
F/YR22/0293/O

Applicant: Mrs Joanne Fuller-Gray

**Agent : Mr Chris Walford
Peter Humphrey Associates Ltd**

Land East Of Ferry Farm, London Road, Chatteris, Cambridgeshire

Erect 1 x dwelling (outline application with all matters reserved)

Officer recommendation: Refuse

Reason for Committee: Referred by Head of Planning on advice of Committee Chairman

1 EXECUTIVE SUMMARY

- 1.1 The planning application seeks a determination of the principle of residential development adjacent to Ferry Farm for the erection of 1 dwelling. The site is located to the south of Chatteris about 2km from the Town Centre and 1 kilometre from the edge of the built-up area. The site is within flood Zone 1 as defined by the Environment Agency maps.
- 1.2 The proposal site is site falls within the 'elsewhere' category because it is located in an area that falls outside the built form of any settlement defined within Local Plan Policy LP3. Here residential development is restricted to that which is essential for rural enterprises. Even though there is a business on the site, the proposed development would not be associated with it. development
- 1.3 All consultees have supported the proposed development, albeit with conditions, advice or informatives.
- 1.5 Even though other dwellings have been approved in recent years adjacent to and apposite the site, a dwelling in this location is not considered as appropriate as it would contribute to the skewing of the settlement hierarchy and the location is not considered as sustainable in relation to accessibility to services. The proposal would conflict with Local Plan Policy LP3, which among other things seeks to direct development to sustainable locations that offer the best access to services and facilities.
- 1.6 The recommendation is therefore for refusal of planning permission.

2 SITE DESCRIPTION

- 2.1 The proposal site is located at Ferry Farm which is sited to the south of Chatteris. The property is located at the junction of London Road and Stocking Drove and consists of a 2 storey property finished in buff coloured facing bricks, a tile roof and upvc fenestration. There is an existing business on the site, Fuller-Gray Carpet Tiles, which is set back in the site with a separate vehicle access.

- 2.2 The site is within Flood Zone 1 as defined by the Environment Agency maps and has a group of trees in the northern corner which are protected by a group TPO

3 PROPOSAL

- 3.1 The application is outline only for the erection of 1 x dwelling with all matters reserved for future consideration.
- 3.2 Full plans and associated documents for this application can be found at:
[F/YR22/0293/O | Erect 1 x dwelling \(outline application with all matters reserved\) | Land East Of Ferry Farm London Road Chatteris Cambridgeshire \(fenland.gov.uk\)](#)

4 SITE PLANNING HISTORY

No relevant planning history.

5 CONSULTATIONS

- 5.1 **Town Council:** Support
- 5.2 **Tree Officer:** No response received
- 5.3 **Environmental Health:** *The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposed scheme as it is unlikely to have a detrimental effect on local air quality and the noise climate or be affected by ground contamination*
- 5.4 **Highways:** *Highways have no objections to this planning application. However, construction details and turning arrangements that meets FDC parking standards and drainage to form part of the future reserved matters application.*

Please note, the access should be sealed and to be drained away from the highway in a bound material for a minimum of 5m back from the existing public highway. The vehicular access shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification. Surface water from private roads/ driveways areas must not discharge onto the public highway, and appropriate intervention must be provided. Please demonstrate a method at the boundary of the private and public highway of the access.

- 5.4 **FDC Arboriculture Officer:** *I have no objection to the findings of the report and it is a fair representation of the quality/condition of the existing vegetation.*

The AIA notes that no trees are to be removed to facilitate the development but that tree protection measures will be required.

The submitted tree protection plan shows the position of fencing, ground protection and permeable drive for trees T1 to T8, however, there appears to be some excavation adjacent to trees T9 & T10 and therefore protective fencing and ground protection is likely to be required.

The detailed Arboricultural Method Statement can be submitted as part of Conditions and therefore I have no objection to the scheme as proposed.

5.5 Local Residents/Interested Parties

Seven letters of support (five from London Road and one each from Gull Way and St Stephens Drive, Chatteris) have been received on the grounds that the development would be in keeping with the surrounding area.

Six of these letters are of a 'standard' nature and were received prior to the statutory consultation period commencing.

In addition, a further letter has been received from the occupiers of The Grange London Road, whilst not objecting to the principle of the development, would like to raise concerns regarding possible overlooking, proximity of the building, the number of windows facing the Grange, the height of the new build, the care and preservation of the trees.

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

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
National Design Guide 2019

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
LP14 - Responding to climate change and managing the risk of flooding
LP15 - Facilitating the creation of a more sustainable transport network
LP16 - Delivering and protecting high quality environments across the district
LP19 - The Natural Environment

8 KEY ISSUES

The key issues for consideration are:

- The Principle of Development
- Design, Appearance, and Impact on the Area
- Residential Amenity
- Access and Highway Safety
- Impacts on Trees

9 BACKGROUND

The application is reserved matters application to determine the principle of residential development on the site. The site is part of Ferry Farm, which is part of a number of sporadic properties forming a ribbon that extends southwards from Chatteris along London Road. A number of dwellings have previously been approved against officer recommendation adjacent and opposite the site.

10 ASSESSMENT

The Principle of Development

- 10.1 The application seeks planning permission for the erection of a dwelling adjacent to Ferry Farmhouse in Chatteris. Fenland Local Plan Policy LP3 sets out a clear spatial strategy for sustainable growth in the district, based on a defined settlement hierarchy directing most development to the district's larger settlements. This policy identifies Chatteris as a Market Town and this site, which lies just south of the built limits of Chatteris, forms part of the ribbon of development along London Road. This land infills an area of land between Ferry Farm and the Grange to the north-east.
- 10.2 The application site falls within the 'elsewhere' category because it is located in an area that falls outside the built form of a settlement defined within Local Plan Policy LP3. It consists of a small cluster of built roadside development in the countryside about a kilometre to the south of the built-up area of Chatteris. Policy LP3 says that development in 'elsewhere' locations will be restricted to that which is essential for rural enterprises and any dwellings would be subject to a restrictive occupancy condition. Whilst the applicant owns and runs a business on the site, the proposed dwelling is not required to support that or any other enterprise and as such no justification has been included within the submission and accordingly the principle of development cannot be considered to be acceptable.
- 10.3 The proposal site is part of a cluster of sporadic properties that form a ribbon to the south of the built-up area of Chatteris. This ribbon of development is increasingly becoming consolidated and dense owing to the number of residential developments that have been approved in the last few years, a precedence which the applicant has cited. The application site is located about a kilometre from the edge of Chatteris and thus future residents of the development would not have easy access to facilities and services. The absence of a footpath immediately adjacent to the site is noted but there is a footpath on the southern side of London Road which begins at the junction of Stocking Drove and London Road, but its limited width and lighting would make its use prohibitive. The distance to facilities and services would not encourage people to walk especially in inclement weather and as such most daily trips would be by private car.
- 10.4 Even though other dwellings have been approved in recent years adjacent to and apposite the site, a dwelling in this location is not considered as appropriate as it would contribute to the skewing of the settlement hierarchy and the location is not considered as sustainable in relation to accessibility to services. The proposal would conflict with Local Plan Policy LP3, which among other things seeks to direct development to sustainable locations that offer the best access to services and facilities.

Design, Appearance, and Impact on the Area

- 10.5 Paragraph 126 of the National Planning Policy Framework 2021 states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. This is further reflected in Local Plan Policy LP16 which seeks to deliver and protect a high-quality environment for those living and working within the district. Both national and local policies seek to ensure that development is only permitted if, among other criteria, it makes a positive contribution to the local distinctiveness and character of the area, enhances its local setting, responds to and improves the

character of the local built environment, reinforces local identity and does not adversely impact, either in design or scale terms, the street scene, settlement pattern or the landscape character of the surrounding area.

- 10.6 For about a kilometre from the edge of the built-up area of Chatteris Town, London Road is characterised by random and sporadic forms of development built along both sides of the road as it leaves the town of Chatteris.
- 10.7 The development would be set between Ferry Farmhouse and the Grange to the north. Whilst the development would result in the intensification of the built form on this site and this part of London Road, this would not be different from that which has previously been permitted at Gaultree Lodge to the south and opposite the site. Unlike the development at Gaultree Lodge, the proposed development would not be seen as an intrusion into the countryside.
- 10.8 In addition, the submitted indicative layout shows a footprint which is similar in size to Ferry Farmhouse and like it, would be one of the smallest properties in the area. The development is therefore likely not to dominate Ferry Farm or other properties in the area. The protected trees in the northern corner also would provide some screening for the development and thus not make it very apparent wider landscape. It is therefore considered that the principle of development would not harm the character and appearance of the surrounding area in accordance with Policy LP16 and NPPF(2021)

Residential Amenity

- 10.9 Local Plan Policy LP16 seeks provide and protect comforts that the general environment provides and to this end ensures that development does not adversely impact on the amenity of neighbouring users owing to noise, light pollution, loss of privacy and loss of light.
- 10.10 The application is outline with all matters reserved for future consideration and thus only an indicative site plan has been submitted. As no detailed design has been submitted, no bespoke residential amenity comments can be made but suffice to say that any scheme needs to ensure that development does not result in loss of privacy owing to overlooking. The indicative plan also shows an adequate amount of residential amenity spaces provided for the proposed development.
- 10.11 The proposal would accord with Local Plan Policy LP16.

Access and Highway Safety

- 10.12 Fenland Local Plan Policy LP15 states that new development will only be permitted if, among other things, it can be demonstrated that safe and convenient pedestrian and vehicle access to and from the public highway as well as adequate space for vehicle parking, turning and servicing would be achieved. In addition, appropriate levels of parking provision should be provided in accordance with the Council's defined parking standards as set out in Appendix A of the Local Plan.
- 10.13 The submitted layout plan shows that vehicular access to the proposed dwelling would be by way of the existing access for Ferry Farm which is off London Road. That is, the existing residential access would be shared between Ferry Farm and the proposed dwelling.
- 10.14 The scheme also indicatively makes provision for parking of 5 cars on the shared hardstanding in front of the two properties which is consistent with the provision of Fenland Parking Standards.

- 10.15 The development has been considered by Highways and no objections have been raised subject to the submission of parking and turning details that meets FDC parking standards and drainage. In addition, the Engineer recommends that the access be sealed drained away from the highway in a bound material for a minimum of 5m back from the existing public highway. The vehicular access shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.
- 10.16 The proposal would accord with Local Plan Policy LP16 and Fenland Parking Standards.

Impacts on Trees

- 10.17 According to paragraph 131 of the NPPF (2021), trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Therefore, planning policies and decisions should ensure that existing trees are retained wherever possible. This is also reflected within Local Plan Policy LP16 which seeks to promote and protect high quality environments throughout the district and only approve development if it can be demonstrated that it would retain and incorporate natural and historic features of the site such as trees.
- 10.18 In the northern corner of the site is a cluster of trees which are protected by a group order and the applicant has, within the submitted Arboriculture Impact Assessment, indicated that none of the trees would be affected by the development. The supporting details by Oakfield Arboricultural Services (OAS 21-334-AR01) have been considered by the Council's Tree Officer and found to be acceptable who recommends that detailed Arboricultural Method Statement be secured by way of an appropriately worded condition.
- 10.19 The proposed development would accord with Local Plan Policy LP16 and NPPF (2021).

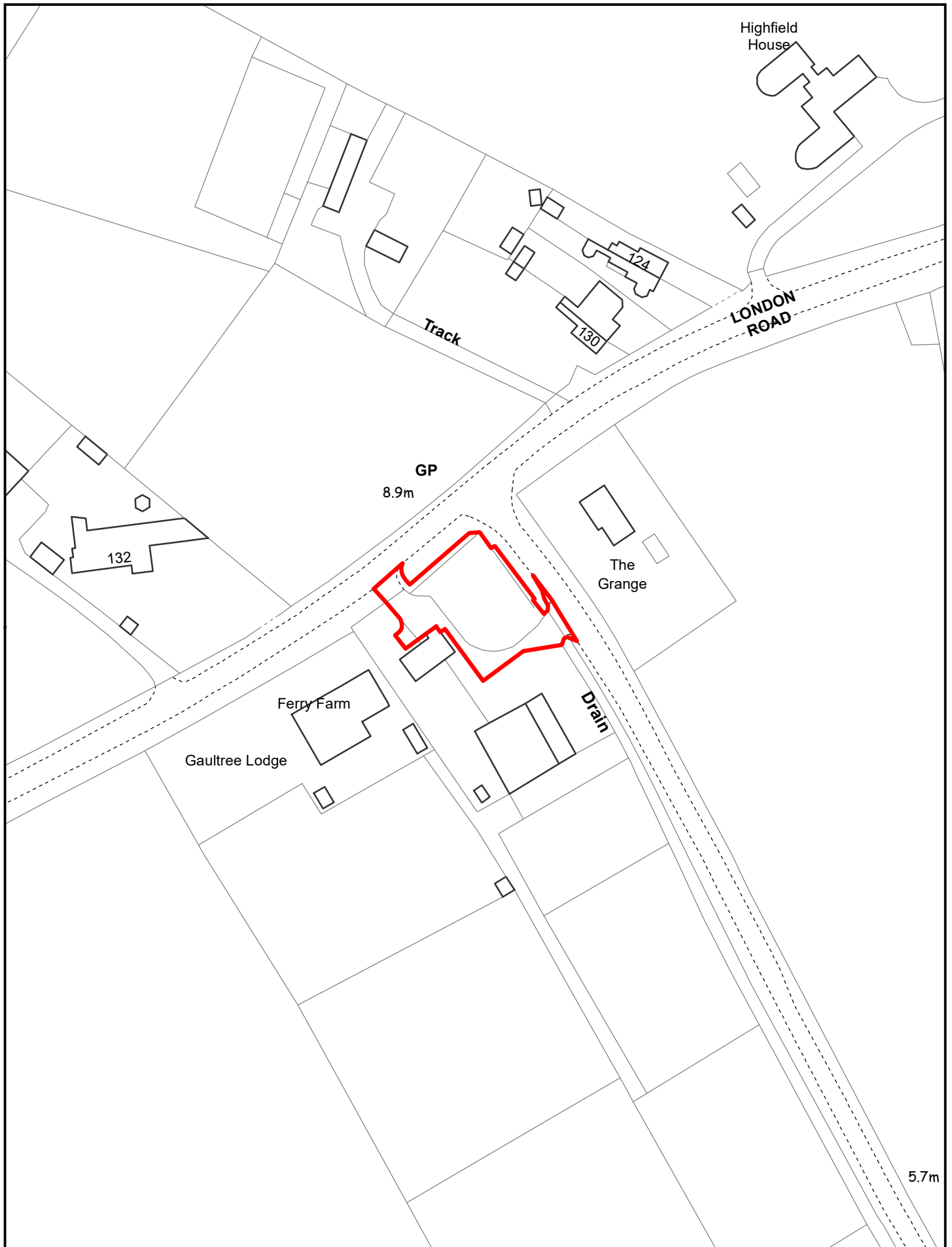
11 CONCLUSIONS

- 11.1 Based on the assessment above, the proposed development would not be considered acceptable in principle due to the clear conflict with Policy LP3 of the Local Plan.

12 RECOMMENDATION

Refuse; for the following reason:

1	The proposed development would result in an additional dwelling in the countryside unrelated to any rural enterprise and it would be remotely located to the main settlement of Chatteris in relation to access to facilities and services, with no appropriate footpath link or street lighting. As a result residents would largely have to rely on private modes of transport to access even daily services. Therefore, the proposal is considered to be an unsustainable development contrary to the aims and objectives of Policy LP3 of the Fenland Local Plan and the NPPF.
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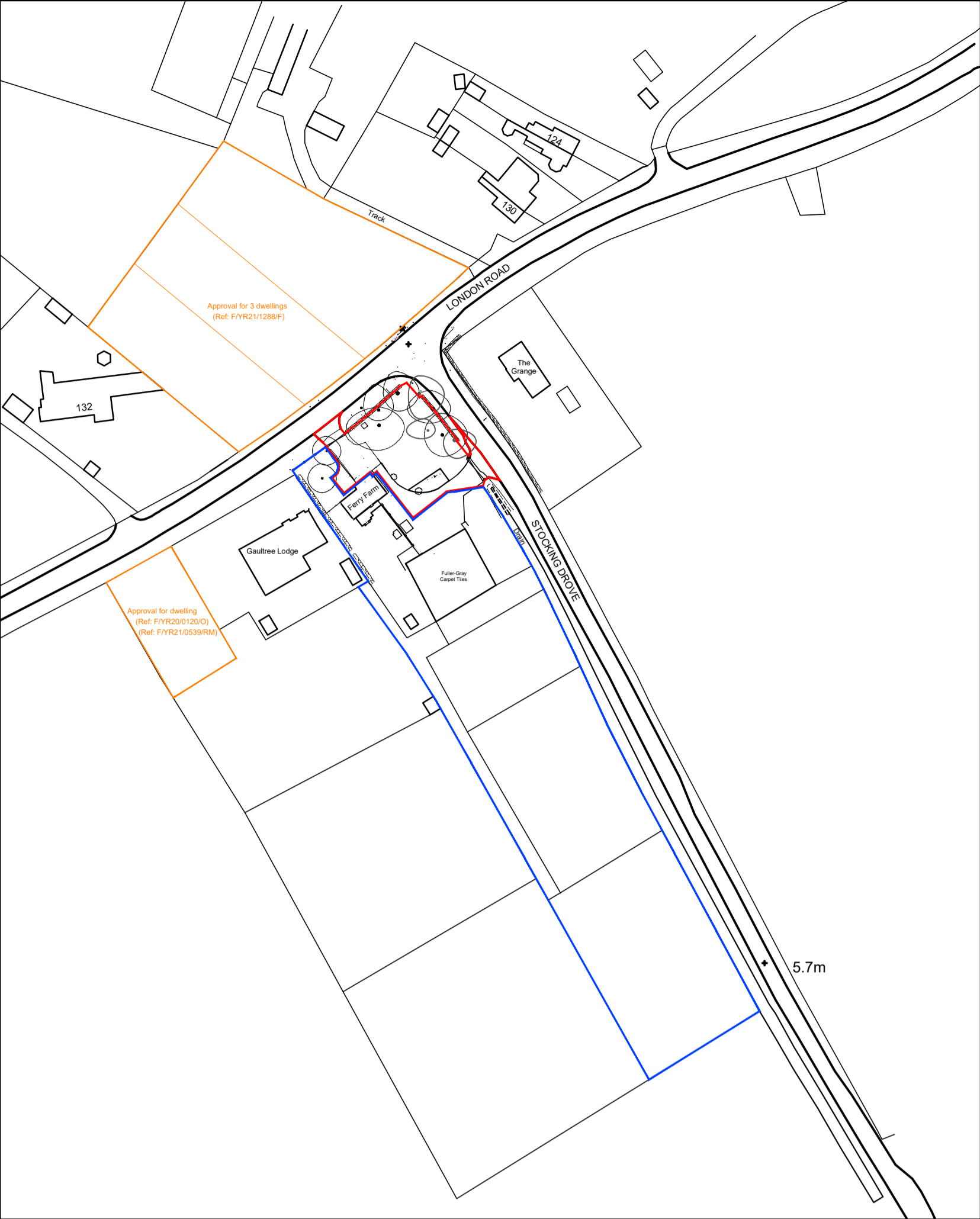
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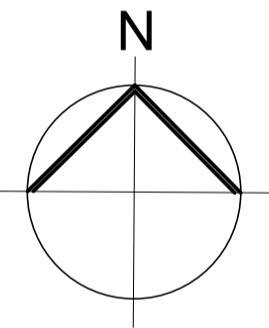
 **Fenland**
CAMBRIDGESHIRE
Fenland District Council



Existing Site Plan 1:200



Location Plan 1:1250



A -			CLIENT
REVISIONS			MRS J FULLER-GRAY
JOB NO.	PAPER SIZE	DATE	PROJECT
6462/01B	A1	JAN 2022	PROPOSED DWELLING
Notes:			SITE
This drawing is the permission of Peter Humphrey Associates Ltd. and may not be reissued, loaned or copied in whole or part without written consent.			LAND AT FERRY FARM
All dimensions shown on the drawing are in millimeters unless stated otherwise. If the drawing is received electronically (PDF) it is the recipient's responsibility to ensure it is printed to the correct paper size. All dimensions to be checked on site prior to commencing work and any discrepancies to be highlighted immediately.			LONDON ROAD / STOCKING DROVE
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			CAMBS
			PE16 6SG
			DRAWING
			EXISTING PLANNING DRAWING

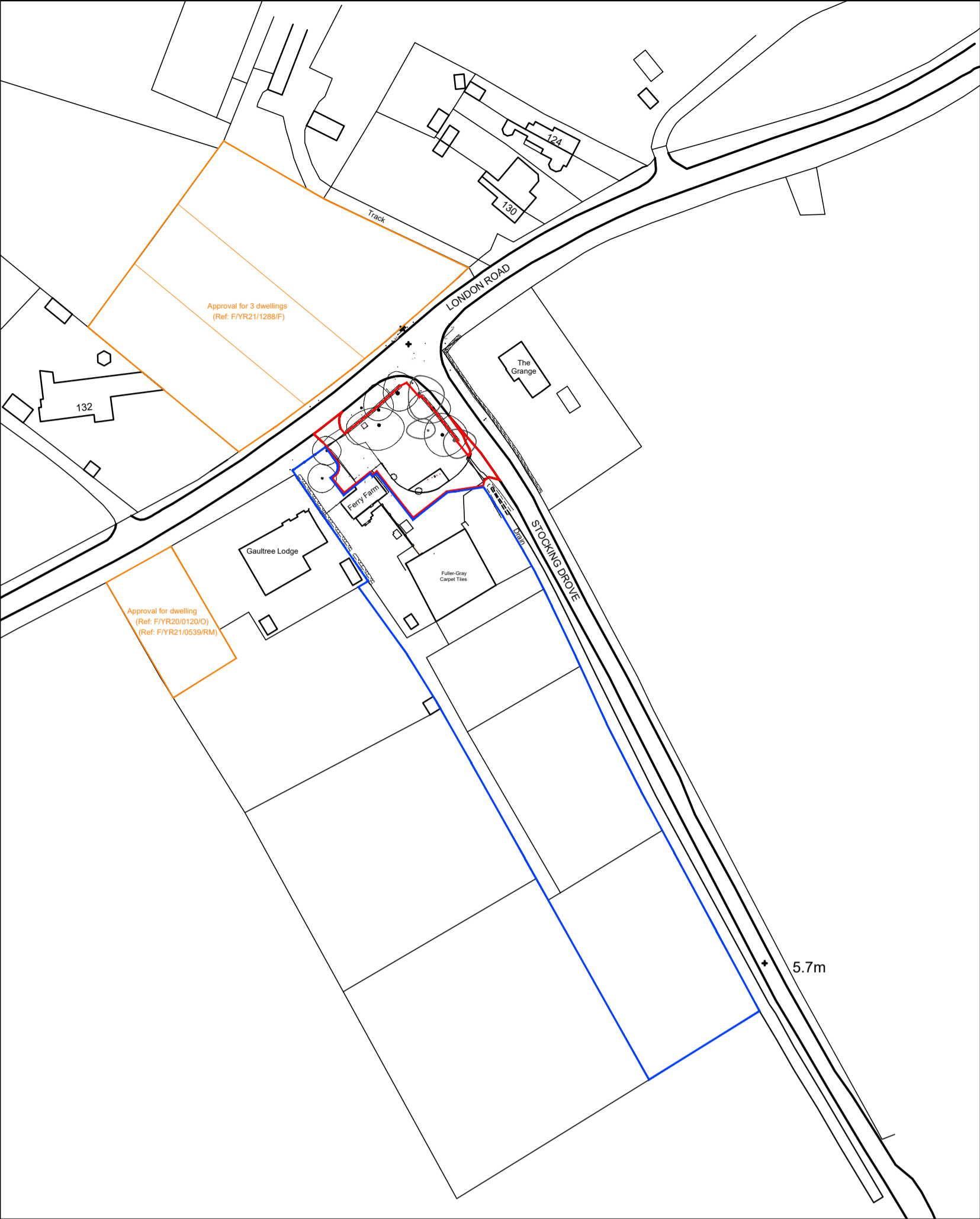
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PETER HUMPHREY ASSOCIATES

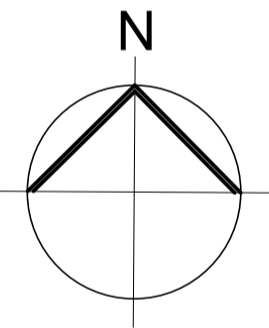
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Proposed Site Plan 1:200 (Indicative layout shown)



Location Plan 1:1250



A - REVISIONS		
JOB NO.	PAPER SIZE	DATE
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CLIENT
MRS J FULLER-GRAY

PROJECT
PROPOSED DWELLING

SITE
LAND AT FERRY FARM
LONDON ROAD / STOCKING DROVE
CHATTERIS
CAMBS
PE16 6SG

DRAWING
PROPOSED PLANNING DRAWING

PHA

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