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**MAIN CASE**

**Reference No:** 16/01008/FUL

**Proposal:** Demolition of derelict stable block and construction of a dwelling house

**Site Address:** Land Off Barston Drove Reach Cambs CB25 0JF

**Applicant:** Mr Neville Fletcher

**Case Officer:** Julie Barrow, Senior Planning Officer

**Parish:** Reach

**Ward:** The Swaffhams  
Ward Councillor/s: Councillor Allen Alderson

**Date Received:** 8 August 2016      **Expiry Date:** 9 November 2016  
[R106 ]

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1.0 **RECOMMENDATION**

1.1 Members are requested to APPROVE subject to the recommended conditions below. The conditions can be read in full on the attached Appendix 1.

- 1 Approved plans
- 2 Time Limit -FUL/FUM/LBC
- 3 Sample materials
- 4 Site Characterisation
- 5 Reporting of unexpected contamination
- 6 Foul and Surface water drainage
- 7 Parking, serving, etc
- 8 Driveway construction
- 9 Gates - restriction
- 10 Hard and soft landscaping
- 11 Boundary Treatments
- 12 Tree Protection Measures
- 13 No pruning/cutting or felling/removal
- 14 Permitted development - ext and outbldg

2.0 **SUMMARY OF APPLICATION**

2.1 The application seeks consent for the demolition of an existing stable block and the construction of a dwellinghouse in a similar position. The proposed single storey dwelling will be rectangular in shape, occupying a footprint of 20.4m by 8.9m. A sloping roof is proposed with a maximum height of 3.7m. The applicant proposes to

finish the external walls in a mixture of render and cedar boarding with aluminium windows and a zinc roof covering.

2.2 The application follows two previous applications for a two storey dwelling on the site, both of which were refused due to the adverse impact on the character and appearance of the area and, in the case of the first application due to a significantly detrimental effect on the amenity of nearby occupiers. This application seeks to overcome these reasons for refusal by proposing a single storey dwelling in a similar position as an existing stable block.

2.3 The full planning application, plans and documents submitted by the Applicant can be viewed online via East Cambridgeshire District Council's Public Access online service, via the following link <http://pa.eastcambs.gov.uk/online-applications/>. **Alternatively a paper copy is available to view at the East Cambridgeshire District Council offices, in the application file.**

2.4 The application has been called to Planning Committee by the Ward Councillor, Councillor Alderson as he considers it to be an inappropriate form of development, will have an adverse impact on the area and would set a precedent of building in the open countryside.

### 3.0 PLANNING HISTORY

#### 3.1

86/00857/FUL	STABLES AND STORAGE AREA	Approved	20.10.1986
16/00130/FUL	Demolition of stable barn and erection of 4 bedroom dwelling.	Refused	12.05.2016
16/00715/FUL	Re-submission of 16/00130/FUL for Demolition of existing modern derelict stable block and construction of a four bedroom, two storey detached dwelling	Refused	29.07.2016

### 4.0 THE SITE AND ITS ENVIRONMENT

4.1 The site is located approximately 55m outside the established settlement boundary for Reach and is accessed via an existing access off Barston Drove. The site falls away from the road, down to the Catchwater Drain on the north-western boundary. A partly demolished stable block is located close to the north-eastern boundary on an area of hardstanding that extends over part of the site. The remainder of the site consists of scrub land/pasture with evidence of relatively recent use for the keeping of horses. A post and rail fence separates the site from the remainder of the land in the applicant's control to the west of the site. The site is open to the north-west beyond the drain and a public byway runs along the opposite side of the drain. The north-eastern boundary is marked by a line of varying quality hedgerow, as is the

south-eastern boundary. There are a number of trees located on these boundaries, again varying in quality. Beyond the north-eastern boundary is an area of garden land, including a parking area, utilised by the closest residential dwellings 48A and 48 Great Lane, Reach. Hilltop Farm is located on the opposite side of Barston Drove with a working farmyard located adjacent to the road. The majority of the site is located in Flood Risk Zone 1 with some small areas to the north-west of the site falling within Flood Risk Zones 2 and 3.

## 5.0 RESPONSES FROM CONSULTEES

5.1 Responses were received from the following consultees and these are summarised below. The full responses are available on the Council's web site.

**Reach Parish Council** – Feel that the application is incomplete and that the build would not pass building regulations and cannot be completed as per the plan provided. No bathroom/toilet facilities are shown, does this indicate the final build will be larger than the plan. Foul drainage for the site is also not identified. The build footprint is now larger than the previous application and the building will still be highly visible.

The Parish Council would also like to enquire as to whether any build on this site would have an impact on the catchment drain?

The Parish Council would also like to reiterate the following points made against the previous application.

- The Parish Council is concerned that the site is outside the previous development envelope.
- The Parish Council is very concerned that this will set a precedent for further, similar building around the village creating village sprawl along the entire length of Barston drove. Reach is a unique village with a historical shape which must be retained.
- It is isolated from the main village which goes against National Planning policy.
- The site is NOT considered to be well related to the village, it should be viewed as an isolated site from the existing built form of the village. The character and nature of this part of Reach is clearly open countryside, and therefore any build would harm the character, setting and surrounding countryside given the rural nature and appearance of the site. A build on this site will also impact on the Wicken Vision project.
- In July 2015 the previous owner of the land was told by Oliver Cook, Housing Development and Enabling Officer that he could not be positive about the suitability of this site for residential development due to the location and rural character of the site.
- The village does not want to lose stabling and paddock land.
- Concern that pre-emptive work has taken place. Prior to the previous application the stable block was NOT derelict and has been made so by the new owner.
- The planning application states there will be a shared driveway. Shared with what if additional building is not planned?
- The application proposes a property which is still bigger than any other property in this part of the village.

The PC would ask that this application is refused. And that if approval is being considered the application goes before the Full Planning Committee.

**Ward Councillors, Cllr Alderson** – Considers this to be an erroneous application and as such should be withdrawn. The stable block is not derelict as stated. The base and walls of the stable block are structurally sound. The stable block was able to be used as such until the present owner deliberately removed the roof.

Further the proposed new house is trying to use the footprint and dimensions of the planning approval of the existing stable block. Thus proposing a square box building totally out of character with anything in historic Reach.

Were this application to be approved, it leaves the Council with no moral or legal basis on which to refuse inappropriate development anywhere in Reach or outside its envelope.

**Local Highways Authority** – No objections in principle to the application. It is the opinion of the Local Highway Authority that the fundamental aspects of the altered existing access and current vehicle speeds within the area remain the same as application 16/00130/FUL and 16/00715/FUL.

The existing access and the visibility splays are entirely within the highway and as a Y(length) splay distance of 73.77m (as previously accepted as appropriate distances by the highway authority) can be achieved in both directions, there are no objections.

Conditions recommended in relation to restricting gates, provision of a manoeuvring area and the material to be used on the driveway.

**CCC Growth & Development** - No Comments Received

**Environment Agency** – No objection.

**Natural England** – No comments to make on this application.

**Senior Trees Officer** – Comments made in respect of 16/00130/FUL are applicable to this case.

Comments on 16/00130/FUL:

This application creates a residential property from an equestrian paddock. There are concerns that the landscape will significantly change as a result.

It is suspected that any resident of the new property will seek to change the nature of the landscaping surrounding and within the site. The site is currently surrounded by native hedgerow, which although not significant in itself, is conducive to the current setting.

These concerns are not considered as grounds for a formal objection although it is recommended that they are considered in the decision process.

The Tree Survey submitted advises that a mature Walnut tree stands adjacent to the site which may be impacted by the development, therefore if the application is approved a Tree Protection Plan will be required by condition.

If the application is approved it is advised that a landscaping scheme is submitted by condition detailing any works upon the site boundaries and additional planting. A landscaping maintenance schedule will also be required.

**Environmental Health** - Under section 14 of this application the applicant has indicated 'no' in the 'proposed use that would be particularly vulnerable to the presence of contamination' box. Any residential property is classed as vulnerable to the presence of contamination. It is therefore advised that contaminated land conditions 1 and 4, requiring an appropriate contamination assessment, to be attached to any planning permission granted.

The proposed site is 140m from Hill Top Farm but on checking the Council's electronic files there is no record any noise complaints from this site. There are also other residential dwellings nearby so there are no comments to make regarding potential noise.

**Waste Strategy (ECDC)** - East Cambs will not enter private property to collect waste or recycling, therefore it would be the responsibility of the owners/residents to take sacks/bins to the public highway boundary on the relevant collection day. ECDC as a Waste Collection Authority is permitted to make a charge for the provision of waste collection receptacles. This contribution is currently set at £43 per property.

**Swaffham Internal Drainage Board** – This application for development is within the Swaffham Internal Drainage District and is adjacent to the Board's Catchwater Main Drain.

The Board notes that surface water will be harvested on site. However, there are no details on how this will occur, or if there will be any overflow to the Board's Catchwater Drain. Also, any outfall for the package treatment plant will require the consent of the Board if it is to discharge into the Catchwater Drain.

5.2 **Neighbours** – 21 properties were notified and the 16 responses received are summarised below. A full copy of the responses are available on the Council's website.

- Outside village envelope.
- Sets a dangerous precedent for further development along both sides of Barston Drove.
- Countryside is as valuable as village itself.
- Any dwelling on this site, irrespective of shape or size is inappropriate.
- As commented on first and second applications, if an exception to the village envelope is made it should be for affordable housing.
- Comments made on earlier applications stand:

- Previous land owner told that no planning permission would ever be granted for the land. Has advice counter to this been given to the new applicant?
- Concerns regarding reference to shared access.
- Application is for isolated development.
- Occupants of Spring Hall Farm have not been allowed to rebuild despite no local objections.
- Design shows no sensitivity to any local idiom or architectural decorum.
- Proposed footprint puts house very near the river, which acts as a catchwater for the water draining into the fen from the higher land. Drainage Board need regular access.
- Proposal demands access to single track road, which can be busy and is outside 30mph limit.
- Land has reputation as being best piece of agricultural land in the village.
- Bounded by an ancient hedge that would be threatened.
- Contrary to policy GROWTH 2.
- Previous applications refused on the grounds that site is in open countryside. This has not changed.
- Proposal will increase village footprint and is for a substantial detached property.
- Still an excessive build and design is not in keeping with surrounding area. Contrary to policy ENV1.
- Visible from Barston Drove and Blackberry Drove.
- View from access restricted by high hedge.
- No on or off road parking – construction traffic will be an issue.
- Proposal does not fulfill a single criteria which would allow a dwelling in the countryside.
- Application contains errors such that it would be impossible for build this dwelling as planned.
- Reference to a right of way being diverted, extinguished or created. No further information.
- No supporting data for surface water drainage details.
- Site is not adjacent to the development envelope, it is 55m outside it.
- Materials are not in keeping with the village of Reach.
- Footprint of stable block is 70.4sqm and proposal is 182.2sqm and is not equal to the existing stable block. Dwelling is further into the field making it more visible.
- There is no existing garden to remain and no landscaping plan submitted. Underland hedge is not within red line. Stable block clearly visible.
- Insufficient information in relation to sewerage system.
- New dwelling is not of a similar style to existing stables.
- The use of agricultural land for the keeping of horses is not a brownfield use.
- Entrance should be treated as a new entrance and not the modification of an existing.
- Land level figures not supplied despite a greater floor area. No allowance for excavation of grey water plant.
- Plans show different width windows. Porch not shown on side elevations. Doorways appear narrow and no bathrooms shown. No chimneys and no mention of heating system. Main access close to kitchen and no provision for

bins. Where will oil/gas tanks be positioned? Ancillary structures will alter character.

- Height of hedge towards Waterhall Cottage is 425m – 5.5m and not 9m. Proposed house will dominate hedge line.
- Trees suggested for planting are not native.
- Site used extensively by reptiles, amphibians, mammals and birds.
- Should be a limit to the number of times applicants/owners of the same site can submit variations on a plan.
- Adverse visual impact on the landscape as viewed from National Trust land at Tubney Fen and future Wicken Vision land.
- Survival of pub as a viable business is dependent on tourists. Proposed development threatens to endanger much of what people come to enjoy.
- The site has only ever been equestrian as opposed to agricultural therefore 'permitted development' cannot apply.
- No assessment of flood risk has been submitted.
- Arboricultural survey is inaccurate and there will be a loss of privacy.
- Buildings necessary to use the property such as a garage are omitted.
- Title of application is inaccurate and wrong.
- Stable block deliberately made derelict.
- Poor access to services.
- Dwelling will be higher than stable block.
- Footprint larger than previous submission.
- Increase in traffic round the dangerous corner between the Green, Great Lane and The Hythe, and along Great Lane.
- Plans would not meet Building Regulations.

## 6.0 The Planning Policy Context

### 6.1 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

### 6.2 Supplementary Planning Documents

Developer Contributions and Planning Obligations  
Design Guide

### 6.3 National Planning Policy Framework 2012

#### 6 Delivering a wide choice of high quality homes

- 7 Requiring good design
- 11 Conserving and enhancing the natural environment

## 7.0 PLANNING COMMENTS

The main issues to consider in the determination of this application are the principle of development, visual amenity, residential amenity, highway safety and ecology.

### 7.1 Principle of development

- 7.1.1 The local planning authority 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.
- 7.1.2 The benefits of this application are considered to be: the provision of an additional residential dwelling built to modern, sustainable building standards and the positive contribution to the local and wider economy in the short term through construction work.
- 7.1.3 The site is located outside the established development framework of Reach, approximately 55 metres from the settlement boundary and the closest residential dwellings. The intervening land between the edge of the settlement boundary and the site is in residential use as garden land, the majority of which is screened by a mature hedge. Hilltop Farm, on the opposite side of Barston Drove/Great Lane is also located outside of the established settlement boundary and comprises a farmhouse together with farmyard and associated agricultural buildings. At present the site contains the remains of a stable block and there is evidence of relatively recent use for the keeping of horses. There is therefore already a building on the site and although akin to agriculture, the land of the land for the keeping of horses is not an agricultural use. The intervening garden land does not have the appearance of agricultural land and the level of screening means that the site is obscured from view when travelling out of the village along Barston Drove until the site itself is reached. Beyond the site the land opens out, save for the boundary hedge along Barston Drove, to open countryside.
- 7.1.4 It is acknowledged that the settlement of Reach has limited facilities however the Village Vision within the Local Plan states that the village is served by a church, Village centre/hall and a public house. The village also has a regular bus service that runs to Newmarket and Cambridge. These facilities could be accessed on foot and by cycle and when assessing of this site on a standalone basis, it is sufficiently well connected to Reach to be considered to be in a sustainable location.
- 7.1.5 The fact that the Council cannot currently demonstrate that it has an adequate five year supply of housing does not remove development envelopes. It does however limit the application of policy GROWTH 2 within the Local Plan, which states that outside defined development envelopes, development will be strictly controlled and restricted to the main categories set out within the policy.



- 7.1.6 However, it should be noted that all other local plan policies and relevant material considerations remain relevant and form part of the planning balance for this application.
- 7.2 Visual amenity
- 7.2.1 As detailed above, the site is located outside the established settlement boundary in the countryside. The site currently contains a partially demolished stable block together with other horse related paraphernalia with a post and rail fence dividing the site from the remainder of the land in the applicant's control. Public byway number 14 runs along Blackberry Drove, which runs parallel to Catchwater Drain. Beyond the byway the landscape is open and flat with distant views from the site over fenland and towards Wicken Fen, which is located approximately 3.5km to the north-west of the site. The site slopes up towards Barston Drove from the area of the Catchwater Drain and the proposed dwelling will therefore be visible from this public vantage point.
- 7.2.2 As this is an edge of settlement location the layout, scale, form, design and materials of any development should protect, conserve and where possible enhance existing landscape features and the visually sensitive settlement edge. The existing stable block does little to enhance the appearance of the site and demonstrates how visible any development on this site will be.
- 7.2.3 The applicant has submitted two separate applications in the past year for two storey detached dwellings. Both applications have been refused on the basis that the proposed dwellings, by virtue of their size, scale and bulk would visually dominate the landscape when viewed from the public by-way to the north-east of the site. The applicant has responded to these refusals by now proposing a single storey dwelling on a similar scale to the existing stable block. The existing stable block is located approximately 1.6m from the boundary with Nos. 48 and 48A Great Lane and the proposed dwelling is to be located further into the site, approximately 6.2m from the same boundary. However, the proposed dwelling will be located a similar distance from the edge of the highway. The proposed dwelling has a maximum height of 3.7m and a sloping roof, similar to that previously approved for the stable block.
- 7.2.4 The existing stable block has been partially demolished and allowed to fall into a state of disrepair, however, it is clear to see that the building is of little architectural merit and even when in use did little to enhance its immediate surroundings. The proposed dwelling will be partially obscured by the existing boundary vegetation on Barston Drove as well as the existing vegetation on the boundary with Nos. 48 and 48A Great Lane, but will still be visible in views from the public by-way to the north-east in the same way as the existing stable block.
- 7.2.5 The exterior of the proposed dwelling will feature a mixture of render and cedar boarding and the roof will be covered in zinc, with areas of floor to ceiling glazing. The final finish of the dwelling can be controlled by condition and given that the site already features a structure of similar proportions, it is considered that it can be accommodated without causing significant or demonstrable harm to the setting of the village or the wider landscape. Additional planting can be accommodated within

the site to enhance biodiversity and soften views from the public footpath and the fen beyond. No planting may take place close to the Catchwater Drain without the consent of the Swaffham Internal Drainage Board and it is likely that any planting will be some metres from the Drain, maintaining a sense of openness along the edge of the by-way. Whilst any dwelling will be visible in the landscape, the proposal now under consideration is not considered to be visually intrusive and does not extend the built form much beyond that already in existence. On balance therefore it is considered that the proposal will not demonstrably harm the settlement edge and that subject to an appropriate soft and hard landscaping scheme it complies with Policies ENV1 and ENV2.

- 7.2.6 Should consent be granted permitted development rights can be removed in relation to the extension or alteration of the dwelling and in relation to detached structures within the curtilage, in order to ensure that the Local Planning Authority retains control over the site and to avoid a plethora of residential paraphernalia dominating the landscape.

7.3 Residential amenity

- 7.3.1 As stated above, the proposed dwelling will be located approximately 6.2m from the boundary with Nos. 48 and 48A Great Lane. Both of these dwellings are also located in excess of 50m from the boundary and the addition of a single storey detached dwelling with one bedroom window facing this boundary will not have a significantly detrimental effect on the neighbouring occupiers by virtue of being overbearing or causing any loss of light. The neighbouring occupiers have raised concerns regarding the stated quality of the boundary vegetation in this area, however, a condition can be imposed requiring a suitable boundary treatment to be constructed to maintain a satisfactory level of privacy. The majority of the amenity space is to the south-west of the proposed dwelling and the use of this area will not impact upon any nearby occupiers. The proposal therefore complies with Policy ENV2 in this regard.

7.4 Highway safety

- 7.4.1 The proposal involves the movement of an existing access approximately 2m to the south. This access will lead onto an area of permeable paving that will act as a parking and turning area. On plans submitted with previous applications there was reference to a shared driveway. There is no such reference on the plans submitted with this application and in any event, the suitability of the access has been assessed on the basis that it is to serve a single dwelling. The Local Highway Authority raises no objections to the proposal and following submission of a speed survey, it is agreed that the visibility splays required are entirely within the highway. Any cutting back or removal of the boundary hedge to accommodate the visibility splays will be carried out by the Highway Authority. Subject to conditions being imposed regarding the construction of the driveway and a restriction on gates being constructed across the access, the proposal is considered to comply with Policy COM7 in relation to highway safety.
- 7.4.2 There is sufficient space within the site to park several vehicles and the proposal therefore complies with Policy COM8 in relation to parking provision.

## 7.5 Biodiversity and ecology

- 7.5.1 As required by Policy ENV7 a Tree Survey has been submitted with the application. The Trees Officer raises concerns that the character of the site will change as a result of the proposal although it is noted that the site is currently surrounded by a native hedgerow that is conducive to the current setting. A small section of hedgerow may be disturbed around the access but generally all trees and hedgerows are to be undisturbed.
- 7.5.2 A mature Walnut Tree stands adjacent to the site and may be impacted by the development. A condition is therefore recommended requiring tree protection details to be submitted and for a scheme to be put in place to protect the tree during construction. As stated above, the proposal would also be subject to a comprehensive landscaping scheme.
- 7.5.3 A number of objections received refer to the fact that the site is used by reptiles, amphibians, mammals and birds for foraging and breeding. As part of the landscaping of the site it is expected that biodiversity enhancements in the form of bird and bat boxes are included to mitigate for the loss of foraging habitat for birds and mammals. The site itself may have limited potential to support wildlife, however, the partly demolished stable block does not display any significant features that are likely to support bats and as development cannot take place within close proximity to the Catchwater Drain it is also considered that this area will be adequately protected and that a detailed ecological assessment in respect of protected species is not required in this case.

## 7.6 Other matters

- 7.6.1 The vast majority of the site is located in Flood Zone 1 with only small areas of the garden in the western corner of the site within Flood Zones 2 and 3. There is already an element of hardstanding on the site in the form of the stable block and as the proposed dwelling will occupy a similar footprint it is considered that there is no significant increase in flood risk. In addition the applicant proposes to install a rain water harvesting system with the option of grey water harvesting in order to deal with surface water. As is the case with the majority of applications for residential development, a planning condition can be imposed requiring a detailed surface water drainage strategy to be submitted prior to work commencing on site. Similarly, further details of the foul drainage system can be requested.
- 7.6.2 The Council's Scientific Officer has also recommended that a contaminated land assessment is submitted and is happy that this can be secured by condition.
- 7.6.3 The Ward Councillor, together with a number of objectors, has raised concerns regarding the presumption of further development on the land to the south-west of the site, which is within the applicant's control. The applicant has already been advised by officers that he is unlikely to receive support at an officer level for any further development and should this application be successful it does not mean that further development must be supported. Any future applications would need to be considered on their own merits and this applies to land within the applicant's control and other land in the surrounding area.

7.6.4 Comments made that the proposed plans would not meet Building Regulations are noted, however, this is a matter for the applicant and should consent be granted a further application would be required if any changes to the layout or design are required.

## 7.7 Planning Balance

7.7.1 The benefits of the proposal have been clearly set out in this report and comprise an additional dwelling to be added to the District's housing stock, together with the associated economic benefits from the construction process and continuing contribution to the local economy by future occupiers. These benefits attract significant weight in favour of the proposal in the planning balance. The proposal also provides an opportunity to enhance biodiversity on the site, which attracts some, albeit limited, weight in favour of the proposal.

7.7.2 Any development on the site will have an impact on the character and appearance of the area and will be visible from the public byway running just beyond the north-eastern boundary. Any development should therefore be of an appropriate scale and massing and be sensitively designed. It is considered that the construction of a single storey dwelling, on a similar footprint to the building on the site is an appropriate response to the site's edge of settlement location. The proposal would not result in significant and demonstrable harm being caused to the visual amenity of the area and the proposal complies with Policies ENV1 and ENV2 in this regard. Subject to appropriate conditions the proposal does not give rise to any unacceptable impacts in relation to residential amenity, highway safety and biodiversity and ecology. The application is therefore recommended for approval.

## 8.0 APPENDICES

### APPENDIX 1 – Planning Conditions

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
16/01008/FUL	Julie Barrow Room No. 011 The Grange	Julie Barrow Senior Planning Officer
86/00857/FUL	Ely	01353 665555
16/00130/FUL		julie.barrow@eastca
16/00715/FUL		mbs.gov.uk

National Planning Policy Framework -

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

East Cambridgeshire Local Plan 2015 -

<http://www.eastcambs.gov.uk/sites/default/files/Local%20Plan%20April%202015%20-%20front%20cover%20and%20inside%20front%20cover.pdf>

## APPENDIX 1 - 16/01008/FUL Conditions

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

Plan Reference	Version No	Date Received
L(PL)BD.01	B	12th September 2016
TREE SURVEY		8th August 2016
L(PL)BD.03	B	8th August 2016
L(PL)2DM.LO1	A	8th August 2016
L(PL)BD.L02	B	8th August 2016
L(PL)2DM.SO1	A	8th August 2016
L(PL)BD.02	C	12th October 2016

- 1 Reason: To define the scope and extent of this permission.
- 2 The development hereby permitted shall be commenced within 3 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 No above ground construction shall take place on site until details of the materials 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.
- 3 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 4 No development shall take place until an investigation and risk assessment of the nature and extent of any contamination on the site, whether or not it originates on the site, has been undertaken. The investigation and risk assessment must be undertaken by competent persons, and a written report of the findings must be submitted to and approved in writing by the Local Planning Authority. The report of the findings must include:
  - (i) A survey of the extent, scale and nature of contamination;
  - (ii) An assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes; adjoining land; groundwaters and surface waters; ecological systems; archaeological sites and ancient monuments;
  - (iii) An appraisal of remedial options, and proposal of the preferred option(s).This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'. Any remediation works proposed shall be carried out in accordance with the approved details and timeframe as agreed 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. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.

- 5 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.
- 5 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.
- 6 No development shall take place 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 first occupation
- 6 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.
- 7 Prior to first occupation or commencement of use the proposed on-site parking and turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan L(PL)BD.L02 Rev.B 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 The proposed drive be constructed using a bound material for the first 6 metres in to the property from the edge of the highway to prevent debris spreading onto the adopted public highway.
- 8 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 9 Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking, amending or re-enacting that order) no gates, fences or walls shall be erected across the approved access.
- 9 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.

- 10 Prior to first occupation or commencement of use a full schedule of all hard and soft landscape works and biodiversity improvements shall be submitted to and approved in writing by the Local Planning Authority. The hard landscaping details shall include hard surfacing materials and any means of enclosure within the site. The soft landscaping 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 schemes shall also include details of bird and bat boxes to be installed on the site. 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 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.
- 10 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 11 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 first occupation of the dwelling.
- 11 Reason: To safeguard the character and appearance of the area and to safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 12 No development shall take place 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 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.
- 12 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.

- 13 Except as detailed on the approved plans, no trees shall be pruned or removed/felled and no hedges shall be removed without the prior written approval of the Local Planning Authority
- 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.
- 14 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order amending, revoking or re-enacting that Order), the dwelling shall not be extended in any way, and no structures shall be erected within the curtilage of the dwelling.
- 14 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.