
MAIN CASE

Reference No: 15/01121/FUL

Proposal: Proposed four bedroom dwelling

Site Address: Appleyard Farm 1 Houghtons Lane Isleham Ely
Cambridgeshire CB7 5SR

Applicant: Mr Derrick Beckett

Case Officer: Rebecca Saunt Planning Manager

Parish: Isleham

Ward: Isleham
Ward Councillor/s: Councillor Derrick Beckett

Date Received: 22 September 2015 **Expiry Date:**

[Q130]

1.0 **RECOMMENDATION**

1.1 Members are requested to approve the application subject to the recommended conditions below:

- 1 Approved plans
- 2 Time Limit -FUL/FUM/LBC
- 3 Site Characterisation
- 4 Reporting Unexpected Contamination
- 5 Sample materials
- 6 Access Drainage
- 7 Gate Location
- 8 Pedestrian Visibility Splays

The conditions can be read in full on the attached Appendix 1.

2.0 **SUMMARY OF APPLICATION**

2.1 The application seeks permission for a detached four bedroom dwelling, with detached garage and would be accessed from Houghtons Lane. The dwelling would have a maximum width of 9.6 metres, depth of 12 metres and a ridge height of 7.9 metres, decreasing to 7.5 metres in the rear projecting element of the dwelling. The detached garage would be 6.1 metres by 6.5 metres, with a ridge height of 5.8 metres. The materials would be secured by condition.

2.2 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.**

3.0 PLANNING HISTORY

3.1

92/00234/FUL	Proposed side, rear & front two storey extensions & double garage	Approved	24.04.1992
96/00442/TEL	Fenced Radio Base Compound and associated equipment cabinet	Approved	09.07.1996
00/00659/FUL	Removal of existing equipment cabin and replacement with new cabin, relocation of 3 no. sector antennae, installation of 4 no. 600mm dish antennae, new 22.5m mono pole tower to replace existing	Approved	21.09.2000
08/00883/AGN	Pole Barn		07.10.2008
08/00884/AGN	Pole Barn		07.10.2008

4.0 THE SITE AND ITS ENVIRONMENT

4.1 The site comprises an existing agricultural field situated to the east of the dwelling associated with Appleyards Farm. To the north, east and west of the site are agricultural fields and to the east is an existing farmyard, associated farm buildings and residential dwelling. A number of small trees and vegetation define the northern boundary of the site, adjacent to Houghtons Lane. The site is located outside the development envelope of Isleham.

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.

Parish – Object to the application as it is outside the planning envelope

Ward Councillors - No Comments Received

Local Highways Authority – The Highways Authority has no objections in principal to this application. However the Planning Authority should be advised of the following:

- Although the sections of road leading to the proposed dwelling is adopted public highway, the extent of public highway is of unmade ground and not a standard constructed carriageway
- The extent of adopted highway stops immediately after this proposed development site
- The highways authority would NOT fund the constructions of a carriageway AND/OR footway in this location now or in the future as it would not be within the interest of the public.

Therefore consideration should be given to these issues when determining this application.

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 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 loose gravel/shingle driveways.

Under Section 46 of The Environmental Protection Act 1990, East Cambridgeshire District Council as a Waste Collection Authority is permitted to make a charge for the provision of waste collection receptacles, this power being re-enforced in the Local Government Acts of 1972, 2000, 2003, as well as the Localism Act of 2011.

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

5.2 Neighbours – 2 neighbouring properties were notified, site notice posted and advert placed in the Cambridge Evening News- No responses have been received.

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

Design Guide
Developer Contributions and Planning Obligations

6.3 National Planning Policy Framework 2012

Core Planning Policies

- 6 Delivering a wide choice of high quality homes
- 7 Requiring good design
- 11 Conserving and enhancing the natural environment

6.4 Planning Practice Guidance

7.0 PLANNING COMMENTS

7.1 Principle of Development

7.2 The site is located outside the development envelope of Isleham. However, the Council cannot currently demonstrate a robust five year housing supply and therefore the policies within the Local Plan relating to the supply of housing should not be considered up-to-date. In light of this, applications for housing development, such as this one, should be considered in the context of the presumption in favour of sustainable development as set out in the National Planning Policy Framework (NPPF).

7.3 This application is for 1 dwelling so would go some way to address the five year housing supply shortfall. The benefit of this development is therefore the contribution it would make in terms of housing supply within the District as a whole as well as the economic benefits of construction and additional population to support local businesses.

7.4 The key considerations in determining this application are therefore: whether any adverse impacts would significantly and demonstrably outweigh the benefits of the development, as set out above, when assessed against the policies in the NPPF taken as a whole and against the policies within the Local Plan which do not specifically relate to the supply of housing; or, whether any specific policies within the NPPF indicate that the development should be restricted.

7.5 Isleham has a reasonable range of services including a post office, several shops, three public houses, three churches, a village hall, a large recreation ground, a bowls club, a playground, a primary school and two bus services which run through the village. While outside, the proposed dwelling would be located within close proximity to the development envelope and a number of these services.

7.6 The application site is located adjacent to an existing dwelling and a number of buildings associated with the farm. There are other residential dwellings located to the east and west of the application site on the opposite side of the lane. It is therefore considered that the proposal relates well to the existing built form of the settlement.

7.7 Residential Amenity

7.8 Policy ENV2 of the Local Plan seeks to ensure 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.

- 7.9 Due to the siting of the proposed dwelling the proposal would not be overbearing and would not create an unacceptable level of overlooking. The proposal will therefore protect the residential amenity of neighbouring properties.
- 7.10 The size of the plot, amenity space and size of the dwelling in relation to the plot size all accord with the guidelines of the East Cambridgeshire Design Guide and therefore will ensure that the future occupiers will enjoy high standards of amenity.
- 7.11 Visual Amenity
- 7.12 The design of the proposed dwelling is in keeping and would not be at odds with the locality. The siting, scale and proportions relate sympathetically to the surrounding area and create an acceptable scheme in its own right. The application site is not isolated and is located within close proximity to other dwellings and built forms. The proposed dwelling is accessed by Houghtons Lane and sits adjacent to 1 Houghtons Lane and its associated farm buildings, with 2 Houghtons Lane located to the west, on the opposite side of the lane and 4 Houghtons Lane located to the east on the opposite side of the lane. The proposal takes into account the existing character of the locality and the settlement and the housing densities within the surrounding area.
- 7.13 At this stage details of materials have not been submitted and it is recommended that these details are secured by condition, to ensure that the detailing of the proposed dwelling is acceptable.
- 7.14 Historic Environment
- 7.15 The site is not located within a conservation area and there are no listed buildings within the vicinity. There will be no adverse impact on the historic environment.
- 7.16 Highways
- 7.17 The Highways Authority has assessed the application and has no objections in principle to the proposal. Additional information has been included in their comments advising the applicant that although the sections of the road leading to the proposed dwelling are adopted public highway, the extent of the public highway is unmade ground and not a standard constructed carriageway. The extent of the adopted public highway stops immediately after the proposed development site and the Highway Authority have advised that they would not fund the constructions of a carriageway or footway in this location as it would not be within the interest of the public. However, no objections have been raised and it is considered that the proposed dwelling would be safely accessible, given the nature of the road and the area.
- 7.18 The proposal provides at least two parking spaces and would be in accordance with policy COM8 of the Local Plan which states that a dwelling should provide two parking spaces.
- 7.19 Flood Risk
- 7.20 The site is not located within flood zone 2 or 3 and is located within flood zone 1 where development should normally be located. Therefore the proposal would not have an adverse impact on flood risk.

- 7.21 Planning Balance
- 7.22 On balance it is considered that any adverse impacts do not significantly and demonstrably outweigh the benefits of the development and the proposal is therefore in accordance with the context of the presumption in favour of sustainable development as set out in the National Planning Policy Framework. The proposal also accords with the relevant policies of the Local Plan and is therefore recommended for approval.
- 8.0 APPENDICES
- 8.1 Appendix 1 - Conditions

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
15/01121/FUL (Application file)	Rebecca Saunt Room No. 011	Rebecca Saunt Planning Manager
Planning history files: 92/00234/FUL 96/00442/TEL 00/00659/FUL 08/00883/AGN 08/00884/AGN	The Grange Ely	01353 665555 rebecca.saunt@eastcambs.gov.uk

National Planning Policy Framework -
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 - 15/01121/FUL Conditions

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

Plan Reference	Version No	Date Received
15110 - 01	A	22nd September 2015

- 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 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 before any development takes place.
- 3 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.
- 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 in writing to the Local Planning Authority within 24 hours. An investigation and risk assessment must be undertaken 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 above ground construction shall take place on site until details of the materials for the dwelling, garage and hard surfacing 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.
- 5 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 6 The driveway shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway.
- 6 Reason: To prevent surface water discharging to the Highway, in accordance with policies ENV2, ENV8 and COM7 of the East Cambridgeshire Local Plan 2015.
- 7 Any proposed gates must be set back at least 5 metres into the applicant's property from the boundary of the adopted public highway.
- 7 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 8 Two 2.0 x 2.0 metres pedestrian visibility splays shall be provided in accordance with drawing No. 15110-01 Rev A and shall be kept clear of all planting, fencing, walls and the like exceeding 600mm high.
- 8 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.