

MAIN CASE

Reference No: 17/00549/OUT

Proposal: Erection of two detached dwellings, garages and associated works.

Site Address: Land Adjacent 2 Gravel End Coveney Cambridgeshire

Applicant: N A H Fyfe & A L Powell

Case Officer: Oli Haydon, Planning Officer

Parish: Coveney

Ward: Downham Villages
Ward Councillor/s: Councillor Anna Bailey
Councillor Mike Bradley

Date Received: 31 March 2017 **Expiry Date:** 10th July 2017

[S43]

1.0 **RECOMMENDATION**

1.1 Members are recommended to APPROVE the application subject to the recommended conditions below:

- 1 Approved Plans
- 2 Time Limit - OUT/OUM
- 3 Time Limit - OUT/OUM/RMA/RMM
- 4 Site Characterisation
- 5 Reporting of unexpected contamination
- 6 PD - Gates restriction
- 7 Parking & turning
- 8 Access Width
- 9 Foul and Surface water drainage
- 10 Biodiversity Improvements
- 11 Archaeological Investigation
- 12 Construction Times

2.0 **SUMMARY OF APPLICATION**

2.1 The application seeks outline consent for the construction of two detached dwellings with garaging and associated works. The application is an outline application with all matters reserved. The matters of layout, access, appearance, landscaping and scale will remain as a reserved matter to be determined at a later date.

- 2.2 The proposed development site comprises a plot of unused amenity land in the north-eastern part of Coveney. The site is approximately 0.2ha in size and is located between an existing dwelling at 10 Gravel End to the north and Gravel End lane, a cul-de-sac leading to two detached dwellings to the east.
- 2.3 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.**
- 2.4 Cllr Mike Bradley called in the application to Planning Committee due to local concerns and that this proposal and the neighbouring application (17/00652/FUL) are on effectively the same parcel of land.

3.0 PLANNING HISTORY

- 3.1 No relevant planning history.

4.0 THE SITE AND ITS ENVIRONMENT

- 4.1 The site is located outside, albeit adjacent, to the development envelope for Coveney at the northern end of the village. The site will utilise an existing access located on a left-hand bend in Gravel End.
- 4.2 The site comprises a plot (approximately 0.2ha) of unused amenity land, bordered by dwellings to the north and north-east. There is a sporadic boundary planting to demarcate the site and as of the site visit carried out on the 25th April, the site had been cleared.

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.

The Ely Group Of Internal Drainage Board – No objections if soakways form an effective means of surface water discharge.

Waste Strategy (ECDC) - No Comments Received

Environmental Health – No concerns raised regarding the nearby sewage works as there is no record of complaints and there are other residential properties closer than the proposed site. No objections subject to conditions restricting construction time and ensuring the submission of a contaminated land report.

County Archeology – No objections subject to a condition requiring the submission of a written scheme of archaeological investigation.

Local Highways Authority – No objections subject to conditions.

Ward Councillors – Cllr Mike Bradley called in the application to Planning Committee due to local concerns and that this proposal and the neighbouring application (17/00652/FUL) are on effectively the same parcel of land.

Coveney Parish Council – Objects to the scheme based on the fact the site is outside the development envelope and on a dangerous access point.

5.2 Neighbours – Seven neighbouring properties were notified, a site notice was posted and an advert was placed in the Cambridge Evening News. The responses received are summarised below. A full copy of the responses are available on the Council's website.

- Outside the development envelope
- Access is on a right angled bend and the road is used by large agricultural vehicles and HGV
- Would be an 18% increase in the size of Coveney if these houses were allowed
- There are no shops in Coveney and the bus is being withdrawn in June
- Hazardous blind bend
- Harmful effect on the peaceful and rural nature of the village
- Pressure on the services and utilities of the village
- No consideration of impact on nature conservation
- Increasing traffic use and raise the risk of accidents
- Impact on the wear and tear of the road fabric

6.0 The Planning Policy Context

6.1 East Cambridgeshire Local Plan 2015

ENV 1	Landscape and settlement character
ENV 2	Design
ENV 7	Biodiversity and geology
ENV 8	Flood risk
ENV 9	Pollution
COM 7	Transport impact
COM 8	Parking provision
GROWTH 2	Locational strategy
GROWTH 3	Infrastructure requirements
GROWTH 5	Presumption in favour of sustainable development
HOU 2	Housing density
GROWTH 1	Levels of housing, employment and retail growth

6.2 Supplementary Planning Documents

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

6.3 National Planning Policy Framework 2012

- 7 Requiring good design
- 8 Promoting healthy communities
- 6 Delivering a wide choice of high quality homes

7.0 PLANNING COMMENTS

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

7.1 **Principle of Development**

- 7.1.1 The local planning authority is not currently able to demonstrate that it has an adequate five year supply of land for housing. Therefore, all Local Planning policies relating to the supply of housing must be considered out of date and housing applications assessed in terms of the presumption in favour of sustainable development set out in the National Planning Policy Framework. This means that development proposals should be approved unless any adverse effects of the development significantly and demonstrably outweigh the benefits.
- 7.1.2 The benefits of this application are considered to be: the provision of two additional residential dwellings built to modern, sustainable building standards and the positive contribution to the local and wider economy in the short term through construction work.
- 7.1.3 The site is located outside of the established development framework of Coveney, albeit adjacent to the edge of the settlement boundary. The site is accessed by an existing entrance off Gravel End, a road characterised by a mix of single storey and two storey detached dwellings. Gravel End is one of the main roads into Coveney and connects the village with the Little Downham and small hamlets to the north. There is a pedestrian footpath running from the development site to the limited services at the centre of Coveney to the south. Facilities within the village are limited, however the site is part of an established village community centred on the main service centre at nearby Ely, easily accessible by road and where schools and transport links as well other services such as shops and surgeries to meet everyday needs are all available and already supported by the villagers. Based on the distance from the settlement boundary, the footpath provision and the character of the area it is considered that the site is sufficiently well connected to the facilities and services on offer in the settlement and the wider area and that future occupiers would not be overly reliant on a private motor vehicle.
- 7.1.4 The principle of the proposed dwellings on this site is therefore considered acceptable in line with paragraph 55 of the NPPF, provided its impact on the visual amenity of the area does not cause demonstrable harm. An assessment of the design and its impact on its immediate setting is outlined below.

7.2 Visual Amenity

- 7.2.1 As previously mentioned, all matters are reserved on this proposal and as such a limited assessment of visual impact can be made at this stage. The application site is located adjacent to the established settlement boundary and bordered both by open fields and vegetation to the south-east, and residential properties to the north, north-east and west. In essence, the proposal could be classed as an in-fill development. In addition to the requirements of the NPPF for proposals such as this to enhance their immediate setting and be sensitive to the area, Policy ENV1 of the East Cambridgeshire Local Plan 2015 requires proposals in the countryside to protect, conserve and enhance the pattern of distinctive historic and traditional landscape features and the settlement edge.
- 7.2.2 The boundaries of the site are marked partially by existing trees and hedging, which contribute to a partial screening of the site from view from Gravel End and Main Street. Any reserved matters application should seek to retain this screening and enhance the visual appearance of the site through an effective layout, sensitive scale, respectful appearance and sufficient landscaping.
- 7.2.3 On balance it is considered that subject to further detail being submitted and approved at reserved matters stage, that two proposed dwellings can be accommodated on the site. The proposal in principle is sensitive to the defining characteristics of the area with the 0.2ha plot deemed sufficient for two modest dwellings, akin to the plot sizes of the surrounding area. The proposal is therefore considered to meet the requirements of Paragraph 55 of the NPPF as well as Policies ENV1 and ENV2 of the Local Plan.

7.3 Highway Safety

- 7.3.1 Access remains a reserved matter at this stage although the location plan shows the existing access and dropped kerb being utilised for the site. The Local Highway Authority raises no objection to the proposal subject to conditions relating to the access width and restrictions to access gates. The proposal is therefore considered to comply with Policy COM7 in relation to highway safety.
- 7.3.2 The proposal itself does not impact on any local walking routes and whilst there will be an increase in traffic; it is considered that this will be minimal and can be accommodated within the wider transport network.
- 7.3.3 As layout is not being considered at this stage, it cannot be ascertained whether sufficient parking can be achieved within the site in accordance with Policy COM8.

7.4 Residential Amenity

- 7.4.1 The development site is adjacent to several existing dwellings to the north, north-east, west and south. As layout and scale are not being considered at this stage, it cannot be judged whether the proposals will have a harmful overlooking or overbearing impact on these neighbouring dwellings. It is considered that due to the size of the development site and the number of dwellings proposed, that a reserved matters application could potentially avoid a significantly detrimental effect on the

residential amenity of any nearby occupiers and ensure that future occupiers of the dwelling would enjoy a satisfactory level of amenity.

7.4.2 The proposal is likely to be compliant with the requirements of the SPD Design Guide with regards to plot size and private amenity space.

7.4.3 There is a proposal to the north-east of the development site being considered at this Committee Meeting (17/00652/FUL) for a two-storey dwelling on the site of existing residential outbuildings belonging to 2 Gravel End Lane. As the positioning of the proposed dwellings on this application cannot be ascertained, the impact of the two proposals on one another is unclear. If the neighbouring proposal is approved, there is likely to be a level of overlooking onto this site, although the level of harm cannot be judged at this stage. The adjacent proposal will be 8m from the rear boundary of this site and, as previously stated, if both are to be approved, there is likely to be scope within the reserved matters application to ensure the two sites are not in conflict with one another with regards to their proximity.

7.5 Other Material Considerations

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

7.5.2 The site was assessed during the site visit as having a minimal biodiversity potential and thus an ecology survey was not requested. The site is currently cleared with minimal evidence of planting, hedgerows, watercourses or ditches. Biodiversity improvements will be secured by condition to ensure a minimal impact on any established biodiversity on the site as a result of the proposal.

7.6 Planning balance

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

7.6.2 As the proposal is an outline with all matters reserved, the full impact of the scheme cannot be assessed at this stage; however the proposal in principle is not considered to cause significant and demonstrable harm to its edge-of-countryside setting, such that it would outweigh the benefits of the proposal. Subject to appropriate conditions the proposal does not raise any issues in relation to highway safety, residential amenity and drainage. The proposal is therefore recommended for approval.

8.0 APPENDICES

8.1 Draft Planning Conditions

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
17/00549/OUT	Oli Haydon Room No. 011 The Grange Ely	Oli Haydon Planning Officer 01353 665555 oli.haydon@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 - 17/00549/OUT Conditions

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

Plan Reference	Version No	Date Received
LOCATION PLAN		31st March 2017

- 1 Reason: To define the scope and extent of this permission.
- 2 Approval of the details of the access, landscaping, scale, layout and appearance (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced, and shall be carried out as approved. Application for approval of the reserved matters shall be made within 3 years of the date of this permission.
- 2 Reason; The application is for outline permission only and gives insufficient details of the proposed development, and to comply with Section 92 of the Town and Country Planning Act 1990.
- 3 The development hereby permitted shall be commenced within 2 years of the date of the approval of the last of the reserved matters.
- 3 Reason: To comply with Section 92 of the Town and Country Planning Act 1990, as amended.
- 4 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.
- 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. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.

- 5 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.
- 5 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.
- 6 Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking, amending or re-enacting that order) no gates, fences or walls shall be erected across the access within 6m of the back edge of the carriageway.
- 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 The access is to be a minimum of 5m in width for the first 6m from the back edge of the carriageway,
- 8 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 9 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 occupation of the dwellings.
- 9 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.
- 10 As part of the reserved matters application or 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.

- 10 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015.
- 11 No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.
- 11 Reason: To ensure that any archaeological remains are suitably recorded in accordance with policy ENV14 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.
- 12 Construction times and deliveries during the construction phase are restricted to the following:
 - 08:00 - 18:00 each day Monday - Friday
 - 08:00 - 13:00 on Saturdays and
 - None on Sundays, Public Holidays or Bank Holidays
- 12 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.