
MAIN CASE

Reference No: 16/01556/FUL

Proposal: Retrospective application for entrance gates and driveway.

Site Address: Parkes Farm Aldreth Road Haddenham Ely Cambridgeshire
CB6 3PN

Applicant: Mr Richard Parkes

Case Officer: Ruth Gunton, Planning Officer

Parish: Haddenham

Ward: Haddenham
Ward Councillor/s: Councillor Steve Cheetham
Councillor Mark Hugo
Councillor Stuart Smith

Date Received: 11 January 2017 **Expiry Date:** 12th April 2017

[R254]

1.0 **RECOMMENDATION**

1.1 Members are requested to APPROVE the application subject to the recommended condition below:

1. Approved plans

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

2.0 **SUMMARY OF APPLICATION**

2.1 The application seeks retrospective planning permission for the erection of a new wall with entrance gates including a small room for security controls, and the resurfacing of the driveway entrance. The highest part of the walls are approx. 4.6m with bricks and detailing matching those on the house at the end of the driveway. The gates are black metalwork.

The application has been made following a visit and advice from District Council Enforcement Officers.

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.

This application has been called into committee by Cllr. Bill Hunt because it is finely balanced and would benefit from a full debate/ full discussion as afforded by the Planning Committee.

3.0 **PLANNING HISTORY**

3.1

91/00084/RMA	ERECTION OF A FARMHOUSE	Approved	03.09.1991
88/00165/OUT	ERECTION OF A DWELLING TO SUPPORT AGRICULTURAL HOLDING AND TOURISM	Approved	15.12.1988
91/00110/FUL	GARAGE AND SELF CATERING FLAT FOR TOURIST	Approved	13.03.1992

4.0 **THE SITE AND ITS ENVIRONMENT**

4.1 The site is located on Aldreth Road, outside the development envelopes of Haddenham and Aldreth, and within the parish of Haddenham.

The site provides the entrance to Parkes Farm, with a long driveway leading to a large dwelling house. There was an existing vehicular entrance here before development described in this application took place.

The site is surrounded by open countryside and has hedging along the boundary with Aldreth Road. There is a pedestrian footpath running along Aldreth Road past the site, which links to both Aldreth and Haddenham.

5.0 **RESPONSES FROM CONSULTEES**

5.1 Responses were received from the following consultees: Haddenham Parish Council, Highways Authority, and Cllr. Bill Hunt, and these are summarised below. The full responses are available on the Council's web site.

Haddenham Parish Council – Concerns regarding height of wall being out of keeping with area, highway safety, the alterations to footpath outside applicant's boundary, overhanging detailing to wall could cause safety risk. Parish Council is content for the Planning Officer to take decision.

Local Highways Authority – No implications for highway network. Requests that an informative be added advising applicant that they must get approval from the Highways Authority for works within the public highway.

Ward Members – Cllr Bill Hunt: the application would benefit from the wider debate and public discussion that the Committee gives.

5.2 Neighbours – 1 neighbouring property was notified and a site notice was posted up on 10th February 2017; the responses received are summarised below. A full copy of the responses are available on the Council's website.

2 High Street, Aldreth – No objections, considers it well-built and pleasing, and appropriate to location in streetscene.

Bradfields Farm, 34 High Street, Aldreth – Not in keeping with area due to height of walls and wall detailing (eagles, dragons, balustrade). Worries about construction and safety due to proximity to footpath. Out of proportion in terms of size and grandeur.

Cracknell Farm, Cracknell Drove, Haddenham – Visually out of keeping in streetscene. Not built for security reasons. Planning department knew it was being built in November and nothing was done. Safety concerns from animal heads on wall falling on footpath users. Concerns that ditch has been covered over.

6.0 The Planning Policy Context

6.1 East Cambridgeshire Local Plan 2015

ENV 1 Landscape and settlement character

ENV 2 Design

COM 7 Transport impact

6.2 Supplementary Planning Documents

Design Guide

6.3 National Planning Policy Framework 2012

7 Requiring good design

7.0 PLANNING COMMENTS

The main considerations in relation to this application are the impact on the visual character of the area including the streetscene, and the impact on highway safety.

7.1 **Visual character of the area and streetscene**

7.2 Due to Aldreth Road being fairly straight, the development is only minimally visible from the road and is not visible until almost adjacent with the site. The entire of the

control room is obscured from view from the public highway, as it is located behind the walls. The development would be visible from the Byway opposite the site but at a distance of approx 500m – this is not considered to create an adverse impact on long distance views. Due to these factors, whilst the walls are highly noticeable when adjacent to the site, there is not considered to be a significant impact on the streetscene, or wider/long distance views sufficient to warrant refusal against policy ENV2.

7.3 The bricks and brickwork match those on the large house on site which this entrance serves, and the development is considered appropriate to the context of framing a large house at the end of a long, straight driveway (similar to properties found close to Newmarket). There are no other examples of grand houses set back at this distance in the immediate environment, so there are no concerns that approving this application would lead to other similar applications being approved and to gradual changes in the rural character of the area. This accords with policy ENV1 which requires development to have a complementary relationship with existing development (the large house), but is at odds with conserving the rural character of the area as there are no other examples of this type of entrance in the immediate vicinity; therefore the planning considerations must be balanced carefully.

7.4 Highways

7.5 The Highways Authority had no concerns regarding impact on the highway network and therefore the development is considered to comply with policy COM7.

7.6 Other material comments

The Internal Drainage Board monitors planning applications and gave no comments on the site in relation to the ditch. It is therefore considered that there are no concerns in relation to drainage.

7.7 Planning balance

7.8 In conclusion, whilst the development is distinct and imposing in the immediate streetscene, it is only minimally visible and only when adjacent to it due to the positioning of the development in relation to Aldreth Road and the distance to the Byway opposite. A grand entrance is considered appropriate in the context of the large house set back from the road, and there are no highway safety concerns. On balance, the moderate impact on the streetscene is not considered significant enough to warrant refusal and the application is recommended for approval.

8.0 APPENDICES

8.1 Appendix 1 – Suggested conditions

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
16/01556/FUL	Ruth Gunton	Ruth Gunton

91/00084/RMA
88/00165/OUT
91/00110/FUL

Room No. 011
The Grange
Ely

Planning Officer
01353 665555
ruth.gunton@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 - 16/01556/FUL Conditions

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

Plan Reference	Version No	Date Received
BLOCK PLAN		11th January 2017
LOCATION PLAN		11th January 2017
ELEVATIONS		11th January 2017

- 1 Reason: To define the scope and extent of this permission.