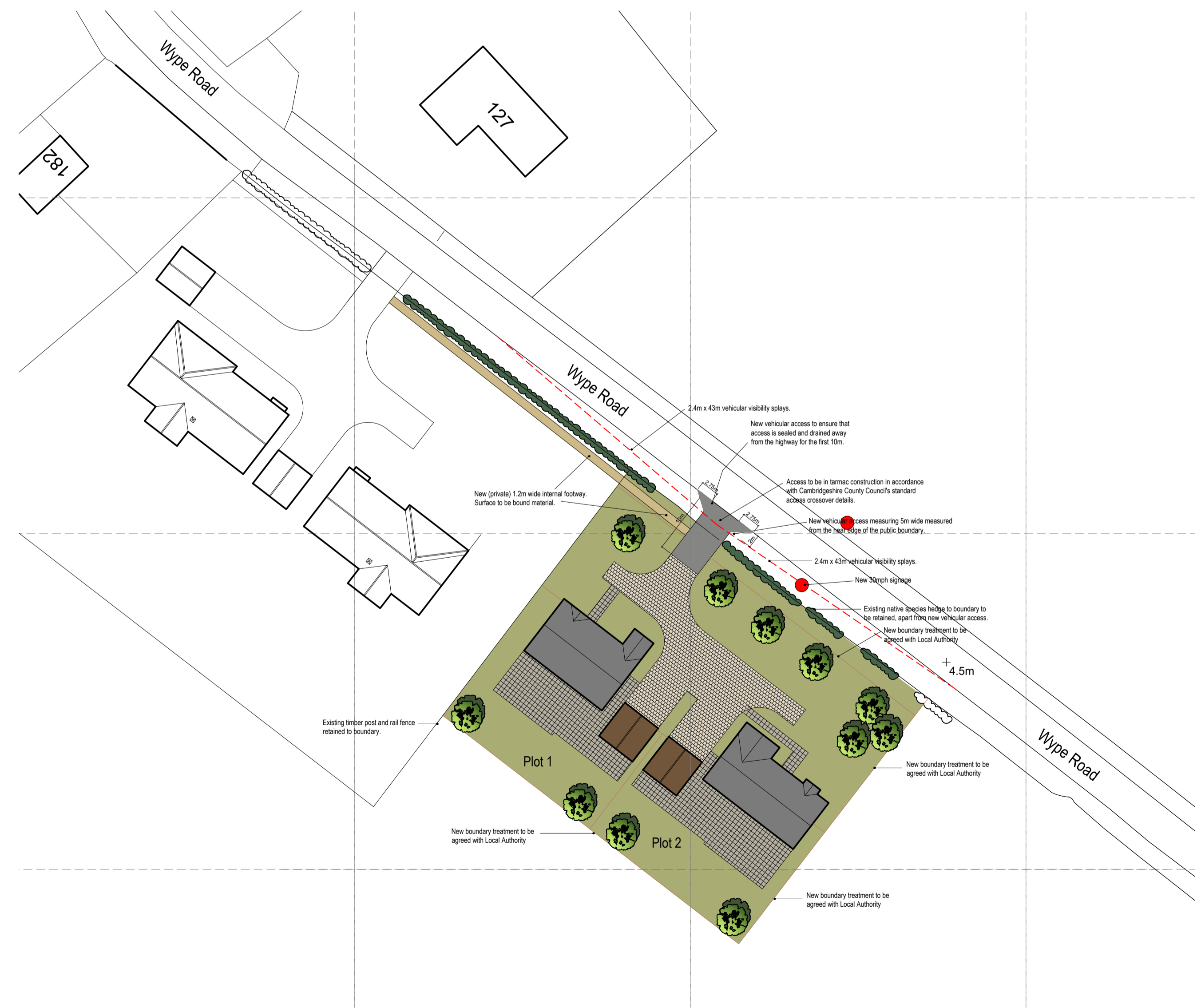
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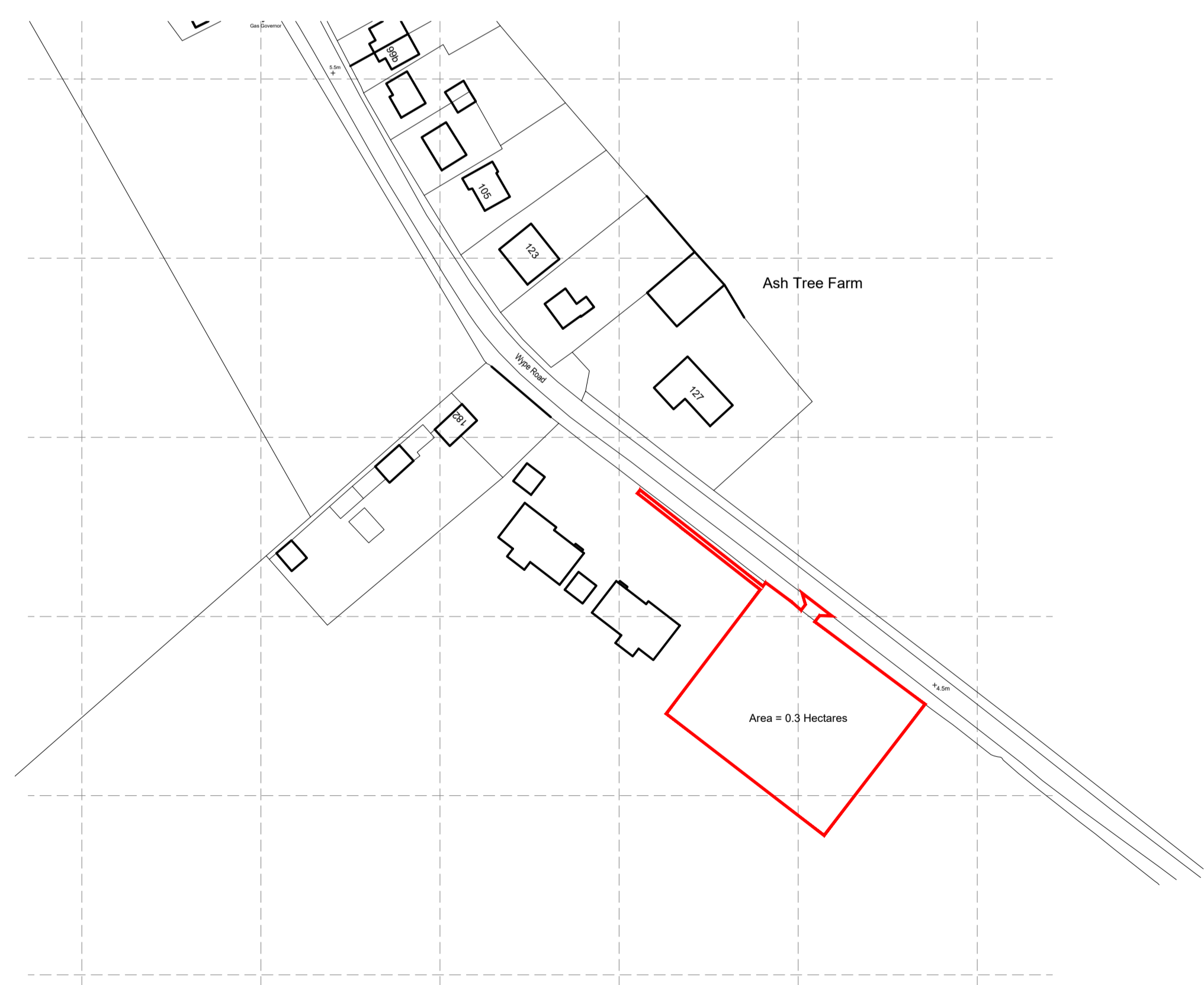
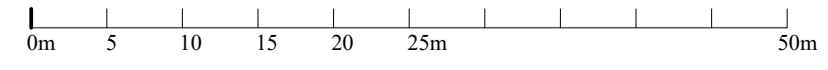


Illustrative Street Elevation to Wype Road  
(To cover scale parameters)



Proposed Block Plan 1:500

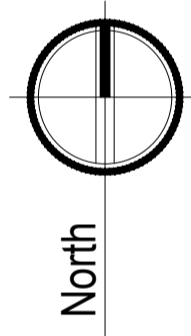
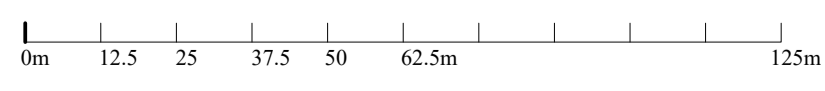
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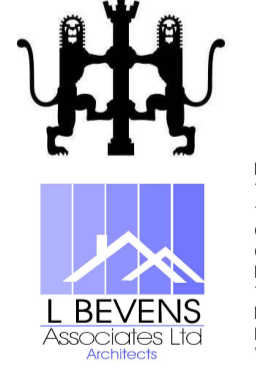
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Location Plan 1:1250

Scale: 1:1250



Rev A Jan. 2022 Site area amended



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DRAWING STATUS	PRELIMINARY	PLANNING	CONSTRUCTION	FILE COPY
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CLIENT  
**Mr B Aldridge**

PROJECT  
Land south of 182 Wype Road, Eastrea, Cambridgeshire

DRAWING TITLE  
Proposed Block Plan  
Location Plan  
Illustrative Street Elevation for scale purposes

SCALE	DATE	DRAWN	CHECKED
1:100, 1:500 & 1:1250 @ A1	January 2022	LB	
DRAWING NUMBER	REVISION		
CH19/LBA/524/OP-1-100	A		