

MAIN CASE

Proposal: Demolition of existing farm/dairy buildings together with the erection of two detached two bedroom bungalows, access, parking and associated site works

Location: Rear of 41 Sand Street, Soham, Cambridgeshire

Applicant: Mr & Mrs J Palmer

Agent: Andrew Fleet

Reference No: 14/00960/FUL

Case Officer: Rebecca Saunt

Parish: Soham

Ward: Soham South

Ward Councillor/s: Councillor Hamish Ross
Councillor Tony Parramint
Councillor Colin Fordham

Date Received: 24 September 2014 Expiry Date:

[P134]

1.0 EXECUTIVE SUMMARY

- 1.1 The application seeks permission for the demolition of existing farm/dairy buildings together with the erection of two detached two bedroom bungalows, access, parking and associated works, to the rear of 41 Sand Street.
- 1.2 A hearing session was held with the Planning Inspector on the 11th November 2014 to discuss the Further Proposed Modifications to the Local Plan (the additional Soham allocations that were approved by Full Council in September 2014). The Inspector indicated that he would consider the evidence presented to him and would contact the Council by the 14th November if he had concerns about the Further Proposed Modifications, and the Council's ability to demonstrate that it has a five year supply of housing land. The Council did not receive any further communication from the Inspector by Friday 14th November. In light of this and the previous legal advice sought the Council can therefore continue to operate on the basis that it has a five year supply of land, in advance of receiving the Inspector's final report.
- 1.3 For this reason, current housing applications will not be considering the proposal in terms of the presumption in favour of sustainable development

set out in the NPPF and the policies within the development plan will be the starting point for any assessment, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act.

- 1.4 The site is located within the development envelope and conservation area of Soham, and within the grounds of a Grade II Listed Building, 41 Sand Street. The site is approximately 0.6ha. The land to which the application relates was previously a cattle farmyard and dairy and comprises two large farm/dairy buildings which were associated with the business, together with a section of residential garden associated with 41 Sand Street. The key considerations in determining this application are considered to be the principle of development, loss of an employment site, residential amenity, visual amenity, impact on the character and appearance of the conservation area and the Grade II listed building, 41 Sand Street, ecology and highways.
- 1.5 The site is located within the development envelope of Soham and therefore the principle of residential development is acceptable. While the proposal leads to the loss of an employment site, given the location of the site, the size of the site, its shared access with 41 Sand Street and close proximity to residential properties it is considered that a business in this location could have an adverse impact on residential amenity and also on the setting of a listed building. The proposal would not have an adverse impact on either residential or visual amenity, ecology or highways. While the proposal is situated within the grounds of a listed building and in the conservation area it is considered that the proposal, subject to the recommended conditions, would not create an adverse impact on the historic environment.
- 1.6 This application is therefore recommended for **approval**.
- 1.7 This application has been brought to Planning Committee because the applicant is Cllr Palmer.
- 1.8 **A site visit has been arranged for 10am, prior to the Planning Committee meeting.**

2.0 THE APPLICATION

- 2.1 The application seeks permission for the demolition of existing farm/dairy buildings together with the erection of two detached two bedroom bungalows, access, parking and associated works, to the rear of 41 Sand Street.
- 2.2 The land to which the application relates was previously a cattle farmyard and dairy and comprises two large farm/dairy buildings which were associated with the business and a section of residential garden associated with 41 Sand Street. The existing business use at this site ceased in April 2014 and cattle have not used the building since approximately 1997.

- 2.3 Each dwelling would be single storey and have the same design. The dwellings would have a pitched roof, with a small pitched roof protruding gable to the front which would have a lower ridge height than the main element of the dwelling. The maximum dimensions for each dwelling would be a width of 8.1 metres, length 10.3 metres and a height of 6.5 metres. The applicant anticipates that the dwellings would be constructed with buff facing bricks and timber boarding, a natural slate roof and painted timber windows.
- 2.4 The dwellings and their residential curtilages would be located where the existing barns are in situ, to the rear and the side of the site.
- 2.5 Access to the site would be via an existing access from Sand Street, which was the entrance for the cattle farmyard and dairy and still is the access for 41 Sand Street. Each bungalow and the host dwelling would be provided with 2 parking spaces and turning facilities, to enable cars to enter and leave in forward gear.

3.0 THE APPLICANT'S CASE

- 3.1 The Applicant's case is set out in the Design and Access and Heritage Statement, which 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, on the application file.
- 3.2 The Design and Access and Heritage statement concludes '*It proposes the demolition of farm buildings, which due to their quality, style and appearance, offer little to enhance the setting of the Listed Building and the Conservation Area. It is considered the design and proposed materials of the proposed bungalows will improve the setting of the adjacent Listed Building and Conservation Area, via the glimpsed views available through the site access.*'

4.0 THE SITE AND ITS ENVIRONMENT

- 4.1 The site is located within the development envelope and conservation area of Soham and within the grounds of a Grade II Listed Building, 41 Sand Street. The site is located to the rear of 41 Sand Street and is approximately 0.6ha.
- 4.2 The land to which the application relates was previously a cattle farmyard and dairy, together with a section of the residential garden associated with 41 Sand Street. The site is surrounded by residential properties, which are generally terrace and semi-detached properties and mainly two storey.
- 4.3 The site comprises two large steel framed and brick built barns associated with the previous business use and part of the garden and driveway of 41 Sand Street and is accessed from Sand Street. The existing barns define

the rear and side boundaries of the site, with a mixture of brick walls and close boarded fencing defining the other boundaries.

5.0 PLANNING HISTORY

- 5.1 A number of planning and listed building applications have been received in previous years, but these mainly relate to the dwelling at 41 Sand Street and not the buildings/land to the rear. Therefore no relevant planning history in relation to this application.

6.0 REPLIES TO CONSULTATIONS

- 6.1 5 nearby addresses notified, site notice posted and advert placed in the Cambridge Evening News – No comments received.
- 6.2 **Parish Council** – No concerns with the application
- 6.3 **Conservation Officer** – From a conservation viewpoint, the existing barns do little to preserve or enhance the character, appearance or setting of the listed building and their demolition would be regarded as an enhancement to the setting of the listed building. The properties have been positioned well on the plot to limit the impact on the immediate setting of the listed building and provide a sense of enclosure to the site. The revised design of the dwellings has improved the appearance of the proposal. The two properties are of a much simpler design and no longer feel ‘cottagey’ in appearance. An attempt has been made to make them appear, more outbuilding in style. Subject to the use of high quality materials and detailing, the proposal will not have a detrimental impact on the setting of the listed building. Should consent be granted it should be subject to the conditions recommended.
- 6.4 **Environmental Health** – No issues with the development but would recommend conditions limiting demolition, construction and delivery times and for a construction management plan to be submitted due to the proximity of neighbouring properties. The Landmark Envirosearch for the site has been reviewed and I would advise that the information is useful but more is required to determine whether the site is suitable for its proposed use. A Phase 1 Contaminated Land Assessment should be carried out, due to the former commercial usage of the site, being a more sensitive end use. If the permission is to be issued before this information is provided then the contamination conditions should be attached.
- 6.5 **Highways** – The Highways authority is satisfied that the proposal will have no significant adverse effect upon the public highway, subject to the conditions and informatives recommended.
- 6.6 **Waste** – No. 41 currently receives the wheeled bin service for garden waste and dry recycling however there does not appear to be any information regarding where the bins currently in use by 41 will be stored for presentation on collection day, as per the Council's information leaflet

bins may not be left on public highway before or after collection and we would appreciate further information regarding the service to be provided to no. 41. East Cambs will not enter private property to collect waste or recycling.

7.0 THE PLANNING POLICY CONTEXT

7.1 East Cambridgeshire Core Strategy 2009:

CS1	Spatial Strategy
CS2	Housing
CS7	Infrastructure
CS10	Soham
H2	Density
S4	Developer contribution
S6	Transport impact
S7	Parking provision
EC1	Retention of employment sites
EN1	Landscape and settlement character
EN2	Design
EN5	Historic conservation
EN6	Biodiversity and geology

7.2 East Cambridgeshire Draft Local Plan Pre-submission version (as amended June 2014):

GROWTH 2	Locational strategy
GROWTH 3	Infrastructure requirements
GROWTH 5	Presumption in favour of sustainable development
EMP1	Retention of existing employment and site allocations
ENV 1	Landscape and settlement character
ENV 2	Design
ENV 7	Biodiversity and geology
ENV 11	Conservation Areas
ENV 12	Listed Buildings
COM 7	Transport impact
COM 8	Parking provision

7.3 Supplementary Planning Documents:

Design Guide
Developer Contributions and Planning Obligations
Soham Conservation Area

8.0 CENTRAL GOVERNMENT POLICY

8.1 National Planning Policy Framework 2012:

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

9.0 PLANNING COMMENTS

- 9.1 Section 38 (6) of the Planning and Compulsory Purchase Act requires that decisions on planning applications are made in accordance with the Development Plan, unless material considerations indicate otherwise. The statutory Development Plan for the District currently comprises the East Cambridgeshire Core Strategy, 2009 and the Cambridgeshire and Peterborough Minerals and Waste Plan 2012.
- 9.2 A hearing session was held with the Planning Inspector on the 11th November to discuss the Further Proposed Modifications to the Local Plan (the additional Soham allocations that were approved by Full Council in September 2014). The Inspector indicated that he would consider the evidence presented to him and would contact the Council by the 14th November if he had concerns about the Further Proposed Modifications, and the Council's ability to demonstrate that it has a five year supply of housing land. The Council did not receive any further communication from the Inspector by Friday 14th November. In light of this and the previous legal advice sought the Council can therefore continue to operate on the basis that it has a five year supply of land, in advance of receiving the Inspector's final report.
- 9.3 For this reason, current housing applications will not be considering the proposal in terms of the presumption in favour of sustainable development set out in the NPPF and policies within the development plan will be the starting point for any assessment, in accordance with Section 38 (6) of the Planning and Compulsory Purchase Act.
- 9.4 The key considerations therefore in determining this application are:
- The principle of development;
 - Loss of an employment site;
 - The impact on residential amenity;
 - The impact on visual amenity;
 - The impact on the historical environment;
 - Ecology; and
 - Highways.

The principle of development

- 9.5 The site is located within the development envelope of Soham, which is designated as a 'Market Town' by policy CS1 of the Core Strategy. In such locations policy CS2 allows for any scale of residential development, provided that there is no adverse effect on the scale and character of the area and that all other material planning considerations are satisfied. Policy GROWTH 2 of the Draft Local Plan states that the majority of development will be focussed in market towns. The principle of residential development

is therefore considered acceptable, subject to the considerations discussed below.

Loss of an employment site

- 9.6 Policy EC1 of the Core Strategy and EMP1 of the Draft Local Plan seek to retain existing employment sites. The dairy/milkround business which was partially run by the applicant and owner of 41 Sand Street ceased trading in April 2014 and cattle have not used the building on site since approximately 1997.
- 9.7 Both policies outlined above advise that residential development may be acceptable providing that the use of the site for employment purposes gives rise to unacceptable environmental or traffic problems and that the re-development of the site would bring significant environmental or community benefits. The policies seek evidence relating to the viability of the site or other evidence as to why it is not possible to deliver employment as part of the scheme.
- 9.8 While a business traded from the site until April 2014, the site is completely surrounded by residential properties and also located within the curtilage of a listed building. Given the location of the site, the size of the site, its shared access with 41 Sand Street and close proximity to residential properties it is considered that a business in this location could have an adverse impact on residential amenity and also on the setting of a listed building. On balance, it is considered that the proposal would provide significant environmental and community benefits, by reducing the impact on residential amenity and preserving and enhancing the setting of a listed building.

Residential amenity

- 9.9 Policy EN2 of the Core Strategy and ENV2 of the Draft Local Plan and the Design Guide seek to ensure that there is no detrimental impact on the residential amenity of nearby occupiers. Two large barns associated with the previous use of the site as a cattle farmyard and dairy are already in situ on the north east and north west boundaries of the site. The demolition of these barns and the erection of two dwellings would decrease the amount of built form situated on the boundaries of the site and reduce any overbearing impact on the neighbouring properties, improving the existing residential amenity of neighbouring properties and the host dwelling.
- 9.10 The dwellings are both single storey and there are existing boundary treatments in place or proposed. Due to the design of the buildings, their scale, siting and orientation, proposed fenestration pattern and boundary treatments the proposal would not create an adverse impact on residential amenity.
- 9.11 The site is situated in a residential area and is surrounded by residential properties. The previous use of the site as a cattle farmyard and dairy would have created more disturbance to residential properties within the vicinity than the proposed development. On balance, while there are

residential properties located within close proximity to the site it is considered that the proposal is more in keeping with its surroundings than the existing use, would not have an adverse impact on residential amenity and would improve the residential amenity of neighbouring properties.

- 9.12 A construction management plan and times for demolition, deliveries and construction have been recommended as conditions, to further protect residential amenity, due to the close proximity of neighbouring properties.
- 9.13 The Design Guide states that in most cases plots should be approximately 300 square metres and that rear gardens should be a minimum of 50 square metres. While each plot does not quite meet the recommended 300 square metres, both rear amenity spaces proposed are over the 50 square metres. The sizes specified in the Design Guide are only a guide, and given the previous use of the site and the overall design of the dwellings to make them appear like an outbuilding in their design, on balance the size of the plots are considered acceptable.

Visual amenity

- 9.14 The existing buildings on the site associated with the cattle farmyard and dairy add little value to the visual appearance of the area. The buildings are mainly situated to the rear of 41 Sand Street, but sections of them are visible within the streetscene, when viewed from the access. The design of the existing buildings are utilitarian in line with their previous function.
- 9.15 The development to the rear of 41 Sand Street is backland development. The Design Guide states that it would only be acceptable if supported by a contextual analysis and lists a number of other requirements for any proposal to meet. While a contextual analysis has not been submitted with the application, given the nature of the site, the previous uses associated with it and the existing buildings it is considered that the redevelopment of this site would improve the overall appearance of the area and the end use would be in keeping with the existing land uses surrounding the site.
- 9.16 The design of the dwellings are been amended during the course of the application and is discussed in more detail in the historic environment section of the report below.

Historic environment

- 9.17 This application affects a site located within Soham Conservation Area and is within the curtilage of a Grade II Listed Building. Therefore any development should take care to preserve or enhance the character or appearance of the area and not have a detrimental impact.
- 9.18 The existing barns are utilitarian in nature and design and do little to preserve or enhance the character, appearance or setting of the listed building and therefore their demolition would be regarded as an enhancement to the setting of the listed building.

- 9.19 The two dwellings are small and compact and the Conservation Officer is happy that they have been positioned well on the plot to limit the impact on the immediate setting of the listed building, while providing a sense of enclosure to the site. While no objections were raised to the scale and siting of the dwellings, concerns were raised by both the Conservation Officer and Planning Officer in terms of the design. The original design had a cottage feel to it and did not make reference to the historical use of the site as a farm. At pre-application discussions with the Conservation Officer the applicant had been advised that a traditional style design replicating the style of farm outbuildings would be the most appropriate in design terms for the site.
- 9.20 Amended plans were received which improved the appearance of the dwellings, creating a much more simple design, which does not look 'cottagey' in appearance. The amended design makes the proposed dwellings appear more outbuilding in style, in line with the original advice from the Conservation Officer.
- 9.21 Due to the siting of the proposed dwellings only the gable end of plot 1 would be visible within the streetscene. At present the gable end of the existing farm building is visible and it is considered that the demolition of the existing building and its replacement with a single storey dwelling would greatly improve the overall appearance of the site and the conservation area.
- 9.22 The Conservation Officer has advised that subject to the use of high quality materials and detailing, the proposal would not have a detrimental impact on the setting of the listed building or the character and appearance of the conservation area, subject to the recommended conditions.
- 9.23 It is therefore considered that the demolition of the existing farm buildings and the erection of two dwellings, subject to the recommended conditions, would not create an adverse impact on the historic environment and would comply with policies EN2 and EN5 of the Core Strategy, 2009 and ENV2, ENV11 and ENV12 of the Draft Local Plan Pre-submission version (as amended June 2014).

Ecology

- 9.24 Due to the nature of the buildings a Protected Species Survey and Report was submitted with the application in line with Natural England's Standing Advice. The report concluded that the barns are of low interest to bats and there would be no impact on bats from the development. The habitat on the site is not suitable for great crested newts, water vole otter or white clawed crayfish. There are no reptile habitats within the area of the proposed works and no evidence in the site of badger presence.
- 9.25 The report makes a number of recommendations in terms of works affecting bird nesting habitats to be conducted outside the main breeding season, checking foundations or trenches that are left open overnight each morning and the installation of bat and bird nesting boxes. It is

recommended that the recommendations of the report are secured by condition, to ensure that the proposal complies with policies EN6 of the Core Strategy, 2009 and ENV7 of the Draft Local Plan Pre-submission version (as amended June 2014).

Highways

- 9.26 The application proposes to use the existing access to Sand Street which served the cattle farmyard and dairy and also serves 41 Sand Street. The Highway Authority have advised that they are satisfied that the proposal will have no significant adverse effect on the public highway, subject to the recommended conditions.
- 9.27 Two parking spaces for each of the new dwellings are proposed, alongside two parking spaces for 41 Sand Street and space for turning within the site, to enable vehicles to enter and leave the site in forward gear. The number of car parking spaces proposed is in accordance with the Council's car parking standards.
- 9.28 It is therefore considered that the proposal complies with policies S6 and S7 of the Core Strategy, 2009 and Policy COM7 and COM8 of the Draft Local Plan Pre-submission version (as amended June 2014) in respect of highway safety.

Other Issues

- 9.29 Concerns were raised by the Waste Officer as No. 41 currently receives the wheeled bin service. However no information was submitted with the application regarding where the bins currently in use by 41 will be stored for presentation on collection day. Amended plans have been received from the applicant showing the wheelie bin positions within each plot. The amended plans have been sent to the Waste Officer for comments and it has been advised that the original concern raised in relation to bin storage has been overcome by providing bin storage areas within the curtilage of each property.

Summary

- 9.30 In summary, the site is located within the development envelope of Soham and therefore the principle of residential development is acceptable, subject to the material planning considerations outlined in this report. While the proposal leads to the loss of an employment site, given the location of the site, the size of the site, its shared access with 41 Sand Street and close proximity to residential properties it is considered that a business in this location could have an adverse impact on residential amenity and also on the setting of a listed building.
- 9.31 The proposal would not have an adverse impact on either residential or visual amenity, ecology or highways. While the proposal is situated within the grounds of a listed building and in the conservation area it is considered that the demolition of the existing farm buildings and the erection of two dwellings, subject to the recommended conditions, would not create an adverse impact on the historic environment.

9.32 This application is therefore recommended for approval.

10.0 **RECOMMENDATION**

RECOMMENDATION: Approval subject to the following conditions: -

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

Plan Reference	Version No	Date Received
PHOTOGRAPHS - EXISTING		5th September 2014
PROTECTED SPECIES SURVEY AND REP		22nd September
2014		
14:060-0		13th August 2014
14:060-1		13th August 2014
14:060-2	B	19th November
2014		
DATE: 1887-1888		13th August 2014
DATE: 1902		13th August 2014
DATE: 1926		13th August 2014
DATE: 1974-1978		13th August 2014
DATE: 1985-1987		13th August 2014
14:060-3		22nd October 2014

- 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 Demolition, Construction and deliveries during the construction phase shall be limited to the following times 08:00 to 18:00 Monday to Friday each day, 08:00 to 13:00 on Saturdays and none on Sundays or Bank Holidays.
- 3 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy EN2 of the East Cambridgeshire Core Strategy 2009 and policy ENV2 of the Draft Local Plan Pre-submission version (as amended June 2014).
- 4 A construction management plan shall be submitted to and agreed in writing with the Local Planning Authority. The construction management plan shall be fully adhered to and reviewed in conjunction with the Local Authority Environmental Health Department on an annual basis, or more frequently, if required.

- 4 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy EN2 of the East Cambridgeshire Core Strategy 2009 and policy ENV2 of the Draft Local Plan Pre-submission version (as amended June 2014).
- 5 No unbound material shall be used in the surface finish of the driveway within 6 metres of the highway boundary of the site.
- 5 Reason: To avoid displacement of loose material and in the interests of highway safety, in accordance with policies S6 and S7 of the East Cambridgeshire Core Strategy 2009 and policies COM 7 and COM 8 of the Draft Local Plan Pre-submission version (as amended June 2014).
- 6 Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking, amending or re-enacting that order) no gates shall be erected across the approved access.
- 6 Reason: In the interests of highway safety, in accordance with policies S6 and S7 of the East Cambridgeshire Core Strategy 2009 and policies COM 7 and COM 8 of the Draft Local Plan Pre-submission version (as amended June 2014).
- 7 Prior to the commencement of first use the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification
- 7 Reason: In the interests of highway safety and to ensure satisfactory access to the site, in accordance with policies S6 and S7 of the East Cambridgeshire Core Strategy 2009 and policies COM 7 and COM 8 of the Draft Local Plan Pre-submission version (as amended June 2014).
- 8 The access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority.
- 8 Reason: To prevent surface water discharging to the Highway, in accordance with policies EN2, EN7 and S6 of the East Cambridgeshire Core Strategy 2009 and policies ENV2, ENV8 and COM7 of the Draft Local Plan Pre-submission version (as amended June 2014).
- 9 The manoeuvring area and the access shall be provided as shown on the approved drawings and retained free of obstruction.
- 9 Reason: In the interests of highway safety, in accordance with policies S6 and S7 of the East Cambridgeshire Core Strategy 2009 and policies COM 7 and COM 8 of the Draft Local Plan Pre-submission version (as amended June 2014).

10 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.

10 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 EN8 of the East Cambridgeshire Core Strategy 2009 and policy ENV9 of the Draft Local Plan Pre-submission version (as amended June 2014).

11 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.

11 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 EN8 of the East Cambridgeshire Core Strategy 2009 and policy ENV9 of the Draft Local Plan Pre-submission version (as amended June 2014).

- 12 No development shall take place until detailed drawings at a scale of 1:20 of the proposed windows and external doors have been submitted to and approved in writing by the Local Planning Authority. The window details shall show sections, opening arrangements and glazing bar patterns. The windows shall be of timber construction and colour finishes shall be included. All works shall be carried out in accordance with the approved details.
- 12 Reason: To ensure the use of detailing appropriate to the Listed Building and the buildings location in a Conservation Area, in accordance with policy EN5 of the East Cambridgeshire Core Strategy 2009 and policies ENV11 and ENV12 of the Draft Local Plan Pre-submission version (as amended June 2014).
- 13 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. All development shall be carried out in accordance with the approved details.
- 13 Reason: To safeguard the character and appearance of the Conservation Area and the setting of the Listed Building, in accordance with policies EN2 and EN5 of the East Cambridgeshire Core Strategy 2009 and policies ENV2, ENV11 and ENV12 of the Draft Local Plan Pre-submission version (as amended June 2014).
- 14 No development shall take place until full details of soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include planting plans; a written specification; schedules of plants noting species, plant sizes, proposed numbers/densities; and an implementation programme. The details 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 occupation of any part of the development or in accordance with a programme agreed with the Local Planning Authority.
- 14 Reason: To assimilate the development into its surroundings, in accordance with policy EN1 of the East Cambridgeshire Core Strategy 2009 and policy ENV1 of the Draft Local Plan Pre-submission version (as amended June 2014).

- 15 No development shall take place until full details of hard landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include: finished floor levels and hard surfacing materials. The works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme agreed with the Local Planning Authority.
- 15 Reason: To assimilate the development into its surroundings and to safeguard the character and appearance of the Conservation Area and the setting of the Listed Building, in accordance with policies EN1, EN2 and EN5 of the East Cambridgeshire Core Strategy 2009 and policies ENV1, ENV2, ENV11 and ENV12 of the Draft Local Plan Pre-submission version (as amended June 2014).
- 16 No development shall take place until a scheme for the maintenance of the soft landscaping, for a minimum period of 5 years, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the methods for the proposed maintenance regime, a detailed schedule, and details of who will be responsible for its continuing implementation. The soft landscaping shall be maintained in accordance with the agreed scheme.
- 16 Reason: To ensure the longevity of the landscaping scheme, in accordance with policy EN1 of the East Cambridgeshire Core Strategy 2009 and policy ENV1 of the Draft Local Plan Pre-submission version (as amended June 2014).
- 17 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.
- 17 Reason: To ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area, in accordance with policies EN1 and EN2 of the East Cambridgeshire Core Strategy

2009 and policies ENV1 and ENV2 of the Draft Local Plan Pre-submission version (as amended June 2014).

- 18 No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the occupation of the dwelling. Development shall be carried out in accordance with the approved details.
- 18 Reason: To ensure the use of detailing appropriate to the Listed Building and the buildings location in a Conservation Area, in accordance with policy EN5 of the East Cambridgeshire Core Strategy 2009 and policies ENV11 and ENV12 of the Draft Local Plan Pre-submission version (as amended June 2014).
- 19 No development shall take place until a sample panel of the proposed solid courses, has been constructed on site and the details approved in writing by the Local Planning Authority. The panel shall show the type of brick/stone, the bond, the joint detail and mortar mix. All works shall be carried out in accordance with the approved details.
- 19 Reason: To ensure the use of detailing appropriate to the Listed Building and the buildings location in a Conservation Area, in accordance with policy EN5 of the East Cambridgeshire Core Strategy 2009 and policies ENV11 and ENV12 of the Draft Local Plan Pre-submission version (as amended June 2014).
- 20 The development shall be completed in accordance with the 'Discussion and Conclusion' section of the Protected Species Survey and Report that accompanies the planning application, dated 22 September 2014.
- 20 Reason: To ensure that any protected species on site are adequately protected, in accordance with policy EN6 of the East Cambridgeshire Core Strategy 2009 and ENV7 of the Draft Local Plan Pre-submission version (as amended June 2014).
- 21 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (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.
- 21 Reason: To safeguard the character and appearance of the Conservation Area and the setting of the Listed Building, in accordance with policies EN2 and EN5 of the East Cambridgeshire Core Strategy 2009 and policies ENV11 and ENV12 of the Draft Local Plan Pre-submission version (as amended June 2014).

22 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking or re-enacting that Order), no fences, gates or walls shall be erected within the curtilage of the dwellinghouse.

22 Reason: To safeguard the character and appearance of the Conservation Area and the setting of the Listed Building, in accordance with policies EN2 and EN5 of the East Cambridgeshire Core Strategy 2009 and policies ENV11 and ENV12 of the Draft Local Plan Pre-submission version (as amended June 2014).

11.0 APPENDICES

11.1 None.

<u>Background Documents</u>	<u>Location(s)</u>	<u>Contact Officer(s)</u>
Application file 14/00960/FUL East Cambridgeshire Local Plan – posthearing work and proposed modifications http://www.eastcambs.gov.uk/sites/default/files/d%26t%20cttee%20report%20on%20post%20hearing%20work%2014apr14.pdf Core Strategy http://www.eastcambs.gov.uk/localdevelopment-framework/adoption-corestrategy Draft Local Plan http://www.eastcambs.gov.uk/localdevelopment-framework/eastcambridgeshire-local-plan	Room No. 011 The Grange Ely	Rebecca Saunt Senior Planning Officer 01353 665555 rebecca.saunt@eastcambs.gov.uk