
MAIN CASE

Reference No: 20/00258/FUL

Proposal: Erection of six dwellings with associated parking
(resubmission of 18/01375/FUL)

Site Address: Pattersons Stores 11 Mill Street Isleham Ely
Cambridgeshire CB7 5RY

Applicant: Mr Slightholme

Case Officer: Toni Hylton, Senior Planning Officer

Parish: Isleham

Ward: Fordham And Isleham
Ward Councillor/s: Julia Huffer
Joshua Schumann

Date Received: 18 February 2020 **Expiry Date:** 10 June 2020

[V9]

1.0 **RECOMMENDATION**

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

- 1 Approved Plans
- 2 Time Limit -FUL/FUM/LBC
- 3 Site Characterisation
- 4 Reporting of unexpected contamination
- 5 Foul and Surface water drainage
- 6 New access - width
- 7 Parking & turning
- 8 Visibility splays - plans
- 9 Soft landscaping scheme
- 10 Boundary Treatments
- 11 Details of materials
- 12 Detailed design
- 13 Construction and delivery times
- 14 Construction Environmental Management PI
- 15 Piling foundations
- 16 Permitted development - ext and outbldg
- 17 Permitted Dev - windows and openings
- 18 Hard landscaping scheme
- 19 No pruning/cutting or felling/removal during construction

- 20 Biodiversity Improvements
- 21 Cycle storage
- 22 Sample panel
- 23 energy and sustainability statement

2.0 SUMMARY OF APPLICATION

- 2.1 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.**
- 2.2 The application proposes the erection of 6 dwellings and associated access. The buildings on the site have already been demolished, as they were no longer safe structures and were a danger to the public.
- 2.3 Plots 1, 2 and 3 are a terrace of 3 dwellings. To the ridge of the dwellings is a height of 7.2 metres, with an eaves height of 4.9 metres. Plot 1 and 2 are 3 bedroom dwellings, with lounge and kitchen/diner at ground floor. Plot 3 is larger with 4 bedrooms and en suite at first floor, with an open plan ground floor living space. Each has a garden area of minimum of 50 square metres with 2 parking spaces. (1 is contained within a car port)
- 2.4 Plots 4 and 5 are the same design, but handed. Each has 4 bedrooms (2 with en suite) at first floor with open plan living at ground floor, a garage and car port with 2 parking spaces. Each has a garden area of in excess of 50 square metres. The height of the dwellings is approximately 7 metres to ridge with a 3.5 metre high eaves height.
- 2.5 Plot 6 is a detached dwelling with 2 bedrooms at first floor and open plan living at ground floor. It is approximately 7 metres in height to the ridge, with an eaves height of 3.5 metres. It provides 2 parking spaces and has a garden in excess of 50 square metres.
- 2.6 The boundary treatment is varied, with the re use of clunch for boundary walls where possible, using the existing fencing or introducing hedges.
- 2.7 The application has been presented to the planning committee at the request of the Planning Committee Chairman, Councillor Bill Hunt and also Councillor Julia Huffer.

3.0 PLANNING HISTORY

3.1

17/00217/FUL	Demolition of the former Patterson's store building and erection of 7 dwellings with associated works	Withdrawn 04.04.2017
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18/01375/FUL	Demolition of the former Patterson's store building and erection of 6 dwellings with associated works	Refused	14.06.2019
19/01696/DM	Demolition of former Pattersons Stores	Not Required	03.01.2020

4.0 THE SITE AND ITS ENVIRONMENT

- 4.1 The site is within the development envelope for the village of Isleham. It is in a central location within Mill Street surrounded by residential uses. The site is also within the Conservation Area with a Grade II Listed Building opposite and views of the Listed Church.
- 4.2 The site itself is fairly level, however the adjoining residential development of Limestone Close is set approximately 4 metres lower. The dwellings on Mill Street are at a similar ground level.
- 4.3 The site was home to 4 vacant buildings, the main building sat to the front with the remaining set to the rear. The site has been uninhabited since 2008 according to the application. The site has not been maintained in that time and there has been some changes in ownership. The site has become overgrown and parts of the building were in a poor state of repair and earlier this year they were removed as they had become dangerous. This was verified by the Building Control Team and an application was submitted and approved as it was likely to be to the detriment of public safety.

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.

Isleham Parish Council

Objects to the proposal on the following grounds:

- Changes the character of the street scene
- The design is dull
- The houses are too big
- Out of proportion with the character of the area
- Overdevelopment of the site
- No need for more houses
- No access to services

Ward Councillors - An email was received from Cllr Huffer after it had already been agreed with the case officer who had approached the Planning Committee Chairman Cllr Bill Hunt, who requested this application was presented to the planning committee.

Conservation Officer - 16 March 2020

States "The application site is within the Isleham conservation area and was formerly occupied by the C19 Pattersons' Stores and a number of outbuildings. It is within the historic core of the village and this part of the conservation area is characterised by a mix of modern and traditional residential buildings, most notably the Grade II listed Inisfail (NHLE ref 1126435) opposite the site and Grade II No 5 Mill St (NHLE ref 1331727) to the north.

Historic England's 2016 Advice Note 2 'Making Changes to Heritage Assets' states: 'The main issues to consider in proposals for additions to heritage assets, including new development in conservation areas...are proportion, height, massing, bulk, use of materials...relationship with adjacent assets and...treatment of setting. Replicating a particular style may be less important, though there are circumstances when it may be appropriate. It would not normally be good practice for new work to dominate the original asset or its setting in either scale, material or as a result of its siting. Assessment of an asset's significance and its relationship to its setting will usually suggest the forms of [development] that might be appropriate' (para 41). The amendments to the 2018 scheme had largely addressed the previous conservation officer's concerns and the chief difference in the current application is the treatment of plots 1-3, the range fronting Mill St. These were previously two separate units and it was stressed that as the successors to the shop, a single linear block would be a more appropriate form. Although not a true terrace as plot 3 is a double of plots 1 & 2, and this is reflected in their handing and some of the fenestration rhythms, they are united under a common roof and eaves line, and read as a single block. Similarly whilst they do not strictly occupy the shop's footprint, as they are shifted northwards and set back from the pavement slightly, they fulfil the same role within the streetscape. The palette of brick and slate with timber casement windows is typical of the area and extending the clunch wall along the street frontage is a positive gesture.

The application is considered to satisfy the provisions of sections 66 & 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990, as supported by the objectives of section 16 of the NPPF.

Recommendation: no objection"

Local Highways Authority –

No objection subject to conditions relating to the creation of access.

CCC Growth & Development - No Comments Received

ECDC Trees Team - 12 March 2020

States "Previous comments - attached - raised no objections but requested a landscaping condition, previous comments still valid.

No further comments

I have no objection to this application, but as it is sited in a location where it can be overlooked a high quality landscaping scheme will be imperative, in order to help it blend in with surrounding location. This may require the need to plant large high quality trees suitable for this application site.

Please condition LS1A Soft landscaping scheme, to assimilate the development into its surroundings, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015.”

Environmental Health - 26 February 2020

States “We have commented on this site previously and as it is a resubmission the only thing I'd wish to add to my previous comments is 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.”

Waste Strategy (ECDC) - 20 March 2020

No objection subject of the payment towards the provision of bins.

Cambs Wildlife Trust - No Comments Received

Building Control - East Cambridgeshire District Council - No Comments Received

5.2 Neighbours – 21 neighbouring properties were notified and there were 4 responses received are summarised below. A full copy of the responses are available on the Council’s website.

- The proposed development would be overbearing;
- Potential for overlooking, if more windows are added
- The dwellings sit higher than Limestone Close
- The Pattersons stores had been neglected
- The proposed dwellings fail to enhance
- The number of dwellings is over development
- Will lead to noise pollution
- Poor layout
- Lack of ecology and biodiversity
- The scale of development is too much
- Loss of a community facility
- Demolition took place without a bat report
- Provides no scope for working from home
- Provides no cycle storage
- Not enough change from the original
- Hedgerow not safe on the boundary

5.3 A site notice was displayed on 6th March 2020 on a lamp post at the site and was advertised within the Cambridge Evening News on 5th March 2020

6.0 The Planning Policy Context

6.1 East Cambridgeshire Local Plan 2015

GROWTH 1	Levels of housing, employment and retail growth
GROWTH 2	Locational strategy
GROWTH 3	Infrastructure requirements
GROWTH 4	Delivery of growth
GROWTH 5	Presumption in favour of sustainable development
ENV 1	Landscape and settlement character
ENV 2	Design
ENV 4	Energy efficiency and renewable energy in construction
ENV 7	Biodiversity and geology
ENV 8	Flood risk
ENV 9	Pollution
ENV 11	Conservation Areas
ENV 12	Listed Buildings
ENV 14	Sites of archaeological interest
COM 3	Retaining community facilities
COM 7	Transport impact
COM 8	Parking provision
HOU 2	Housing density

6.2 Supplementary Planning Documents

Developer Contributions and Planning Obligations

Design Guide

Contaminated Land - Guidance on submitted Planning Application on land that may be contaminated

Flood and Water

6.3 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
- 16 Conserving & enhancing the historic environment

7.0 PLANNING COMMENTS

7.1 **Principle of Development**

- 7.1.1 The site is located within the defined settlement boundary of Isleham and therefore complies with Policy GROWTH 2 of the East Cambridgeshire Local Plan 2015, which seek to focus new development within the defined settlement boundaries. Whilst the principle of residential development maybe acceptable there are other material considerations in the assessment of this proposal.
- 7.1.2 There have been recent planning applications in Isleham that have been refused on the basis that the village cannot support additional dwellings through its existing infrastructure. These applications have been located outside of the development envelope for the village. This site is within the development envelope, and therefore would meet the requirements of policy Growth 2 of the East Cambridgeshire Local Plan 2015 which states villages can accommodate development within its boundaries. Whilst this would introduce additional dwellings, it is within the development framework which supports some development. The number of dwellings is an increase of 5, if you exclude the living accommodation which was at first floor of the Patterson Store. This is a minor residential development which will ensure an effective use of land within the village in compliance with paragraph 2 of the NPPF, which encourages the efficient use of land. On this basis it is considered that the proposal is in principle acceptable meeting the requirements of policy Growth 2 of the East Cambridgeshire Local Plan 2015 and paragraph 2 of the NPPF.

7.2 Residential Amenity

- 7.2.1 The main neighbours to be affected by this proposal are 6, 8, 7, 9, 13,17,19 Mill Street; 25, 30, 28 Limestone Close, 23, 19 and 15a Church Street.
- 7.2.2 6 and 8 Mill Street are opposite the site and number 6 is a Listed Building. Both of these properties will have sight of the proposal. However they sit on the other side of the road to the proposed development. It is considered the impact will not be detrimental to their amenities, as it will have a similar relationship to other properties in Mill Street, having dwellings opposite each other with the street between them.
- 7.2.3 13, 17 and 19 Mill Street and 30 Limestone Close are to the south of the development site. These are traditional two storey buildings. The access to the development runs along the side of these properties immediately adjacent to their access. It is considered that the impact of the development will be limited and restricted to the use of the access and not from the proposed dwellings themselves.
- 7.2.4 19, 15a and 23 Church Street sit to the north of the site. It is considered that the potential for overlooking to number 19 will be limited as the windows on this elevation are rooflights, which will restrict overlooking. Number 15a the dwelling itself will be protected from overlooking due to the orientation of Plot 5. There maybe some in direct overlooking of the garden to the rear, which has an outbuilding in this location, however this is not immediately adjacent to the main dwelling. Number 23 is protected from any overlooking by sharing a boundary with the rear garden of plot 6.
- 7.2.5 Numbers 7 and 9 Mill Street sit to the north of the site and do have side windows which currently overlook the whole of the plot due to a low height wall. The layout of the proposal ensures there is no direct overlooking between the proposed dwellings and the distance between the dwellings is considered to be adequate so as not to be overbearing.

- 7.2.6 Numbers 28 and 25 Limestone Close, sit to the south of the application site. Their outside space and some habitable rooms are north facing. The application site does sit higher than these dwellings. A visit was undertaken by the case officer to 28 Limestone Close in 2019, to assess the previous application. Due to Covid 19 a further site visit to this property was not undertaken. However, it is considered that there would be no direct overlooking from plot 6 to 28 and 25 Limestone Close. The dwelling has been designed to ensure there would be no overlooking by not including windows that would overlook the neighbours and conditions can be applied to control further windows in the future to ensure the privacy of these neighbours are maintained.
- 7.2.7 In terms of whether the proposal would lead to a loss of light and be overbearing, it is also considered that this is limited. Plot 6 has been located to the north and will be in line with the outbuildings of 28 and 30 Limestone Close, so this will have no impact on the private garden areas and the dwellings themselves, this impact will be more on the outbuildings. This is further limited by the north facing nature of the dwellings and their gardens. This is demonstrated on the plan 2018.05.100 submitted with the application.
- 7.2.8 To enhance the boundary with these properties it is proposed that a hedge is situated along the boundary. A number of residents consider this is not appropriate. However there is some planting already to this boundary and would be enhanced to form part of this scheme. Planting is also something that could be carried out without planning permission. On this basis the proposal for enhanced planting is considered acceptable.
- 7.2.9 There would be during construction some disturbances such as noise, dust and the paraphernalia associated with development. It is considered that during construction this could be controlled by way of condition restricting working hours, details of any piling and requires a Construction Environmental Management Plan (CEMP) which would include details of where materials would be stored; parking of vehicles; how dust would be dealt with for example.
- 7.2.10 The Design Guide SPD recommends that new dwellings should have a garden area of approximately 50 square metres. Each of the new plots has a minimum garden area of 50 square metres. There is adequate distances between the dwellings to restrict overlooking between the dwellings and to enable private amenity space.
- 7.2.11 It is considered that the proposal has addressed the concerns of the potential for overlooking and being overbearing and as such complies with policy ENV2 and the design Guide SPD of the East Cambridgeshire District Council Local Plan 2015

7.3 **Visual Amenity**

- 7.3.1 The site is in a central location in the village where there is a traditional form of development of simple designed dwellings with a mix of materials including brick and render. The main views will be of the 3 dwellings (plots 1 – 3) that face onto Mill Street. These dwellings have been designed to be simple in appearance with little detailing to be similar to the cottages found further along Mill Street. Some concerns have been raised stating that the design is dull. The design approach has been to keep the design simple, with the use of high quality materials and in keeping with similar cottages along Mill Street. The use of materials is considered to be typical of

the area and as such plots 1 – 3 are considered acceptable. This would also be dealt with by way of condition.

- 7.3.2 There will be limited public views of the remaining plots, the end elevation will be seen of plot 4 and the front elevation of plot 6. Plot 6 has been kept simple, but have included box dormers to add a simple twist to the design. The height and proportion of plot 6 has been kept to match plots 1 -3, therefore not detracting from other dwellings or the character of the area.
- 7.3.3 The proposal creates 6 dwellings on the application site which can easily accommodate this number of dwellings at a reasonable density of 26 dwellings per hectare, with an overall development area of 26%. If it is compared with Limestone Close the density of this development is approximately between 50 and 60 dwellings per hectare. Using this as a comparison, it clearly demonstrates that the proposal is not cramped and does not over develop the site.
- 7.3.4 Each plot will have its own private amenity space within the standards set within the Design Guide SPD. Each plot has a minimum of 2 parking spaces and space around the dwellings so as not to appear cramped. The heights of the dwellings has been kept low to minimise the impact of the proposal on the locality. As such it is considered that the proposal complies with policies ENV1 and ENV2 of the East Cambridgeshire District Council Local Plan 2015.

7.4 Historic Environment

- 7.4.1 The application is only to be considered in relation to what is proposed on site and no longer includes the demolition of buildings. This was addressed as part of application 19/01696/DEM. This application was submitted to demolish the buildings as they had deteriorated further and were now considered to be a risk to public health and safety. This opinion was supported by the Building Control Officer. In consultation with the Conservation Officer these buildings were never considered to be worthy of retention in their own right, however it is understood the local attachment to the building as a shop was an emotional reaction. However the business had not been in operation in excess of 10 years.
- 7.4.2 The proposal for the dwellings has also been discussed and comments have been supplied by the Conservation Officer and it is considered that the proposal does not cause harm to the character of the area nor to nearby Listed Buildings.
- 7.4.3 No consultation response has been received from the Historic Environment Team at County Council. However previous applications have required that a Written Scheme of Investigation is submitted. It would seem appropriate that this is a required condition as part of any planning permission issued.
- 7.4.4 The proposal is considered to cause less than substantial harm to the setting of the heritage assets, this has to be weighed against the public benefits as set out in the NPPF. There are public benefits to the scheme as it will provide houses and create short term potential job creation. On this basis the proposal complies with policies ENV12, ENV14 of the East Cambridgeshire Local Plan 2015 and the requirements of the NPPF.

7.5 Highways

- 7.5.1 Access is from Mill Street and parking is provided for all of the dwellings to the rear of site. Each dwelling has a minimum of 2 parking spaces in accordance with the East Cambridgeshire District Council Local Plan 2015 and all can leave the site in forward gear. The access is required to be a minimum of 5 metres wide to ensure cars can pass each other and therefore not stopping up on the highway.
- 7.5.2 In consultation with the Highways Officer the proposal is considered to be acceptable on the basis of conditions are attached to ensure the provision visibility splays, access to be 5 metres wide for a minimum of 10 metres with turning and parking. The East Cambridgeshire District Council Local Plan 2015 requires a minimum of 2 spaces per dwelling with visitor and cycle parking. The site provides 18 car parking spaces overall, which equates to 3 spaces per dwelling and there is adequate space to provide cycle parking within the garages. Plot 6 does not have a garage and therefore a condition can be applied for secure cycle storage to be provided, which should apply to all of the dwellings. On this basis the proposal is considered to comply with policies COM7 and COM8 of the Local Plan.

7.6 Ecology and trees

- 7.6.1 The application provided an Ecology Report, which was identical to the one submitted with the application in 2018. This was assessed by the Wildlife Trust to be acceptable. Concerns have been raised with regard to the demolition of the buildings and whether this was taken into consideration. As the application was agreed on the grounds of risk to public health and safety, any works that were undertaken would have been at risk to the applicant as with protected species this would be subject to other legislation beyond planning. However, for the application for the 6 houses, biodiversity improvements can be made and a condition can be applied to any planning permission issued. No comments have been received from the Wildlife Trust on this new application. It is considered however that the proposal does meet policy ENV7 of the East Cambridgeshire Local Plan 2015, subject to a condition to ensure net biodiversity gain.
- 7.6.2 The application is within the Conservation Area, where there are restrictions to work to some trees. However, it would seem advisable to include a condition restricting any works to hedges and smaller trees which may not be protected by the regulations for the long term, to ensure the scheme retains its high quality appearance. On this basis the proposal complies with policy ENV2 of the East Cambridgeshire Local Plan 2015.

7.7 Flood Risk and Drainage

- 7.7.1 The site is within Flood Zone 1 where you would expect vulnerable development such as dwellings to be located. It is considered that any foul water and surface water drainage issues can be dealt with by way of condition. On this basis the proposal is considered to comply with policies ENV8 of the Local Plan.

7.8 Energy and Sustainability

- 7.8.1 Policy ENV4 of the East Cambridgeshire District Council Local Plan 2015 requires new dwellings for a reduced or zero carbon development. Whilst no measures have been proposed as part of the submitted application this can be dealt with by way of

condition. On this basis it is considered that the proposal can meet the requirements of policy ENV4 of the East Cambridgeshire District Council Local Plan 2015.

7.9 Comparison with 18/01375/FUL

- 7.9.1 In June 2019 planning permission was refused for the demolition of the existing buildings on the site and replacement with 6 dwellings. It was refused on the following grounds in brief:
- 1- Deliberate neglect of the building
 - 2 – Fail to enhance or preserve the character of the conservation area
 - 3 – Adverse impact on the neighbours
 - 4 – over development of the site.
- 7.9.2 It is considered that the proposal under discussion has dealt with all of these issues. The deterioration of the building was long before the current owner purchased the site and with it becoming a public health and safety issue, it was deemed necessary for the buildings to be removed. On this basis this is no longer relevant to the application.
- 7.9.3 The design of the plots to Mill Street have been simplified and appear as a terrace more akin to what was on site previously, but in a different location. The proposed materials are characteristic of the area and the use of clunch walls, using material from the site will be included in the overall development of the site.
- 7.9.4 The scheme has been changed and the main concern was with Plot 6. This has been reduced in size and through conditions can prevent any direct overlooking in the future. Plot 6 has also been relocated to be in line with existing outbuildings, so this will also reduce any impact of the proposal.
- 7.9.5 Whilst there are still 6 dwellings these have be reduced in size and when compared with other developments in the area it is not out of keeping. Taking all this into account it is considered that the reasons for refusal have been overcome and as such this application is considered acceptable.

7.10 Other Material Matters

- 7.10.1 As part of the recommendation and the suggested conditions, a condition to restrict extensions, outbuildings and another for windows is recommended. The site has been designed to consider the adjoining neighbours and it is considered that further extensions could be detrimental to their amenities and as such the Local Planning Authority would assume the responsibility for assessing the impact of such a proposal. A condition restricting any additional windows in the proposed dwellings is also recommended in order to protect the neighbours' amenity from windows being inserted in locations that could potentially overlook the adjoining properties.
- 7.10.2 A concern was also raised with regard to the lack of home working potential. All of these dwellings have more than 1 bedroom, which could always be used to accommodate a home worker. It is not considered to be a reason to refuse the application.
- 7.10.3 The site would require a pre commencement condition relating to contamination, as the proposal is for residential properties which are considered to be vulnerable. This is a standard condition in the development of residential properties, where the

contamination risks are unknown. This would be supported by a further condition should any contamination be found after an assessment has been undertaken.

7.11 Planning Balance

7.11.1 The proposal for the 6 dwellings has been designed to consider the location within the Conservation Area and the other heritage assets. The designs have been kept simple to suit the character of the area and to not detract from other heritage assets. The site can accommodate the number of dwellings with adequate parking and amenity space for all of the proposed dwellings.

7.11.2 The proposal will have an impact on the adjoining neighbours as any new development would, however it is considered that the proposal has been designed to ensure that there is no demonstrable harm to the neighbours' amenities.

7.11.3 The Design SPD requires that neighbours amenity is protected and it is considered that this proposal would protect the amenities of the neighbours. The proposal can meet the requirements of the Highways Authority and maintain the setting of the Conservation Area. On this basis and on balance the application is recommended for approval, subject to the recommended conditions.

8 APPENDICES

8.1 Appendix 1 -Suggested Conditions

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
20/00258/FUL	Toni Hylton Room No. 011 The Grange Ely	Toni Hylton Senior Planning Officer 01353 665555 toni.hylton@eastca mbs.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 - 20/00258/FUL Conditions

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

Plan Reference	Version No	Date Received
Location Plan		25th February 2020
Bat Report		25th February 2020
2018.05.105	C	18th February 2020
2018.05.100	G	18th February 2020
2018.05.103	A	18th February 2020
2018.05.104	A	18th February 2020
2018.05.107	C	18th February 2020
2018.05.108	C	18th February 2020
2018.05.109	D	18th February 2020
2018.05.110	A	18th February 2020
2018.05.120	H	18th February 2020

- 1 Reason: To define the scope and extent of this permission.
- 2 The development hereby permitted shall be commenced within 2years 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 and timeframe as agreed in writing by the Local Planning Authority.
- 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 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 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 first occupation of the development hereby approved.
- 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 a minimum width of 5m, for a minimum distance of 10m 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 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 Prior to the first occupation of the development hereby approved visibility splays shall be provided each side of the vehicular access in full accordance with the details indicated on the submitted plan 2018.05.100.REV D. The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.

- 8 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 9 Prior to first occupation or commencement of use 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.
- 9 Reason: To safeguard the special architectural or historic interest, character and appearance and integrity of the Conservation Area, in accordance with policies ENV2 and ENV11 of the East Cambridgeshire Local Plan 2015.
- 10 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 development hereby approved.
- 10 Reason: To safeguard the special architectural or historic interest, character and appearance and integrity of the Conservation Area, in accordance with policies ENV2 and ENV11 of the East Cambridgeshire Local Plan 2015.
- 11 No above ground construction shall take place on site until details of the following:
 - bricks (to include make, colour and type)
 - roofing materials (to include make, colour and type)
 - render (colour)
 - boarding (make, colour and type)
 - fascias
 - soffits
 - doors
 - 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.
- 11 Reason: To safeguard the special architectural or historic interest, character and appearance and integrity of the Conservation Area, in accordance with policies ENV2 and ENV11 of the East Cambridgeshire Local Plan 2015.
- 12 No above ground construction shall take place on site until details of the doors, windows, cills, fascias and soffits to be used in the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. All works shall be carried out in accordance with the approved details.

- 12 Reason: To safeguard the special architectural or historic interest, character and appearance and integrity of the Conservation Area, in accordance with policies ENV2 and ENV11 of the East Cambridgeshire Local Plan 2015.
- 13 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,
08:00 - 13:00; Saturdays
and none on Sundays or Bank Holidays or Public Holidays.
- 13 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 14 Prior to any work commencing on the site a Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the Local Planning Authority regarding mitigation measures for noise, dust and lighting during the construction phase. These shall include, but not be limited to, other aspects such as access points for deliveries and site vehicles, and proposed phasing/timescales of development etc. The CEMP shall be adhered to at all times during all phases.
- 14 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 15 In the event of the foundations from the proposed development requiring piling, prior to the commencement of development 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.
- 15 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 16 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, without the prior written consent of the Local Planning Authority.
- 16 Reason: To safeguard the special architectural or historic interest, character and appearance and integrity of the Conservation Area, in accordance with policies ENV2 and ENV11 of the East Cambridgeshire Local Plan 2015.
- 17 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), no windows, dormer windows, rooflights or openings of any other kind, other than those expressly authorised by this permission shall be constructed at first floor level or above in the any elevation(s), of any of the dwellings without the prior written consent of the Local Planning Authority.

- 17 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 18 No above ground construction shall commence until full details of hard landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include surfacing materials and bin storage facilities. 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 an implementation programme submitted to and approved in writing by the Local Planning Authority prior to first occupation.
- 18 Reason: To safeguard the special architectural or historic interest, character and appearance and integrity of the Conservation Area, in accordance with policies ENV2 and ENV11 of the East Cambridgeshire Local Plan 2015.
- 19 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 during the construction of the dwellings hereby approved.
- 19 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.
- 20 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.
- 20 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015.
- 21 Prior to the first occupation of the dwellings hereby approved, details of cycle storage for each of the dwellings shall be submitted and approved in writing by the Local Planning Authority and thereafter maintained in perpetuity.
- 21 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 22 No above ground construction shall take place until a sample panel measuring no less than 1 meter square has been constructed on site showing details of the proposed brickwork; including colour, texture, bond, pointing and mortar mix to enable a site inspection and agreement in writing by the relevant officer. The panel shall remain on site for the duration of the development and once the development is completed the sample panel shall be removed. All works shall be carried out in accordance with the approved details.
- 22 Reason: To safeguard the special architectural or historic interest, character, appearance and integrity of the historic nature of the site in accordance with policies ENV2, ENV11 and ENV12 of the East Cambridgeshire Local Plan 2015.
- 23 No above ground construction shall take place until an approved, an energy and sustainability strategy for the development, including details of any on site renewable

energy technology, energy efficiency measures and sustainable construction methods incorporated into the development, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved strategy.

- 23 Reason: To ensure that the development take the opportunities available to contribute to delivering the Government's Climate Change Programme and energy policies, and in doing so contributes to global sustainability, and to contribute to tackling climate change in accordance with policy ENV4 of the East Cambridgeshire Local Plan 2015.