

**MAIN CASE**

**Reference No:** 16/01151/OUT

**Proposal:** Outline application for erection of detached bungalow, garage, access, parking and associated works

**Site Address:** Land Northeast Of 193 Mildenhall Road Fordham Cambridgeshire

**Applicant:** Philip Rampley

**Case Officer:** Oli Haydon, Planning Officer

**Parish:** Fordham

**Ward:** Fordham Villages  
Ward Councillor/s: Councillor Joshua Schumann  
Councillor Julia Huffer

**Date Received:** 31 August 2016      **Expiry Date:** 9 November 2016

[R107]

1.0 **RECOMMENDATION**

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

- 1 Approved Plans
- 2 Time Limit - OUT/OUM
- 3 Time Limit - OUT/OUM/RMA/RMM
- 4 Reporting of unexpected contamination
- 5 New access – width
- 6 Surface Water Drainage
- 7 Biodiversity Enhancements

2.0 **SUMMARY OF APPLICATION**

- 2.1 The application seeks outline consent for the construction of a detached single-storey dwelling with garage, access, parking and associated site works. At this stage, the applicant wishes for access and layout to be determined. Appearance, landscaping and scale will remain as a reserved matter.
- 2.2 The indicative designs supplied by the applicant show a single-storey dwelling with attached garage element. The development site is located 35m off Mildenhall Road,

up an existing driveway leading to a small farmyard. The proposed development site is 32m in length and 29m in width and will occupy a corner of an existing grassed field. The site will be bordered by new native species hedging and post-and-rail fencing, similar to that which currently exists on site.

- 2.3 The proposal includes the creation of a new access off the farmyard driveway off Mildenhall Road. The proposed access incorporates a small turning head and off-road parking area.
- 2.4 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.**
- 2.5 This application has been brought to Planning Committee by Cllr Schumann as the applicant is a Parish Councillor and it will allow for the application to receive determination in an open forum. It is also felt that the application is similar to those determined previously at Planning Committee due to their nature and location.
- 3.0 **PLANNING HISTORY**
- 3.1 No relevant planning history.
- 4.0 **THE SITE AND ITS ENVIRONMENT**
- 4.1 The site is located within the Parish of Fordham, outside the development envelope. The site is approximately 0.09 hectares, accessed and situated to the north of Mildenhall Road. The site is located within an open grassed field adjacent to a farmyard and plot containing several mobile homes. The mobile home site was granted planning permission in 1998. The boundaries of the site are defined by existing fencing.
- 4.2 The site is located adjacent to the edge of the defined development envelope of Fordham, the centre of which can be accessed along a footpath running westwards down Mildenhall Road. The surrounding area contains a range of dwelling scales and designs with the immediate area mainly containing single-storey detached dwellings.
- 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.

**Local Highways Authority** – The LHA have no objections to the application in principal subject to the access being hardened to 5m for the first 10m.

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

**Minerals And Waste Development Control Team** - No Comments Received

**Environment Agency** – No objections raised.

**Natural England** – No comments to make.

**Fordham Parish Council** - No Comments Received

**Ward Councillors** – Cllr Schumann concluded that as the applicant is a Parish Councillor the application should receive determination in an open forum. Cllr Schumann also felt that the application is similar to those determined previously at Planning Committee due to their nature and location.

**Environmental Health** – The Scientific Officer accepts the findings of the Envirosearch report dated 29<sup>th</sup> August 2016. As this application is for a sensitive end use (residential), it is recommended that standard contaminated land condition CM4A (unexpected contamination) is attached to any grant of permission.

Due to the close proximity of current residents to the site I would advise that construction times and deliveries during the construction are restricted to the following:

08:00 – 18:00 each day Monday – Friday  
08:00 – 13:00 on Saturdays and  
None on Sundays or Bank Holidays

5.2 **Neighbours** – Site notice posted and three neighbouring properties were notified and no responses were received.

6.0 The Planning Policy Context

6.1 East Cambridgeshire Local Plan 2015

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

6.2 Supplementary Planning Documents

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

## 6.3 National Planning Policy Framework 2012

7 Requiring good design

6 Delivering a wide choice of high quality homes

## 7.0 PLANNING COMMENTS

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

### 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 Fordham, albeit adjacent to the edge of the settlement boundary. The site is accessed by a driveway off Mildenhall Road, the eastern end of which is characterised by mainly single- storey detached dwellings. Mildenhall Road is one of the main roads into Fordham and connects the village with Mildenhall, 6 miles to the east. There is a wide pedestrian footpath running from the development site to the centre of Fordham, 1 mile to the west. Based on the distance from the settlement boundary, the footpath provision and the character of the area it is considered that the site is sufficiently well connected to the facilities and services on offer in the settlement and that future occupiers would not be reliant on a private motor vehicle.

7.1.4 The development site is located to the rear of a plot of land containing several mobile homes. It is considered that the site does not constitute 'backland development' as defined in the SPD Design Guide 2012 as the site is utilising an existing access and will not result in a situation of a dwelling behind another dwelling, as the proposal will be located behind the mobile homes.

7.1.5 The principle of the proposed dwelling on this site is therefore considered acceptable in line with paragraph 55 of the NPPF, provided its impact on the visual amenity of the area does not cause demonstrable harm. An assessment of the design and its impact on its immediate setting is outlined below.

### 7.2 **Visual Amenity**

- 7.2.1 As previously mentioned, the appearance, landscaping and scale of the proposal will remain as reserved matters. The application site is located adjacent to the established settlement boundary and bordered both by open fields and vegetation to the north and east, and residential properties to the south and west. In addition to the requirements of the NPPF for proposals such as this to enhance their immediate setting and be sensitive to the area, Policy ENV1 of the East Cambridgeshire Local Plan 2015 requires proposals in the countryside to protect, conserve and enhance the pattern of distinctive historic and traditional landscape features and the settlement edge.
- 7.2.2 The edges of the site are currently marked partially by a post and rail fence, which the applicant intends to part-retain and part-replace with native species hedging. The dwelling itself will be set back approximately 17m from the highway and its height will be that of a single-storey dwelling. The layout sufficiently demonstrates how a single-storey dwelling would fit within the site. The dwelling will in part be screened by the mobile home park, neighbouring dwellings and boundary treatments and as it is set back within the site, its prominence in the street scene will be minimised. The proposal would be subject to a reserved matters application in respect of landscaping and it is expected that a scheme to assimilate the development into its surroundings will be submitted.
- 7.2.3 On balance it is considered that subject to an appropriate landscaping scheme being submitted and approved at reserved matters stage, that the proposed dwelling can be accommodated on the site and that the indicative scale, form and proposed layout of the site does relate sympathetically to the surrounding area. The proposal is sensitive to the defining characteristics of the area, with the height of the dwelling appropriate for its peri-urban setting. The proposal is therefore considered to meet the requirements of Paragraph 55 of the NPPF as well as Policies ENV1 and ENV2 of the Local Plan.
- 7.3 Highway Safety**
- 7.3.1 The Local Highway Authority raises no objection to the proposal subject to the first 10m of the access being hardened and formalised. The proposal is therefore considered to comply with Policy COM7 in relation to highway safety. The proposal itself does not impact on any local walking routes and whilst there will be an increase in traffic; it is considered that this will be minimal and can be accommodated along the route.
- 7.3.2 The proposed layout provides sufficient space within the site for several cars to park and is in accordance with Policy COM8 in relation to residential parking standards.
- 7.4 Residential Amenity**
- 7.4.1 Within close proximity to the site are the informal mobile home park to the south, the small farmyard belonging to the applicant to the north-west and the dwellings along Mildenhall Road to the south-west. The introduction of a dwelling of this size and scale would not be overbearing or cause any loss of privacy. The proposed layout incorporates an attached garage adjacent to the mobile home park. Upon visiting the development site, it was apparent that this mobile home site is not intensive enough to cause a continuous and harmful disturbance to the future residents of the

dwelling. The proposal would not therefore have a significant detrimental effect on the residential amenity of any nearby occupiers and future occupiers of the dwelling would enjoy a satisfactory level of amenity. The proposal complies with Policy ENV2 in this regard.

- 7.4.2 The proposal is deemed compliant with the requirements of the SPD Design Guide with regards to plot size, private amenity space and footprint.

## **7.5 Drainage and Flood Risk**

- 7.5.1 The site is located in Flood Zone 1 and is not therefore at high risk of flooding. Any planning permission granted will be subject to a condition requiring a detailed drainage strategy to be submitted and approved by the Local Planning Authority.

## **7.6 Planning balance**

- 7.6.1 The proposal is for a small residential dwelling in a peri-urban setting on the edge of Fordham. The proposed development site, by virtue of its established pedestrian connections with the services and facilities of Fordham, is deemed to be in a sustainable location, from a National Planning Policy perspective. The indicative scale, as shown on the plans, appears to be in keeping with the surrounding residential development. The proposal will result in an additional dwelling to add to the Council's housing stock and there are associated economic benefits from the construction process and continuing contribution to the local economy by future occupiers. All of the above attract significant weight in favour of the proposal.

- 7.6.2 The proposal is not considered to cause significant and demonstrable harm to its edge-of-countryside setting, due to its modest scale and screening from public view, such that it would outweigh the benefits of the proposal. Subject to appropriate conditions the proposal does not raise any issues in relation to highway safety, residential amenity and drainage. The proposal is therefore recommended for approval.

## **8.0 APPENDICES**

- 8.1 Draft Planning Conditions

<b><u>Background Documents</u></b>	<b><u>Location</u></b>	<b><u>Contact Officer(s)</u></b>
16/01151/OUT	Oli Haydon Room No. 011 The Grange Ely	Oli Haydon Planning Officer 01353 665555 oli.haydon@eastcambs.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 - 16/01151/OUT Conditions

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

Plan Reference  
16:107-1

Version No

Date Received  
31st August 2016

- 1 Reason: To define the scope and extent of this permission.
- 2 Approval of the details of the appearance, landscaping and scale (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced, and shall be carried out as approved. Application for approval of the reserved matters shall be made within 3 years of the date of this permission.
- 2 Reason; The application is for outline permission only and gives insufficient details of the proposed development, and to comply with Section 92 of the Town and Country Planning Act 1990.
- 3 The development hereby permitted shall be commenced within 2 years of the date of the approval of the last of the reserved matters.
- 3 Reason: To comply with Section 92 of the Town and Country Planning Act 1990, as amended.
- 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 The access shall be a minimum width of 5m, for a minimum distance of 2m measured from the near edge of the highway carriageway and thereafter retained in perpetuity.
- 5 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.



- 6 No development shall take place until a scheme to dispose of surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme(s) shall be implemented prior to occupation of the dwelling.
- 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 occupation 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.
- 7 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015.