



EAST CAMBRIDGESHIRE DISTRICT COUNCIL

THE GRANGE, NUTHOLT LANE,
ELY, CAMBRIDGESHIRE CB7 4EE

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Mr Jonathan Waters
C/O TAB Architecture
FAO Craig Farrow
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Freckenham Road
Chippenham
Cambridgeshire
CB7 5QH

This matter is being dealt with by:

Richard Fitzjohn

Telephone: 01353 616280
E-mail: richard.fitzjohn@eastcambs.gov.uk
My Ref: 17/00223/FUL
Your ref

5th May 2017

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Subject to conditions

The Council hereby **approves** the following development:

Proposal: Development of 2 No. three bedroom bungalows.
Location: Land To The South Of 61 To 71 East Fen Road Isleham CB7 5SW
Applicant: Mr Jonathan Waters

This consent for planning permission is granted in accordance with the application reference 17/00223/FUL registered 13th February 2017.

Subject to the additional conditions set out below:

ADDITIONAL CONDITIONS

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

Plan Reference	Version No	Date Received
PLANNING AND DESIGN STATEMENT		13th February 2017
TAB215-02		13th February 2017
TAB215-01C		13th April 2017
TAB215-SK01D		13th April 2017
TAB215-SK03A		13th April 2017
TAB215-SK02D		13th April 2017
PHASE 1 DESK STUDY		22nd February 2017

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

- 2 The development hereby permitted shall be commenced within 3 years of the date of this permission.
- 2 Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.
- 3 No development shall take place until an investigation and risk assessment of the nature and extent of any contamination on the site, whether or not it originates on the site, has been undertaken. The investigation and risk assessment must be undertaken by competent persons, and a written report of the findings must be submitted to and approved in writing by the Local Planning Authority. The report of the findings must include:
 - (i) A survey of the extent, scale and nature of contamination;
 - (ii) An assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes; adjoining land; groundwaters and surface waters; ecological systems; archaeological sites and ancient monuments;
 - (iii) An appraisal of remedial options, and proposal of the preferred option(s).This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'. Any remediation works proposed shall be carried out in accordance with the approved details 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 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.
- 5 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.
- 6 No above ground construction shall take place on site until details of the external materials 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.

- 6 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 7 Prior to first occupation of the hereby approved dwellings, the proposed on-site vehicle parking area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plans 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 and all hardstanding within the site shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway and retained in perpetuity.
- 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 surface water has been submitted to and approved in writing by the Local Planning Authority. The scheme(s) shall be implemented prior to first occupation of the hereby approved 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 Prior to first occupation of the hereby approved dwellings, 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 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.
- 10 Reason: To assimilate the development into its surroundings, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015.
- 11 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: driveway 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.
- 11 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 12 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.
- 12 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 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: 08:00am - 18:00pm each day Monday-Friday, 08:00am - 13:00pm Saturdays and none on Sundays or Bank Holidays.
- 13 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.

INFORMATIVES RELATING TO THIS APPLICATION

- 1 The decision to approve this application has been taken, having regard to the policies and proposals in the Local Development Plan and all relevant material considerations, including the NPPF. The proposal is considered to be in accordance with the policies of the Development Plan, that are considered to be up to date, and represents 'sustainable' development in compliance with the provisions of the NPPF. The application has been subject to pre-application advice and amendments have been made that address officer concerns in regards to the size and layout of the site and boundary treatments.
- 2 This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an offence to carry out works within the public highway without permission of the Highway Authority. Please note that it is the applicants responsibility to ensure that, in addition to planning permission, any necessary consents and approval under the Highways Act 1980 and Street Works Act are also obtained from the County Council.
- 3 East Cambs will not enter private property to collect waste or recycling, therefore it would be the responsibility of the Owners/residents to take sacks/bins to the public highway boundary on the relevant collection day and this should be made clear to any prospective purchasers in advance, this is especially the case where bins would need to be moved over loose gravel/shingle driveways.

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

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

Payment must be made in advance of bins being delivered; East Cambs District Council Account Number 43135897, Sort Code 52-41-19, reference should be the planning application number followed by (bins) i.e. 15/012345/FUL (bins) a separate e-mail should also be sent to waste@eastcambs.gov.uk detailing the payment amount and the planning reference number.

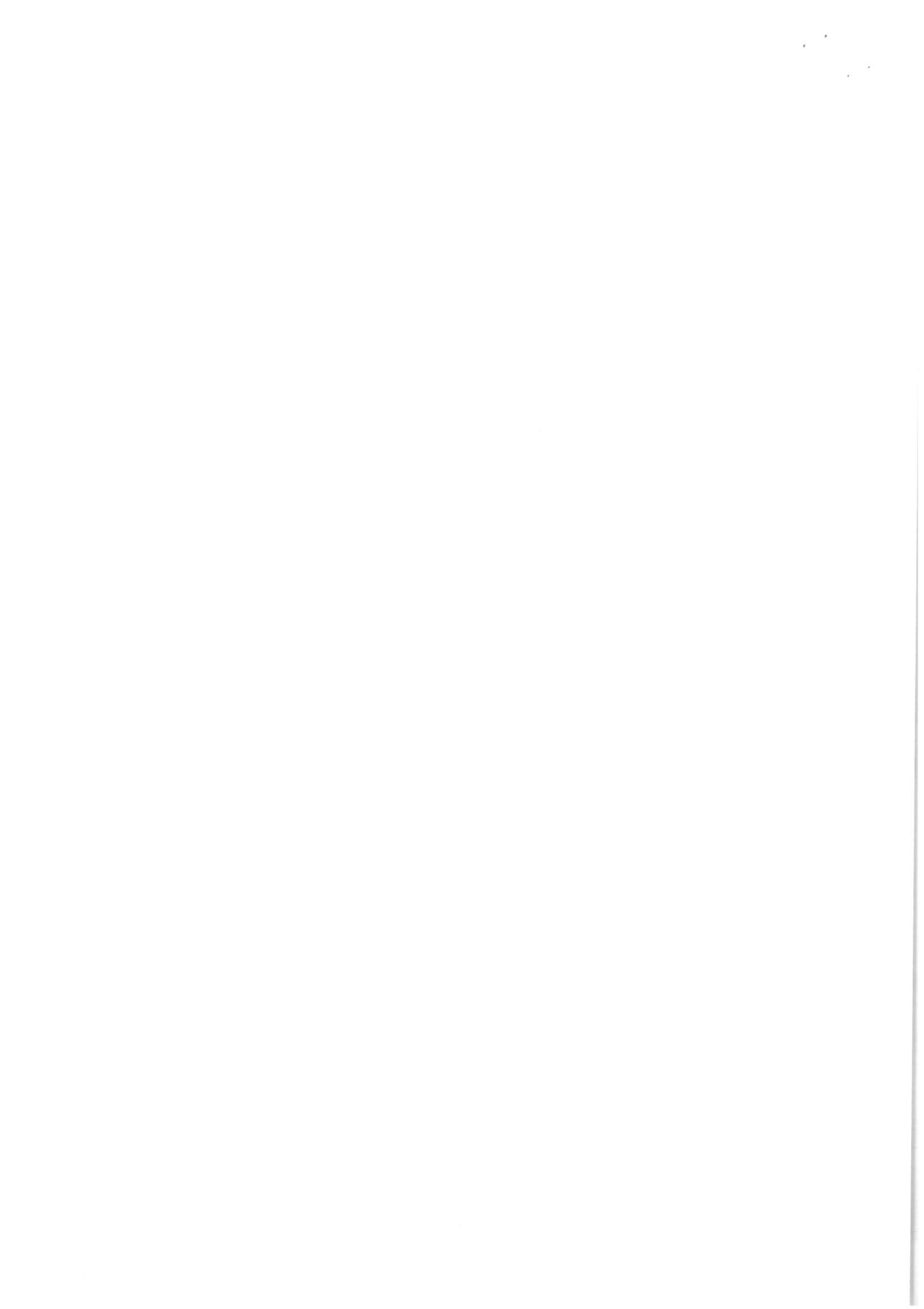
- 4 The applicant/developers attention is drawn to the attached guidance notes issued by the Council on potential nuisance during development. All reasonable measures should be taken to prevent nuisance during demolition and construction works, with reference to those notes.
- 5 It is advised that all works comply with the requirements of Health & Safety Executive Document GS6 "Avoidance of danger from overheard electric lines".
- 6 Please note that East Cambridgeshire District Council is a Community Infrastructure Levy (CIL) Charging Authority. Your planning application may be liable for CIL. For more information on CIL please visit our website <http://www.eastcambs.gov.uk/planning/community-infrastructure-levy> or email CIL@eastcambs.gov.uk.

PLEASE ALSO NOTE THAT THIS PERMISSION IS GRANTED SUBJECT TO DUE COMPLIANCE WITH THE BYE-LAWS AND GENERAL STATUTORY PROVISION IN FORCE IN THE DISTRICT AND DOES **NOT** CONSTITUTE APPROVAL UNDER BUILDING REGULATIONS. YOU ARE ADVISED TO CONTACT THE BUILDING REGULATIONS SECTION IF YOU WISH TO DISCUSS THIS FURTHER

A handwritten signature in black ink, appearing to read 'Rebecca Saunt', written in a cursive style.

Rebecca Saunt
Planning Manager

Dated: 5th May 2017





17/00223/FUL

Land to the south of 61 to 71
East Fen Road
Isleham



East Cambridgeshire
District Council

Date: 21/04/2017
Scale: 1:5,000



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MAIN CASE

Reference No: 17/00223/FUL

Proposal: Development of 2 No. three bedroom bungalows.

Site Address: Land To The South Of 61 To 71 East Fen Road Isleham CB7 5SW

Applicant: Mr Jonathan Waters

Case Officer: Richard Fitzjohn, Planning Officer

Parish: Isleham

Ward: Isleham
Ward Councillor/s: Councillor Derrick Beckett

Date Received: 13 February 2017 Expiry Date: 10 May 2017

[R277]

1.0 **RECOMMENDATION**

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

- 1 Approved plans
- 2 Time Limit -FUL/FUM/LBC
- 3 Site Characterisation
- 4 Reporting of unexpected contamination
- 5 Archaeological Investigation
- 6 Sample materials
- 7 Car parking
- 8 Access drainage
- 9 Foul and Surface water drainage
- 10 Soft landscaping
- 11 Hard landscaping scheme
- 12 Biodiversity Improvements
- 13 Construction times

2.0 **SUMMARY OF APPLICATION**

2.1 Full planning permission is being sought for the erection of 2No. detached bungalows and garages.

2.2 Amended plans have been submitted during the course of this application to address topographical inaccuracies regarding the width of the public highway and

officer concerns regarding the parking layout and positioning of garages, the garden layout extending to the rear of existing neighbouring properties and boundary treatments. Additional plans have also been submitted during the course of the application to show the appearance of the proposed garages. The amended plans were re-consulted on 13th April 2017 and the expiration date for comments on the amended plans is 27th April 2017. An update will therefore be provided to Members at Planning Committee in respect of additional consultee and neighbour representations received during this re-consultation process.

2.3 Pre-application advice was provided by the Planning Officer prior to submission of the formal planning application and a positive response to the principle of development on the site was given.

2.4 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.**

2.5 This application has been called in to Planning Committee by Councillor Joshua Schumann as he believes, in the interest of openness and transparency, that due to the Chairman of the Parish Council and Ward Member having to declare a pecuniary interest, it would be best for the determination to be done in an open forum. Councillor Schumann also acknowledges that the Planning Committee considered an application in close proximity to the application site recently and, to be consistent, it would be best for this application to follow a similar pathway.

3.0 PLANNING HISTORY

3.1 There is no previous planning history on the application site.

3.2 There is currently a separate planning application pending consideration for 3No. bungalows adjacent to Houghtons Lane. The planning application is on a separate application site within the same agricultural field as this application site. The planning application is referenced below:

17/00222/FUL	Development of 3No. three bedroom bungalows	Approved	18.04.2017
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4.0 THE SITE AND ITS ENVIRONMENT

4.1 The application site is located outside of, but immediately adjacent to, the established development framework for Isleham. The site is located on the south side of East Fen Road, predominantly surrounded by open agricultural fields to the north, east and south, with extensive residential built form to the west which is within the established development framework.

4.2 There are two-storey semi-detached and terraced dwellings (No's 61-71 East Fen Road) located directly opposite the site to the north and a single-storey bungalow (No.52 East Fen Road) located directly adjacent to the west boundary of the site.

Further to the west beyond No.52 East Fen Road, there is a mix of detached 2-storey, 1.5-storey and single-storey dwellings.

4.3 There is a vehicular access to a field on the opposite side of East Fen Road, near to the north-east corner of the site. An agricultural building stands alone in the field on the north side of East Fen Road, distanced approximately 85m from the north-east corner of the site.

4.4 The application site itself comprises part of an open, agricultural field with a lamppost and utility pole adjacent to the northern boundary along East Fen Road. A single-storey residential bungalow (No.52 East Fen Road) is located immediately adjacent to the west boundary of the application site, with an open boundary treatment bordering the application site. The south and east boundaries of the site are open to the agricultural field.

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.

5.1.1 Isleham Parish Council – Objection on grounds:

1. The application is outside of the villages development envelope and takes no account of the proposed Local Plan.
2. East Fen Road is already in a very poor condition, includes limited street lighting and is therefore not fit for the additional traffic resulting from the proposed development.
3. The houses are not aesthetically interesting.
4. The proposed development does not meet current housing demands. There are sufficient houses within this style and price bracket already for sale within the village.
5. Approval of any houses on this particular site would almost certainly result in further applications being made.
6. This would have a detrimental effect on the local, natural environment.
7. The development doesn't protect the amenities and services of the neighbouring properties. Many of the existing, surrounding properties require septic tanks. Such a development would place increased strain on those houses connected to main sewerage.
8. The development would overlook existing houses to the north and therefore result in a loss of privacy.

5.1.2 Isleham Ward Councillor - No Comments Received.

- 5.1.3 Ward Councillor Joshua Schumann – Considered the application should be determined by the Planning Committee in an open forum, in the interests of openness and transparency due to the Chairman of the Parish Council and Ward Member having to declare a pecuniary interest. Councillor Schumann also acknowledges that the planning committee considered an application in close proximity to the application site recently and, to be consistent, it would be best for this application to follow a similar pathway.
- 5.1.4 Middle Fen and Mere Internal Drainage Board – The application for development is outside the Middle Fen and Mere Internal Drainage District. The Board therefore have no comment to make.
- 5.1.5 Local Highways Authority – No objections in principle to the application.
- 5.1.6 CCC Growth & Development - No Comments Received.
- 5.1.7 Environmental Health - Due to the proposed number of dwellings, advise that construction times and deliveries during the construction phase are restricted to the following:

08:00-18:00 Monday-Friday

08:00-13:00 Saturdays

None on Sundays, Bank Holidays or Public Holidays.

Accepts the findings of the Phase 1 Desk Study and Preliminary Risk Assessment report. The report recommends a limited soils investigation and soil gas testing. Therefore, advises that planning conditions are appended to any grant of planning permission requiring an appropriate contamination assessment to be carried out.

- 5.1.8 Waste Strategy (ECDC) – East Cambs will not enter private property to collect waste or recycling, therefore it would be the responsibility of the owners/residents to take any sacks/bins to the public highway boundary on the relevant collection day. East Cambridgeshire District Council as a Waste Collection Authority is permitted to make a charge for the provision of waste collection receptacles.
- 5.1.9 Trees Officer - The proposal is for two dwellings on existing agricultural land. There are some trees within the adjacent property of East Fen Road, however they are unlikely to be impacted by this development. No tree details have been supplied. Does not formally object as no significant trees are impacted. However, raises concerns that the proposal will have a negative impact upon the landscape character of the area which would be in conflict with guidance within the local plan (ENV1: Landscape and settlement character). If the application is to be approved, recommends a full Landscaping Scheme with associated Landscaping Maintenance Schedule to be submitted under condition of planning approval (Conditions LS1A & LS3A), to ensure an affective design that accommodates the development within the landscape. In relation to the neighbouring trees, recommends an informative advising the applicant to refer to *BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations* for information upon affective site management practices to ensure trees are not damaged during the construction process.

5.1.10 UK Power Networks - No Comments Received.

5.1.11 Cambridgeshire Archaeology - Does not object to the proposed development but considers that the site should be subject to a programme of archaeological investigation secured by planning condition due to a high probability of architectural finds in this location.

5.2 Neighbours – A site notice was displayed near the site and 13 neighbouring properties were notified. An advert was also placed in the Cambridge Evening News advertising the application as a departure from the development plan. Objection letters have been received from the occupiers of 9 nearby properties and the responses received are summarised below. A full copy of the responses are available on the Council's website.

- Proposed development is outside of the development envelope – contrary to policy.
- The proposed development is not infill and is on agricultural land - No need to use such land when there are other development plots available within the village.
- Concerns regarding shared driveway and driveway layout.
- Concerns regarding separate plans for garage and bike sheds which are situated a good way from the proposed dwellings.
- Loss of privacy for occupiers of existing properties. The proposed garden runs along the length of the back garden and houses of No's 52, 50 and 48 East Fen Road. The field is higher than existing gardens, there is a 6ft bank from the garden to the field and anyone using it would overlook the 3 existing properties.
- Overbearing impact, overshadowing impact and noise impact.
- East Fen Road not suitable for additional traffic due to poor access, limited footpaths, flooding, potholes, use of the large farm vehicles and lorries, road width and congestion. Large farm vehicles already churn up verges and cannot pass each other causing mud and noise levels to increase.
- Concerns regarding highway safety.
- Plans do not show the width of the road correctly.
- Poor street lighting.
- Poor drainage and sewage for surface water and foul water. Existing problems with blockages would be exacerbated.
- There are some houses in the road which are not able to connect to mains sewage.
- Impact on wildlife.
- A planning application has also been submitted on the other side of the field.
- The current village plan allows 150+ homes so further development is not required and the application goes against the village plan.
- Isleham is a small village with only one village shop and one school. School capacity in Isleham is already full to capacity and parking within the village centre, near churches and the co-op is already at a premium.
- Affects public views.
- Affects street scene.
- Impact on form and character.
- Impact on visual amenity and landscape. Loss of countryside.

6.0 The Planning Policy Context

6.1 East Cambridgeshire Local Plan 2015

GROWTH 2	Locational strategy
GROWTH 3	Infrastructure requirements
GROWTH 5	Presumption in favour of sustainable development
ENV 1	Landscape and settlement character
ENV 2	Design
ENV 7	Biodiversity and geology
ENV 8	Flood risk
ENV 9	Pollution
ENV 14	Sites of archaeological interest
COM 7	Transport impact
COM 8	Parking provision

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 2012

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

7.0 PLANNING COMMENTS

7.1 The main issues to consider when assessing this application are the principle of development, the character and appearance of the area, residential amenity, highway safety, ecology, archaeology, and flood risk and drainage.

7.2 Principle of Development

7.2.1 The Council 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.

7.2.2 The benefits of this application are considered to be:- the positive contribution of the provision of an additional 2 dwellings to the district's housing stock and the positive contribution to the local and wider economy in the short term through the construction of the new dwellings.

- 7.2.3 Part Two of the Local Plan 'Village/Town Visions' identifies Isleham as having a wide range of services available locally including several shops; a primary school, three churches; sports facilities and good bus connections to Newmarket. The application site is located outside of, but adjacent to, the established development framework for Isleham, well-related to existing residential properties. The application site is located within a 30mph speed limit road and, although it is within very close proximity to a 60mph section of road, this section of road does not provide a through-route and is very lightly trafficked making it safe for pedestrians to cross to the public footpath on the north side of East Fen Road. The existing footpath is well connected to other footpaths and there are street lights along East Fen Road. The proposed development would therefore benefit from a safe pedestrian route into the centre of Isleham. For the purposes of assessing the proposal in relation to the presumption in favour of sustainable development, the site is considered to be in a sustainable location.
- 7.2.4 It should be noted that all other local plan policies and relevant material considerations remain relevant and form part of the planning balance for this application. The main considerations in determining this application are therefore; whether any adverse impacts would significantly and demonstrably outweigh the benefits of the development.
- 7.3 Character and appearance of the area
- 7.3.1 As the application site is located within an edge of settlement location, the layout, scale, form, design and materials of any development should protect, conserve and where possible enhance existing landscape features and the visually sensitive settlement edge. Although it is accepted that the proposed dwellings would be located on agricultural land and would be visible within the surrounding rural landscape, the application site is not isolated and is located within close proximity to existing dwellings and built forms. The location of the proposed dwellings would relate well to the existing residential built form within the surrounding area, and taking into account that the proposed dwellings would not extend beyond the built form which exists to the north of the site, it is considered that the addition of 2No. modestly sized single-storey dwellings as is proposed, would not be visually intrusive upon the character and appearance of the surrounding area. Amendments have been made to the proposal during the course of this application which includes siting the proposed garages closer to the proposed bungalows and removing car parking/turning from the rear of the site. These amendments have addressed concerns regarding the layout of the site.
- 7.3.2 Furthermore, the scale and design of the proposed bungalows would be in keeping with the adjacent neighbouring bungalow, No.52 East Fen Road, and due to their single-storey heights would respect the rural surroundings.
- 7.3.3 The application form states that the proposed bungalows would be constructed of brickwork with pantile roofs, of a type and colour to match existing neighbouring properties. No specific details of materials have been submitted with the application, however a condition could be appended to any grant of planning permission requiring these details to be agreed with the Local Planning Authority prior to any above ground construction, in order to ensure that the final appearance of the proposed dwellings is acceptable.

- 7.3.4 On balance, it is considered that the proposal will not significantly or demonstrably harm the settlement edge, and subject to appropriate materials and an appropriate soft and hard landscaping scheme being agreed with the Local Planning Authority, the proposed development complies with Policies ENV1 and ENV2 of the Local Plan 2015.
- 7.4 Residential Amenity
- 7.4.1 The application site is located immediately adjacent to the east boundary of an existing residential bungalow (No.52 East Fen Road) and the dwelling to Plot A would be set back approximately 5m further in depth than this neighbouring bungalow. However, the proposed bungalow to Plot A would be distanced 2m from the west boundary with, and 13.5m from the existing dwelling of, No.52 East Fen Road at its closest point. In addition, the proposed bungalows would be distanced more than 9.5m from the two-storey dwellings which are located on the north side of East Fen Road. The proposed bungalows would be single-storey, with modest heights of 5m at the ridge and 2.3m at the eaves. Due to the modest heights and single-storey nature of the proposed bungalows, in addition to their distances from existing residential properties, the proposed dwellings would not create a significant overbearing impact, a significant loss of light or create an unacceptable level of overlooking upon the existing neighbouring properties.
- 7.4.2 Concerns have been raised by neighbouring occupiers regarding differing levels between the site and the existing residential properties to the west. The difference in levels is more noticeable to the rear of the existing neighbouring properties to the west, as the levels of the site increase slightly to the south where the rear gardens of the proposed bungalows would be located. Amended plans have been received which remove a section of garden to Plot A which was originally proposed behind the gardens of these neighbouring gardens, reducing concerns regarding overlooking to the rear of the existing properties. It is acknowledged that there is a difference in site levels and some views to No.52 East Fen Road are achievable from the site. However, the proposal is for single-storey bungalows with no west-facing windows, and views towards the main amenity areas of No.52 East Fen Road would be largely restricted by the rear boundary treatments and detached garage of No.52 East Fen Road. Views to the neighbouring property of No.52 East Fen Road are not considered to cause a significant detrimental impact upon the residential amenity of this neighbouring property and could also be adequately mitigated by a 2m high close-boarded fence which could be erected under permitted development. The proposal should therefore adequately protect the residential amenity of neighbouring properties, in accordance with Policy ENV2 of the Local Plan.
- 7.4.3 The sizes of the plots and amenity space for each proposed dwelling accords with the guidelines of the East Cambridgeshire Design Guide and is adequate to ensure that the future occupiers will enjoy high standards of amenity.

7.5 Highway safety

7.5.1 Following informal advice from the Local Highway Authority during the pre-application advice stage, the proposed development would create a single new vehicular access off the south side of East Fen Road which would serve both bungalows. The proposed vehicular access is located within the 30mph speed limit section of East Fen Road which does not provide a through-route and generates minimal traffic. The Local Highway Authority has no objections to the application and has not recommended any planning conditions. However, in the interests of highway safety, it is considered reasonable to append planning conditions to any grant of planning permission in respect of access drainage, and parking and manoeuvring. It is therefore considered that the proposed development would not create a detrimental impact in respect of highway safety, in accordance with Policy COM7 of the Local Plan 2015.

7.5.2 The proposed development would accommodate two vehicle parking spaces within each plot, in accordance with Policy COM8 of the Local Plan 2015.

7.6 Ecology

7.6.1 The Council's Tree Officer has been consulted on the application and considers the trees and vegetation on the site to be insignificant. The Tree Officer does not object to the application, however concerns have been raised regarding impact upon the landscape character of the area.

7.6.2 The application site predominantly comprises an open agricultural field which appears to be intensively farmed and unlikely to provide a significant ecological habitat. Concerns have been raised by occupiers of neighbouring properties regarding the impact of the proposed development upon local wildlife, however the site does not display any characteristics of being an important ecological habitat. Conditions could be appended to any grant of planning permission requiring the provision of bird and bat boxes, in addition to soft landscaping, which could provide ecology enhancements.

7.6.3 It is therefore considered that the proposal accords with Policy ENV7 of the Local Plan.

7.7 Archaeology

7.7.1 Cambridgeshire County Council Archaeology has recommended that a condition is appended to any grant of planning permission requiring a programme of archaeological work to be undertaken in accordance with a written scheme of investigation to be agreed by the LPA. Due to the site lying within an area of archaeological potential, this recommended condition is considered to be reasonable.

7.8 Flood Risk and drainage

7.8.1 The application site is located within Flood Zone 1 which is defined within Planning Practice Guidance as land with a low probability of flooding. In respect of flood risk, Planning Practice Guidance makes it clear that development is appropriate within

Flood Zone 1. In addition, Policy ENV8 of the Local Plan states that new development should normally be located in Flood Risk Zone 1.

7.8.2 Concerns have been raised from neighbouring occupiers regarding flood risk and drainage issues. However, the proposed dwelling would be located within an appropriate flood zone for development and the Local Planning Authority does not hold any evidence which would suggest the proposed development would be unacceptable in respect of flood risk. The application form states that surface water would be disposed of via soakaways. No details of the proposed soakaway have been submitted with the application, however a planning condition could be appended to any grant of planning permission prior requiring drainage details to be agreed with the Local Planning Authority prior to commencement of any development.

7.8.3 It is therefore considered that the proposal would not create any detrimental impacts in respect of flooding, in accord with Policy ENV8 of the Local Plan.

7.9 Planning Balance

7.9.1 The benefits of the proposal are the provision of 2 additional dwellings to the district's housing stock, in addition to the associated economic benefits from the construction process and continuing contribution to the local economy by future occupiers. These benefits attract significant weight in favour of the proposal in the planning balance.

7.9.2 Although the proposed development would have some impact upon the character and appearance of the area, the scale and appearance of the proposed bungalows have been sensitively designed to prevent significant and demonstrable harm being caused to the character and appearance of the area. Furthermore, subject to appropriate conditions, the proposed development would not give rise to any unacceptable impacts in relation to residential amenity, highway safety, ecology, archaeology or flood risk.

7.9.3 On balance, it is considered that any adverse impacts would not significantly and demonstrably outweigh the benefits of the development and the proposal is therefore accords with the presumption in favour of sustainable development as set out in the National Planning Policy Framework. The proposal is therefore recommended for approval.

8.0 APPENDICES

8.1 Appendix 1 – Planning conditions

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
17/00223/FUL	Richard Fitzjohn Room No. 011 The Grange	Richard Fitzjohn Planning Officer 01353 665555
17/00222/FUL	Ely	richard.fitzjohn@ea stcamb.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 - 17/00223/FUL Conditions

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

Plan Reference	Version No	Date Received
PLANNING AND DESIGN STATEMENT		13th February 2017
TAB215-02		13th February 2017
TAB215-01C		13th April 2017
TAB215-SK01D		13th April 2017
TAB215-SK03A		13th April 2017
TAB215-SK02D		13th April 2017
PHASE 1 DESK STUDY		22nd February 2017

- 1 Reason: To define the scope and extent of this permission.
- 2 The development hereby permitted shall be commenced within 3 years of the date of this permission.
- 2 Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.
- 3 No development shall take place until an investigation and risk assessment of the nature and extent of any contamination on the site, whether or not it originates on the site, has been undertaken. The investigation and risk assessment must be undertaken by competent persons, and a written report of the findings must be submitted to and approved in writing by the Local Planning Authority. The report of the findings must include:
- (i) A survey of the extent, scale and nature of contamination;
 - (ii) An assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes; adjoining land; groundwaters and surface waters; ecological systems; archaeological sites and ancient monuments;
 - (iii) An appraisal of remedial options, and proposal of the preferred option(s).
- This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'. Any remediation works proposed shall be carried out in accordance with the approved details 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 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.
- 5 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.
- 6 No above ground construction shall take place on site until details of the external materials 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.
- 6 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 7 Prior to first occupation of the hereby approved dwellings, the proposed on-site vehicle parking area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plans 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 and all hardstanding within the site shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway and retained in perpetuity.
- 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 surface water has been submitted to and approved in writing by the Local Planning Authority. The scheme(s) shall be implemented prior to first occupation of the hereby approved 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 Prior to first occupation of the hereby approved dwellings, 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 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.
- 10 Reason: To assimilate the development into its surroundings, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015.
- 11 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: driveway 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.
- 11 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 12 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.
- 12 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 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: 08:00am - 18:00pm each day Monday-Friday, 08:00am - 13:00pm Saturdays and none on Sundays or Bank Holidays.
- 13 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.

