

EAST CAMBRIDGESHIRE DISTRICT COUNCIL

PLANNING SERVICES



OFFICER REPORT

Application Number: 19/00366/FUL

Proposal: Construction of 3 no. dwellings, parking, garaging, access road and associated site works

Location: 72 West Street Isleham Ely Cambridgeshire CB7 5RA

Applicant: The Executors Of Joan Reed

Agent: Andrew Fleet

Case Officer: Rachael Forbes

The Application:

The application seeks permission for three detached dwellings on land at 72 West Street, Isleham. Plot 1, to the immediate north of 72 West Street is proposed to be a 1.5 storey detached dwelling. Plot 2, situated to the north of Plot 1 was originally proposed to be a two storey dwelling, which officers felt was too large and was objected to by the Trees Officer as it was situated in the root protection area (RPA) of the trees to the east, which are subject to a Tree Preservation Order (TPO). The plans have been amended to reduce the scale and height of the dwelling and the dwelling has been removed from the RPA. Plot 3 is situated to the front of the site and will be a conversion of an existing building.

Relevant Plans:

Plan Reference	Version No	Date Received
18: 108-2	A	12th June 2019
18: 108-7	Plot 2	12th June 2019
18:108-5	Plot 3	21st March 2019
18:108-3	Plot 1	11th March 2019
18:108-0	A	21st March 2019

The Site and its Environment:

72 West Street is a single storey detached dwelling. To the west of the dwelling is a brick built outbuilding (which is proposed to be converted). There is an access between the dwelling and the outbuilding. To the rear of the dwelling is a closed board fence. Beyond this, there is land which the application form states was previously a farmyard and there are some outbuildings present which are proposed to be demolished. To the east of the site there is a private road which serves several dwellings; there are TPO trees along the boundary of the site. To the west, there is a residential dwelling and its associated land. To the north is another residential dwelling, 70 West Street. The site is within the development envelope for Isleham.

Planning History:

No relevant planning history.

Replies to consultations:

Cadent Gas Ltd - 8 April 2019

'Should you be minded to approve this application please can the following notes be included an informative note for the Applicant

Considerations in relation to gas pipeline/s identified on site:

Cadent have identified operational gas apparatus within the application site boundary. This may include a legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent assets in private land. The Applicant must ensure that proposed works do not infringe on Cadent's legal rights and any details of such restrictions should be obtained from the landowner in the first instance.

If buildings or structures are proposed directly above the gas apparatus then development should only take place following a diversion of this apparatus. The Applicant should contact Cadent's Plant Protection Team at the earliest opportunity to discuss proposed diversions of apparatus to avoid any unnecessary delays.

If any construction traffic is likely to cross a Cadent pipeline then the Applicant must contact Cadent's Plant Protection Team to see if any protection measures are required.

All developers are required to contact Cadent's Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to'.

Cambridgeshire Archaeology - 8 April 2019 & 9 August 2019

Our records indicate that the site lies in an area of high archaeological potential, situated roughly 420m to the west of the scheduled earthwork remains of fish ponds, hollowed lanes and platforms that were part of the Isleham priory (National Heritage List for England reference 1013278, Historic Environment Record reference DCB221): an alien Benedictine priory 100m west of St Andrew's Church (Historic Environment Record reference 07591). One of over 150 Benedictine monasteries founded in England, Benedictine monasticism had its roots in the rule written about AD 530 by St Benedict of Nursia for his own abbey at Monte Cassino but the earliest attempts to develop an order came only in 1216. The only remaining standing priory building at Isleham is the Chapel of St Margaret of Antioch (a Grade I Listed Building, NHLE ref 1126476, HER ref DCB713) to the north of which lie the buried foundations of the conventional buildings and the earthwork remains of the associated agricultural complex (07528).

Adjacent to the proposed development area are the gardens of Isleham Hall, dating from the 16th century (Historic Environment Record reference MCB19362), with extensive evidence for prehistoric and Roman activity in the vicinity, including ring ditch remains of Bronze Age burial mounds (MCB17114) and numerous finds of prehistoric and Roman artefacts. Archaeological investigations adjacent to the site identified evidence of a post-mill and a large volume of ceramic building material,

which may be have originated from the former Isleham Hall (post-excavation works on going ECB4999).

We do not object to development from proceeding in this location but consider that the site should be subject to a programme of archaeological investigation secured through the inclusion of a negative condition.

Following reconsultation:

'Thank you for consulting us again with regard to the revised design, plans and elevations for Plot 2. The archaeological programme which was recommended in mitigation of the development impacts has now been completed and we therefore remove our recommendation for the inclusion of an archaeological condition on any permission you may be minded to grant for development within the redline area indicated'.

Parish - 30 April 2019 & 6 August 2019

'It is over development of the site and the size of the properties are inappropriate to the land available'.

Following reconsultation, the Parish Council have raised no objections or concerns about the application.

Ward Councillors -

No Comments Received

Local Highways Authority -15 April 2019 & 29 July 2019

'The Highways Authority has no objection in principal to this application

Recommended Conditions

HW11A – Access to be laid out to approved drawing number 18;108-2 and be a min of 5m wide for 15m in to the property

HW14A – Turning and parking areas

Informatives

This development may involve work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council'.

Following reconsultation:

'The amendment does not appear to change the visibility at the junction, nor turning and parking within the site from that previously considered and I therefore have no objections.

The conditions and informative previously recommended on the 15th April remain applicable and should be appended to any permission'.

ECDC Trees Team - 18 April 2019 & 8 August 2019

'A specification will be needed for any tree work proposed as part of this application.

What is the proposed boundary treatment in proximity to the trees? If new fencing is to be installed details of how the installation of it will avoid causing damage to significant tree roots. Please condition LS5A Boundary Treatments.

Plot 2 is too close to the root protection area (RPA) for fencing alone as this will need to be moved to allow access ground protection will be required to facilitate building operations. Details of this will be required please condition TR5A Arboricultural Method Statement, to ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015.

There appears to be hard standing of some sort located within the RPA of the trees this will need to be installed via reduced dig operations with details submitted for approval.

I'm also concerned that shading caused by the existing trees could lead to conflict with the future residents of properties due to lack of light.

A condition for no burning of any materials on site will be required'.

Environmental Health - 1 April 2019 & 17 July 2019

'Due to the proposed number of dwellings and the close proximity of existing properties I would advise that construction times and deliveries during the construction phase are restricted to the following:

07:30 – 18:00 each day Monday – Friday
07:30 – 13:00 on Saturdays and
None on Sundays or Bank Holidays

No other points to raise at this time but please send out the environmental notes'.

'The only thing I'd like to add to my previous comments are that if it is necessary to undertake ground piling I would request that a method statement be produced and agreed in writing with the Local Planning Authority (LPA) before work takes place. If there is no intention to utilise ground piling then I would request this be confirmed in writing and a condition which prevents it be attached until such time as a ground piling method statement is agreed with the LPA'.

Environmental Health (Scientific Officer):

'Thank you for consulting me on the above proposal. I have read the Envirosearch report dated 11th March 2019 and accept the findings. The site is at very low risk of land contamination and no further work is required. Due to the proposed sensitive end use of the site (residential) I recommend that standard contaminated land condition 4 (unexpected contamination) is attached to any grant of permission'.

Waste Strategy (EADC) – 17 April 2019

• East Cambs District Council will not enter private property to collect waste or recycling, therefore it would be the responsibility of the owners/residents to take any sacks/bins to the public highway boundary on the relevant collection day and this should be made clear to any prospective purchasers in advance, this is especially the case where bins would need to be moved over long distances and/or loose gravel/shingle driveways; the RECAP Waste Management Design Guide defines the maximum distance a resident should have to take a wheeled bin to the collection point as 30 metres (assuming a level smooth surface).

- Each new property requires two bins; this contribution is currently set at £43 per property.

CCC Growth & Development -

No Comments Received

A site notice was displayed near the site on 10 April 2019. In addition nine neighbouring properties have been directly notified by letter. Two responses have been received raising the following concerns:

'Whilst I do not object to this planning application as a whole we do have concerns regarding the height of the 5 bedroom detached property as it is a 2 story house rather than a bungalow or chalet bungalow and the visual impact it will have on all surrounding buildings i.e The Old Hall which is a Grade II listed building. The parish council had these concerns when we built our property last year and I am unsure as to how these rules would be different on this application.

The height of the 5 bedroom detached property is too high. No other buildings surrounding it are of this size and height. Our house will be hugely overlooked as it is a large 2 storey building as opposed to a bungalow or chalet bungalow. We have recently built opposite this plot and height restrictions were placed on our planning applications which resulted in many changes to our plans. The same rule should be applied on this application'.

No comments were received following reconsultation.

The Planning Policy Context:

East Cambridgeshire Local Plan 2015

GROWTH 2	Locational strategy
GROWTH 3	Infrastructure requirements
GROWTH 5	Presumption in favour of sustainable development
HOU 2	Housing density
ENV 1	Landscape and settlement character
ENV 2	Design
ENV 7	Biodiversity and geology
ENV 8	Flood risk
ENV 9	Pollution
COM 7	Transport impact
COM 8	Parking provision

Supplementary Planning Documents

- Design Guide
- Contaminated Land - Guidance on submitted Planning Application on land that may be contaminated
- Flood and Water
- Developer Contributions

National Planning Policy Framework 2019

2	Achieving Sustainable Development
5	Delivering a sufficient supply of homes
9	Promoting sustainable transport
11	Making effective use of land
12	Achieving well-designed places

- 14 Meeting the challenge of climate change, flooding and coastal change
- 15 Conserving and enhancing the natural environment

Planning Comments:

The main considerations of this application are: principle of development, visual amenity, residential amenity, highway safety, parking provision, ecology and trees and other matters.

Principle of Development:

Policy GROWTH 2 of the East Cambridgeshire Local Plan, 2015 states that the majority of development will be focused on the market towns of Ely, Soham and Littleport but more limited development will take place in villages which have a defined development envelope. Within the defined development envelopes housing, employment and other development to meet local needs will normally be permitted – provided that there is no significant adverse impact on the character and appearance of the area and that all other material planning considerations are satisfied.

The site is located within the development envelope of Isleham and therefore the principle of development in this location would be considered acceptable subject to satisfying all other relevant material planning considerations.

The Council is not currently able to demonstrate that it has an adequate five year supply of land for housing. Therefore, all local planning policies relating to the supply of housing must be considered out of date and housing applications assessed in terms of the presumption in favour of sustainable development set out in the National Planning Policy Framework. This means that development proposals should be approved unless any adverse effects of the development significantly and demonstrably outweigh the benefits.

Visual Amenity:

Policy ENV1 of the East Cambridgeshire Local Plan, 2015 states that development proposals should ensure that they provide a complementary relationship with the existing development and conserve, preserve and where possible enhance the distinctive and traditional landscapes and key views in and out of settlements. Policy EV2 states that development proposals ensure that the location, layout, massing, materials and colour of buildings relate sympathetically to the surrounding area.

The proposal seeks the provision of three dwellings; a dwelling at the front of the site, which will be a conversion of the existing building, to create a two bedroom, single storey dwelling (Plot 3) and two 1.5 storey detached dwellings; Plot 1, a three bed dwelling and Plot 2 a four bed dwelling.

Plots 1 and 2 would sit behind the existing dwelling (number 72) and would therefore be considered as backland development. Backland development is present along this section of West Street with dwellings to the rear of 48 and 50 West Street and 1 Hall Barn Road. There are also two dwellings behind 54 and 56 West Street. Although they are not strictly backland as they are accessed by a private road and not through the two dwellings, it is considered that the proposed development is similar to the development behind 54 and 56 in layout. It is therefore considered that backland development in this location would be considered acceptable.

Plots 1 & 2:

Plot 2 was originally proposed to be a two storey dwelling, with a larger footprint which encroached into the root protection area (RPA) of the TPO trees. Officers were concerned about the height and scale of the proposed dwelling. The height has been reduced from two storey to 1.5 storey, the scale has been reduced and the dwelling has been located outside of the RPA.

Plot 1 is situated to the immediate north of the existing dwelling, with plot 2 behind it. They are both proposed to be 1.5 storey dwellings. The existing dwelling is single storey and is likely to be lower in height than the two proposed dwellings, although no existing elevation drawings have been provided as there is no change to the existing dwelling itself. It was noted on site that the 1.5 storey dwelling behind numbers 54 and 56 is visible from the street scene as it is higher than the dwelling in front of it. It is considered therefore that the provision of 1.5 storey dwellings behind a single storey dwelling would not be out of keeping with the immediate street scene.

Both Plot 1 and 2 will be approximately 7.1 metres in height at their highest points. Plot 1 is approximately 27.7 metres wide at its widest point (including the attached garage) and 13 metres in length at its longest point. Plot 2 is approximately 17.8 metres at its widest point and 13 metres in length at its longest point. By way of comparison, 58 and 58a West Street, which are situated across the tree lined private road, are of a similar scale and height. 58 West Street is approximately 7.8 metres in height, 22.8 metres in width (including the attached garage), and 26.4 metres in length. 58a West Street is approximately 6.9 metres in height, 16.9 metres in width and 13.7 metres in length.

The design of Plot 1 and Plot 2 are different to each other, however they do share features seen on dwellings within the street scene. Both dwellings have projecting gables, which are seen in the host dwelling and Plot 2 has dormers windows which are featured in the properties opposite, 58 and 58a West Street. The materials proposed for the dwellings are Traditional Brick and Stone 'Culford Mixture' facing bricks, Lifestyles 'Ashford Pantiles Restoration' roof tiles and double glazed Anthracite Aluminium Thermal Break windows and doors. It is considered that there is a mixture of materials seen in the street scene, however both the brick and tile colour are seen within the street scene and therefore the materials are considered to be appropriate.

While it is noted that the adjacent dwellings at 58 and 58a sit on substantial plots, it is considered that this is not the case for most of the dwellings in West Street, including 70 West Street, situated to the north of the application site, 72 West Street (the host dwelling) and the dwellings at 48-56 West Street. In respect of Plots 1 and 2, the Design Guide SPD states that most building plots should be 300sqm and that the footprint of the proposed development should be no more than one third of the plot size. Plot 1 is approximately 900sqm, with approximately 239sqm of footprint, which equates to 26.5% coverage. Plot 2 is approximately 885sqm, with approximately 218sqm of footprint, which equates to 24.6% coverage. Although the Design Guide is only a guide, the proposal does exceed the guidance set out and the proposed plots exceed many of the plot sizes in the surrounding area.

It is noted that a further dwelling was previously applied for under application 17/00896/OUT, adjacent to 58a West Street. This proposal involved dividing the plot at 58a West Street. It was considered that the proposed development was sustainable and that the proposal would not result in harm to the character and appearance of the area; the proposal was refused on the impact to highway safety and the Local Highway Authority concerns that incremental development would result in an intensification of use of the access onto West Street. The current proposal seeks to use the existing access and not the private road adjacent to the site.

Plot 3:

Plot 3 sits to the front of the site, across the access from the host dwelling.

The proposal is the conversion of the existing building to a two bedroom, single storey dwelling. The proposed footprint and dimensions of the building will remain the same. The openings proposed in the dwelling reflect the existing openings; on the east elevation there will be one extra opening for the front door, on the north elevation there is the provision of patio doors and on the west elevation the proposed window will be smaller than the existing window. The materials for Plot 3 have not been specified; these details can be secured by condition to ensure that any changes proposed would be appropriate and in keeping with the character and appearance of the area.

It is considered that all three plots are in keeping with the character and appearance of the area and they provide a complementary relationship with the existing development and are therefore considered to comply with policies ENV 1 and ENV 2 of the East Cambridgeshire Local Plan, 2015.

Residential Amenity:

Policy ENV2 of the East Cambridgeshire Local Plan, 2015 states that new development will be expected to ensure that there is no significantly detrimental effect on the residential amenity of nearby occupiers and that occupiers and users of new buildings, especially dwellings, enjoy high standards of amenity.

To the north of the application site is 70 West Street. To the direct east is a private road and on the opposite side of this is 58 and 58a West Street. To the south is the host dwelling, 72 West Street. To the west, adjacent to plot 3 is number 74 West Street.

Plot 1:

Plot 1 is a 1.5 storey dwelling to the north of the host dwelling, 72 West Street. It is situated approximately 7.4 metres from the eastern boundary and 9.2 metres to the western boundary. There are windows at first floor level on the east and west elevations, both of which serve bedrooms. In respect of the window facing east, it is considered that given there is 7.4 metres to the boundary and the private road between Plot 1 and number 58 West Street that this would be sufficient to avoid a direct interaction between windows and an overlooking impact. In respect of the window facing west, the land directly opposite does not appear to be part of the residential curtilage of the property and it is therefore considered that the window would not result in a significant impact to residential amenity.

It is considered that there is sufficient distance between the dwellings to not result in an overbearing impact.

Given the sun's natural path rising in the east and setting in the west, it is considered that the main impact would be to the dwelling at Plot 2 as it is north of Plot 1. However, it is considered that the impact would mainly be to the detached garage and parking area and would not impact on any windows in the dwelling or private amenity space.

Policy ENV 2 sets out that new development should ensure that users of new buildings, especially dwellings, enjoy high standards of amenity. As noted above, the plot size exceeds the guidance set out in the Design Guide SPD. The built form takes up less than a third of the plot and the garden size provided is in excess of the 50sqm requested. There was concern around the impact of the trees on the private amenity space and eastern elevation of the dwelling. The trees themselves are beyond the boundary of the site and it was observed on site they have high canopies. Although, they may result in some overshadowing, given the sun's natural path, it is considered that this impact would only be present in the morning, when the sun is in the east. It is considered that this would not result in a significant impact to residential amenity.

Plot 2:

Plot 2 is a 1.5 storey dwelling to the north of the application site. It is situated approximately 12.5 metres from the northern boundary, 7.5 metres to the eastern boundary and 1.4 metres to the western boundary. There is a window at first floor level on the south elevation and doors and Juliet balcony on the north elevation. The window on the south elevation serves a bedroom and will look towards the parking areas/garages of both Plots 1 and 2. It is considered that this window would not overlook any private amenity space. The doors and Juliet balcony are situated approximately 12.5 metres to the boundary and it is considered that this is a sufficient distance not to result in an overlooking impact to 70 West Street.

It is considered that there is sufficient distance between the dwellings to not result in an overbearing impact.

Given the sun's natural path rising in the east and setting in the west, it is considered that the main impact would be to number 70 West Street as it is north of Plot 2. However, it is considered that there is sufficient distance between the dwellings as to not result in a significant impact to residential amenity.

Policy ENV 2 sets out that new development should ensure that users of new buildings, especially dwellings, enjoy high standards of amenity. As noted above, the plot size exceeds the guidance set out in the Design Guide SPD. The built form takes up less than a third of the plot and the garden size provided is in excess of the 50sqm requested. As above, there was concern around the impact of the trees on the private amenity space and eastern elevation of the dwelling. As above, it is considered there would only be an overshadowing impact in the morning when the sun is in the east but that there is also a substantial portion of the garden to the north which will not be affected by overshadowing from the trees.

Plot 3:

Plot 3 is a proposed single storey, two bed dwelling, converted from the existing building.

Plot 3 is situated on the boundary with number 74 West Street. There are windows on all four elevations; the window on the south elevation will face the road and the window on the north boundary will face into the proposed garden area. There is a window proposed on the west elevation which is in place of the existing window; it will be smaller and at an approximate height of 1.7 metres above floor level. It is considered that this window would not result in a significant overlooking impact due to its size and height and as the front of the dwelling at number 74 West Street is a public view. The windows on the east elevation face into the site towards the host dwelling. There is a small porch area on the side of 72 West Street opposite the windows on the east elevation; it is considered given its use that the proposed windows would not result in a direct overlooking impact.

It is considered that any overshadowing or overbearing impacts experienced from the existing building would not be worsened by the conversion as the building footprint/height is remaining the same.

Policy ENV 2 sets out that new development should ensure that users of new buildings, especially dwellings, enjoy high standards of amenity. The plot size and garden areas are sufficient and it is considered that the proposed dwelling would provide a high standard of amenity.

It is considered that the proposed dwellings would not result in a significant adverse impact to residential amenity and would provide high standards of amenity to future occupiers in accordance with policy ENV 2 of the East Cambridgeshire Local Plan, 2015.

Highway safety and parking provision:

Policy COM 7 of the East Cambridgeshire Local Plan, 2015 states that development proposals shall provide a safe and convenient access to the highway network. The proposal seeks to utilise the existing access to serve the host dwelling and the three proposed dwellings. The access will be 5 metres in width for the first 15 metres. The Local Highway Authority has been consulted as part of the application and have no objections to the application in principle. They have requested conditions in relation to the access being laid out as per the approved plan with the access 5 metres wide for 15 metres and turning and parking areas to be laid out prior to occupation.

Policy COM 8 of the East Cambridgeshire Local Plan, 2015 states that development proposals should provide adequate levels of car and cycle parking in accordance with the Council's parking standards. The parking standards set out that there should be two car parking spaces per dwelling and 1 cycle parking space. All three dwellings have two car parking spaces and plots 1 and 2 both

have garages. There are no cycle spaces shown on the plan, however, it is considered that given the size of the plots that there would be sufficient space to accommodate these.

It is therefore considered that the proposal complies with policies COM 7 and COM 8 of the East Cambridgeshire Local Plan, 2015.

Ecology and Trees:

Policy ENV7 of the East Cambridgeshire Local Plan, 2015 states that all applications for development that may affect biodiversity and geology interests must be accompanied by sufficient information to be determined by the Local Planning Authority, including an ecological report, to allow potential impacts and possible mitigation measures to be assessed fully. It also states that all development will be required to protect the biodiversity and geological value of land and buildings and minimise harm to or loss of environmental features, such as trees, hedgerows, woodland, wetland and ponds. No ecology survey is required due to the lack of features present that would be likely to attract protected species as per Natural England's standing advice.

The plans show that the hedge on the eastern boundary is to be retained and shows a native species hedge to be planted to the front of Plot 1. The TPO trees on the western boundary will also be retained. The application form states that there are no protected or priority species or designated sites important habitats or other biodiversity features on the site. There are no further biodiversity enhancements proposed; it is considered that this could be secured by condition.

The Trees Officer had initially raised concern around the boundary treatments in proximity to the trees and what those boundary treatments would be as installing a fence could result in damage to the tree roots. Plot 2 was also positioned too close to the RPA to allow for protective fencing alone as this would need to be moved to allow access for building. Following the reduction in scale of Plot 2, the Trees Officer had no further objection but noted that an updated tree protection plan would be required providing details of the areas where the protective fencing would need to be moved to allow access for buildings and details of the ground protection required in these locations and this can be secured by condition.

The proposal is therefore considered to comply with policy ENV 7 of the East Cambridgeshire Local Plan, 2015.

Other Matters:

Drainage:

Policy ENV 8 states that all developments and re-developments should contribute to an overall flood risk reduction. The policy states that development would not be permitted where:

- It would intensify the risk of flooding during the lifetime of the development taking into account climate change allowances, unless suitable flood management and mitigation measures can be agreed and implemented.
- It would increase the risk of flooding of properties elsewhere during the lifetime of the development, taking into account climate change allowances, by additional surface water run-off or by impeding the flow or storage of flood water.
- It would have a detrimental effect on existing flood defences or inhibit flood control and maintenance work.
- The risk of flooding would cause an unacceptable risk to safety; or
- Safe access is not achievable from/to the development during times of flooding, taking into account climate change allowance.

The application site is situated within flood zone 1 and therefore would not require the submission of a flood risk assessment. The application forms states that surface water would be disposed of via

soakaways, with foul water to be disposed of via mains sewer. No further details have been provided and it is therefore considered that a scheme for the disposal of foul and surface water would be required by condition.

The proposal is therefore considered to comply with policy ENV 8 of the East Cambridgeshire Local Plan, 2015.

Contaminated Land:

Policy ENV 9 of the East Cambridgeshire Local Plan, 2015 states that all development proposals should minimise and where possible, reduce all emissions and other forms of pollution, including light and water pollution and ensure no deterioration in air or water quality. Proposals will be refused where there are unacceptable pollution impacts, including surface and groundwater quality.

The Scientific Officer has been consulted as part of the application and has commented that the site is at very low risk of land contamination but due to the sensitive end use of the site, has requested a condition that if contamination is found that was not previously identified that work must cease and a site investigation and risk assessment carried out.

Conclusion:

The proposal is considered to comply with relevant planning policies and does not result in a significant negative impact to the character and appearance of the area or to residential amenity. The application is therefore recommended for approval.

RECOMMENDATION:

Approve

1 Development shall be carried out in accordance with the drawings and documents listed below

Plan Reference	Version No	Date Received
18: 108-2	A	12th June 2019
18: 108-7	Plot 2	12th June 2019
18:108-5	Plot 3	21st March 2019
18:108-3	Plot 1	11th March 2019
18:108-0	A	21st March 2019

1 Reason: To define the scope and extent of this permission.

2 The development hereby permitted shall be commenced within 2 years of the date of this permission.

2 Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

3 The development hereby permitted consists of three phases as shown as 'Plot 1', 'Plot 2' and 'Plot 3' on Drawing No. 18: 108-2 Rev A and shall be completed in accordance with that phasing plan.

3 Reason: The applicant has requested that the development be undertaken in a phased manner for the purposes of CIL.

4 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported to the Local Planning Authority within 48 hours. No further works shall take place until an investigation and risk assessment has been undertaken and submitted to and approved in writing by the Local

Planning Authority. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. The necessary remediation works shall be undertaken, and following completion of measures identified in the approved remediation scheme a verification report must be prepared, and approved in writing by the Local Planning Authority.

- 4 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy ENV9 of the East Cambridgeshire Local Plan 2015.
- 5 No development shall take place on each phase until a scheme to dispose of foul and surface water has been submitted to and approved in writing by the Local Planning Authority. The scheme(s) shall be implemented prior to the occupation of each plot.
- 5 Reason: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with policies ENV2 and ENV8 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted and the details need to be agreed before construction begins.
- 6 The access shall be laid out in accordance with approved drawing number 18: 108 - 2 Rev A and be a minimum width of 5m, for a minimum distance of 15m measured from the near edge of the highway carriageway and thereafter retained in perpetuity.
- 6 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 7 Prior to first occupation of each plot or commencement of use of the development sufficient space shall be provided within the site to enable vehicles to enter, turn and leave the site in forward gear and to park clear of the public highway. The area shall be levelled, surfaced and drained and thereafter retained for that specific use.
- 7 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 8 For each plot, no above ground construction shall commence until details of the boundary treatments have been submitted to and agreed in writing with the Local Planning Authority. The boundary treatments shall be in situ in accordance with the approved details prior to the occupation of each plot and shall remain thereafter.
- 8 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 9 No above ground construction shall take place on Plot 3 until details of the walls, roof, doors and windows to be used on the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- 9 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 10 The materials to be used in the construction of the external surfaces of Plot 1 and 2 shall be as specified in the email dated 12th June 2019 from Andrew Fleet, specifying facing bricks: Traditional Brick and Stone Culford Mixture, roof tiles: Lifestyles Ashvale Pantiles, Restoration

and windows and doors: Aluminium Thermal Break, double glazed, colour Anthracite. All works shall be carried out in accordance with the approved details.

- 10 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 11 Construction times and deliveries, with the exception of fit-out, shall be limited to the following hours: 07:30-18:00 each day Monday-Friday, 07:30-13:00 Saturdays and none on Sundays or Bank Holidays.
- 11 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 12 In the event of the foundations from the proposed development requiring piling, prior to the commencement of development of the relevant plot, the applicant shall submit a report/method statement to the Local Planning Authority, for approval in writing, detailing the type of piling and mitigation measures to be taken to protect local residents from noise and/or vibration. Noise and vibration control on the development shall be carried out in accordance with the approved details.
- 12 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted and the details need to be agreed before construction begins.
- 13 No development shall take place on Plots 1 or 2 until a scheme for the protection during construction of the trees on the site, in accordance with BS 5837:2012 - Trees in relation to construction - Recommendations, has been submitted for each plot, to and approved in writing by the Local Planning Authority. The scheme shall show the extent of root protection areas and details of ground protection measures and fencing to be erected around the trees, including the type and position of these. The protective measures contained with the scheme shall be implemented prior to the commencement of any development, site works or clearance in accordance with the approved details, and shall be maintained and retained until the development is completed. Within the root protection areas the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored thereon. If any trenches for services are required within the fenced areas they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 25mm or more shall be left unsevered.
- 13 Reason: To ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement in order to ensure that the protection measures are implemented prior to any site works taking place to avoid causing damage to trees to be retained on site.
- 14 Prior to occupation of each plot, a scheme of biodiversity improvements shall be submitted to and agreed in writing with the Local Planning Authority. The biodiversity improvements shall be installed prior to the first occupation of the hereby approved development and thereafter maintained in perpetuity.
- 14 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015.
- 15 No burning of waste shall take place on site during the clearance or construction phases.

- 15 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 16 Prior to first occupation of each plot, a full schedule of all soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include, planting plans, a written specification; schedules of plants noting species, plant sizes, proposed numbers/densities; and a detailed implementation programme. It shall also indicate all existing trees and hedgerows on the land and details of any to be retained. The works shall be carried out in accordance with the approved details prior to the end of the first planting season following occupation of the development. If within a period of five years from the date of the planting, or replacement planting, any tree or plant (including retained existing trees/hedgerows) is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 16 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 17 No above ground construction shall take place until full details of hard landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include hard surfacing materials. The works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme agreed with the Local Planning Authority.
- 17 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.

Signed: Rachael Forbes

Dated: 21/8/19

Case Officer



21/8/19

Planning Manager