

F/YR11/0900/F

16 November 2011

Applicant : Mr & Mrs D & J Coe

Agent : Mrs W Holland
Wendy Holland Town Planning
Consultant

Land North of 178 Elm Road, March, Cambridgeshire

Erection of 3 x 2-storey 4-bed dwellings with detached single garages

This proposal is before the Planning Committee as it constitutes a departure from the development plan.

This application is a minor application.

1. **SITE DESCRIPTION**

The site is located adjacent the Development Area Boundary for March and lies to the western side of Elm Road, March. The site is currently laid to lawn with trees and hedging serving the applicant's property known as Elm House. The western boundary of the site adjoins agricultural land, and the eastern boundary is formed by close boarded fencing along the road frontage.

2. **HISTORY**

Of relevance to this proposal is:

- F/YR05/1159/O - Erection of a dwelling – Refused and Dismissed on Appeal - 27 July 2006.
- F/YR01/0877/O - Erection of 2 dwellings – Refused – 17 October 2001.
- F/0612/81/O - Erection of 3 houses – Refused on 23 October 1981.

3. **CONSULTATIONS**

Town Council:

Recommend approval.

Local Highway Authority (CCC):

The required vehicle and pedestrian visibility splays for each access can be accommodated within the existing highway area. Recommend conditions relating to the access, parking and turning, and adequate drainage methods to prevent any surface water run-off on to the adjoining public highway.

Anglian Water:

Not yet received.

Middle Level IDB:

Will be commenting on the application; however, no further details received at time of writing.

Tree Officer:

The existing trees are of poor quality and short-term value and do not merit a TPO. The proposed tree planting would improve the landscape amenity of the main road frontage over time.

FDC Scientific Officer (Land Contamination):

Please attach land contamination condition.

Archaeology (CCC)

Our records indicate that the site lies in an area of high archaeological potential. The development area lies within a rich archaeological landscape, known locally for the extensive mosaic of cropmarked archaeological sites that define a large Roman settlement in the Flaggrass area. The extensive settlement survived as earthworks under grass until 1950 when the land was ploughed and subjected to intensive annual ploughing.

We, therefore, consider that the site should be subject to a programme of archaeological investigation and recommend that this work should be commissioned and undertaken at the expense of the developer. This should be secured via a planning condition.

Local residents/interested parties: None received.

4. **POLICY FRAMEWORK**

FDWLP Policy

- | | |
|----|---|
| H3 | - To resist housing development outside DABs. To permit housing development inside DABs provided it does not conflict with other policies of the Plan. |
| E7 | - To allow the County Archaeologists the opportunity to investigate a site of interest prior to its development, where there is no over-riding case for preservation. |
| E8 | - Proposals for new development should:

-allow for protection of site features; |

		<ul style="list-style-type: none"> - be of a design compatible with their surroundings; - have regard to amenities of adjoining properties; - provide adequate access.
	E20	- To resist any development which by its nature gives rise to unacceptable levels of noise, nuisance and other environmental pollution. To take account of the amount, type and location of hazardous substances where proposals are submitted involving these substances.
	TR3	- To ensure that all proposed developments provide adequate car parking in accordance with the approved parking standards.
East of England Plan	ENV7	- Quality of the Built Environment
Planning Policy Statements		
	PPS1	- Delivering Sustainable Development
	PPS3	- Housing
	PPS5	- Planning for the Historic Environment
	PPS7	- Sustainable Development in Rural Areas
	PPS23	- Planning and Pollution Control
	PPG24	- Planning and Noise

5. ASSESSMENT

Nature of Application

This application seeks full planning permission for the erection of 3 x 2-storey 4-bed detached dwellings with detached single garages on land north of 178 Elm Road, March.

The application is considered to raise the following key issues;

- Principle and Policy Implications
- Character and Appearance
- Landscaping
- Access and Parking
- Other Matters.

Principle and Policy Implications

The site is located adjacent the Development Area Boundary (DAB) for March and lies between a detached bungalow at No.178 Elm Road and the applicant's property known as Elm House.

No.178 Elm Road, south of the site, is located at the end of a ribbon of development extending northwards from March along Elm Road. The proposed houses would continue this ribbon development. Policy H3 indicates that housing development will not normally be permitted outside defined DABs. This policy broadly accords with the national policy in Planning Policy Statement (PPS) 3: Housing and PPS 7: Sustainable Development in Rural Areas, which indicate that planning authorities should strictly control new house building in the countryside away from established settlements. It is recognised that this site is adjacent to the DAB, however, areas outside the defined boundary are considered outside the settlement for policy purposes. There is no suggestion that this proposal falls within any of the categories accepted as exceptions to the general restriction in Policy H3.

Accordingly applying the Local Plan as it stands, the principle of an additional three dwellings here would be contrary to the strict interpretation of Policy H3 and to national policy. However, in the overall conclusion it will be considered whether, in light of other matters including those addressed below, there are material considerations that indicate a decision other than in accordance with the development plan in this respect.

Character and Appearance

The site has a depth of approximately 36 metres and a width of approximately 48 metres. The proposed layout of the site demonstrates that three detached dwellings with ample garden, parking (via garages) and turning space can be provided.

The proposed dwellings are considered to be of a good standard of design and would be compatible with the surrounding built environment. The proposed layout of the houses would retain the ribbon character of development and each dwelling is individually designed to add variation to the street scene and also to make the transition between the bungalow at No.178 and the two-storey house at Elm House. Overall the proposed development would be of a scale and design that is in keeping with the shape and form of the settlement pattern.

The proposal provides a logical and natural extension to development along this road frontage. The position of the applicant's property, Elm House to the north of the site would provide a natural stop in development along this road frontage and the proposed hedging along the western boundary would form a natural limit to this development.

The proposal would have minimal impact on the adjoining bungalow at No.178 with a separation distance of approximately 6.4 metres from the side elevation of Plot 3 to this bungalow. There would also be a separation distance of approximately 7.4 metres from the side elevation of Plot 1 to the applicant's property, Elm House.

A proposed material schedule has been submitted with the application which indicates good quality materials; bricks from Ibstocks West Loathly, Birtley and Bradgate ranges with roofing materials from the Marley range.

As such the proposal complies with Policy E8 of the Local Plan which, amongst other things, requires new development to be of a design compatible with its surroundings in terms of townscape/landscape character.

Landscaping

It is proposed to remove the areas of trees, hedging and timber fencing on the Elm Road frontage and replace with 900 mm high timber palisade fencing and tree planting with openings for each driveway which is considered to improve the landscape amenity of the road frontage over time.

The rear boundary will be replaced with 1.2 metre high post and rail fencing with hawthorn and blackthorn hedging planted inside the fencing.

The side boundaries will be formed by 1.8 metre high close boarded fencing, although part of the side boundary adjoining No.178 is proposed to continue the 900 mm palisade from the front of the site up to the point where the existing outbuildings of No.178 form this boundary.

The remaining areas to each plot will be laid to lawn with areas for vegetable gardens.

Access and Parking

It is proposed that each plot has an individual access from Elm Road. Each access point is approximately 2.8 metres in width which is considered acceptable for individual accesses.

There is good visibility in both directions and the requirements from the Highway Authority of 2.4 metres by 43 metres vehicle to vehicle visibility splays and 2.0 metres by 2.0 metres pedestrian visibility splays for each access can be accommodated within the existing highway area.

There is sufficient space on site for parking and turning to ensure vehicles can enter and exit each plot in forward gear.

Other Matters

The Council's Environmental Services have recommended that a condition requiring the investigation and remediation of any contamination is necessary in the interest of public safety.

A condition to secure an archaeological investigation is necessary to ensure that any archaeological remains are identified prior to the development as the site has been identified as being of possible archaeological interest.

Concerns have been raised in respect of the existing car repair and MOT business at Elm House and the impact it may have to the future occupiers of the proposed development relating to the possibility of noise and disturbance.

The applicant's agent have confirmed that this business is located in the steel framed building approximately 27 metres away from the closest point of the boundary of the nearest proposed dwelling. On average, there are 4 MOTs, 2 services and 3 repairs carried out in this building on a weekly basis. Given the distances involved it is considered that it is unlikely to result in noise levels which would be detrimental to the level of amenity expected by future occupiers of the proposed dwellings.

Conclusion

Whilst it is considered that the principle of development here would conflict with a strict interpretation of Local Plan and national policy, Officers have given due regard to the individual merits of this scheme. It is considered that the proposed development would not undermine the aims of Policy H3 or the national policy of protection of the countryside; in that the site is self contained, forms a natural and logical extension and benefits from the applicant's property at Elm House located immediately adjacent the northern boundary which would serve as a visual stop in development along this road frontage. Given that there would be no harm to the character and appearance of the area through the bringing forward of this site for development, it is considered that the material considerations allow for a decision other than in accordance with the development plan.

For the reasons given above it is recommended that the proposed development is approved.

6. RECOMMENDATION

GRANT

- 1. The development permitted shall be begun before the expiration of 3 years from the date of this permission.**

Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2. All hard and soft landscape works including any management and maintenance plan details, shall be carried out in accordance with the approved details. All planting seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner, and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the Local Planning Authority.**

Reason - To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development.

- 3. 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 accesses unless details, including timescale for implementation, has first been submitted to and approved in writing by the Local Planning Authority.**

Reason - In the interests of highway safety.

- 4. Prior to the commencement of use hereby approved the permanent space shown on the plans hereby approved to be reserved on the site to enable vehicles to:**

- 1. enter, turn and leave the site in forward gear;**
- 2. park clear of the public highway;**

shall be levelled, surfaced and drained and thereafter retained for no other purpose in perpetuity.

Reason - In the interests of satisfactory development and highway safety.

- 5. Prior to the commencement of the development hereby approved a scheme and timetable to deal with contamination of land and/or groundwater shall be submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall then be implemented on site in accordance with the approved timetable.**

The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement specifically and in writing:

a) A desk-top study carried out by a competent person to identify and evaluate all potential sources and impacts of land and/or groundwater contamination relevant to the site. This should include a conceptual model, and pollutant linkage assessment for the site. Two full copies of the desk-top study and a non-technical summary shall be submitted to and approved in writing by the Local Planning Authority.

IF during development any previously unsuspected contamination is discovered then the LPA must be informed immediately. A contingency plan for this situation must be in place and submitted with the desk study. If a desk study indicates that further information will be required to grant permission then the applicant must provide, to the LPA:

b) A site investigation and recognised risk assessment carried out by a competent person, to fully and effectively characterise the nature and extent of any land and/or groundwater contamination, and its implications. The site investigation shall not be commenced until:

(i) A desk-top study has been completed, satisfying the requirements of paragraph (a) above.

(ii) The requirements of the Local Planning Authority for site investigations have been fully established, and

(iii) The extent and methodology have been submitted to and approved in writing by the Local Planning Authority. Two full copies of a report on the completed site investigation shall be submitted to and approved in writing by the Local Planning

Authority.

Following written LPA approval of the Site Investigation the LPA will require:

c) A written method statement for the remediation of land and/or groundwater contamination affecting the site. This shall be based upon the findings of the site investigation and results of the risk assessment. No deviation shall be made from this scheme without the express written agreement of the Local Planning Authority.

d) The provision of two full copies of a completion report confirming the objectives, methods, results and conclusions of all remediation works, together with any requirements for longer-term monitoring proposals shall be submitted to and approved in writing by the Local Planning Authority. This should also include any contingency arrangements.

Reason - To control pollution of land or water in the interests of the environment and public safety.

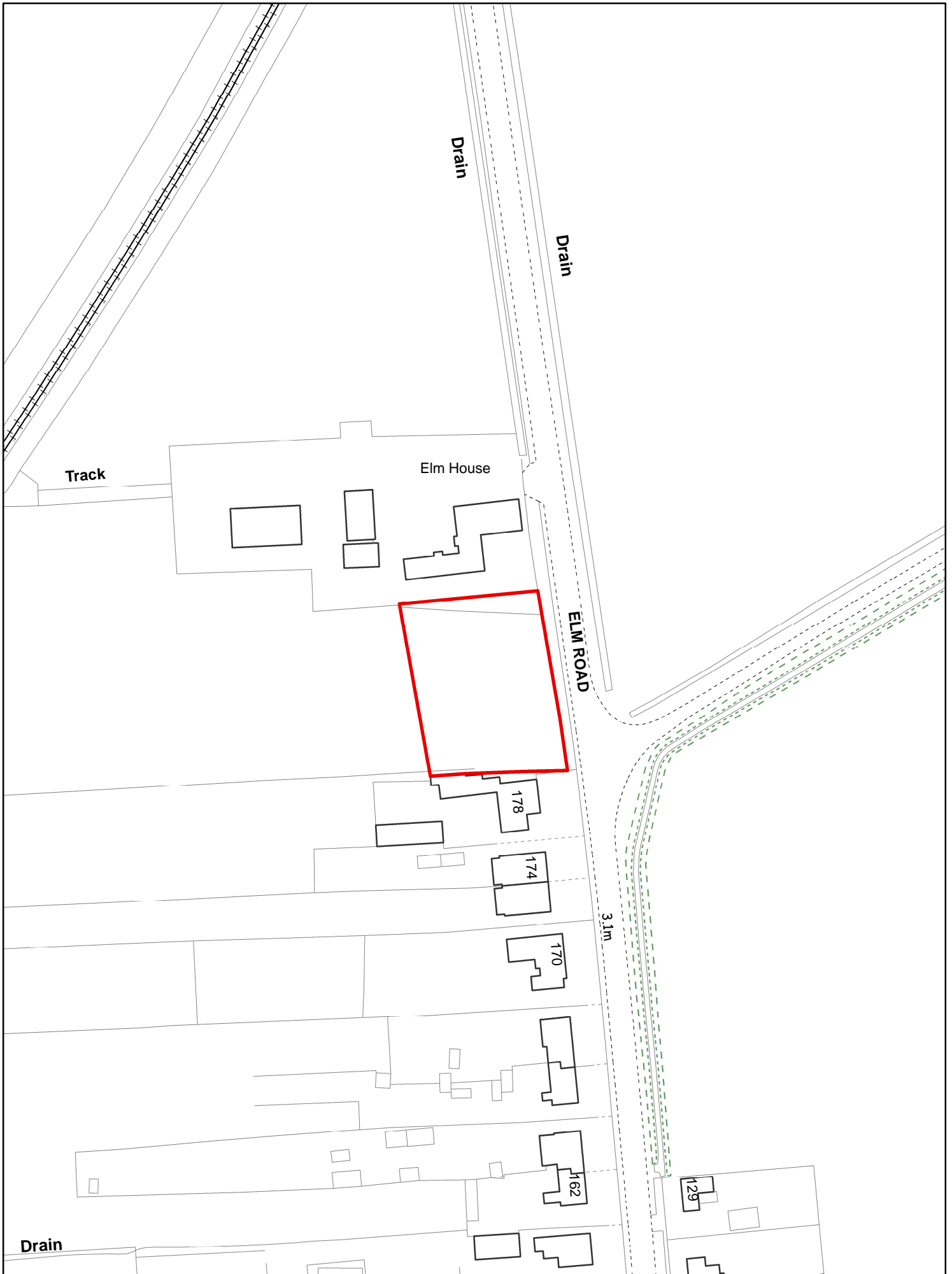
- 6. No development or preliminary groundworks of any kind shall take place on the site until the applicant, or their agents or successors in title, has secured the implementation of a programme and timetable of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant to and approved in writing by the Local Planning Authority. The approved programme shall then be implemented in accordance with the approved timetable prior to any other works taking place on site.**

Reason - To secure the provision of the investigation and recording of archaeological remains threatened by the development and the reporting and dissemination of the results in accordance with Policy E7 of the Fenland District Wide Local Plan.

- 7. Prior to commencement of the development hereby approved 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 to be submitted to and approved in writing by the Local Planning Authority.**

Reason - In the interest of highway safety.

- 8. Plan schedule**



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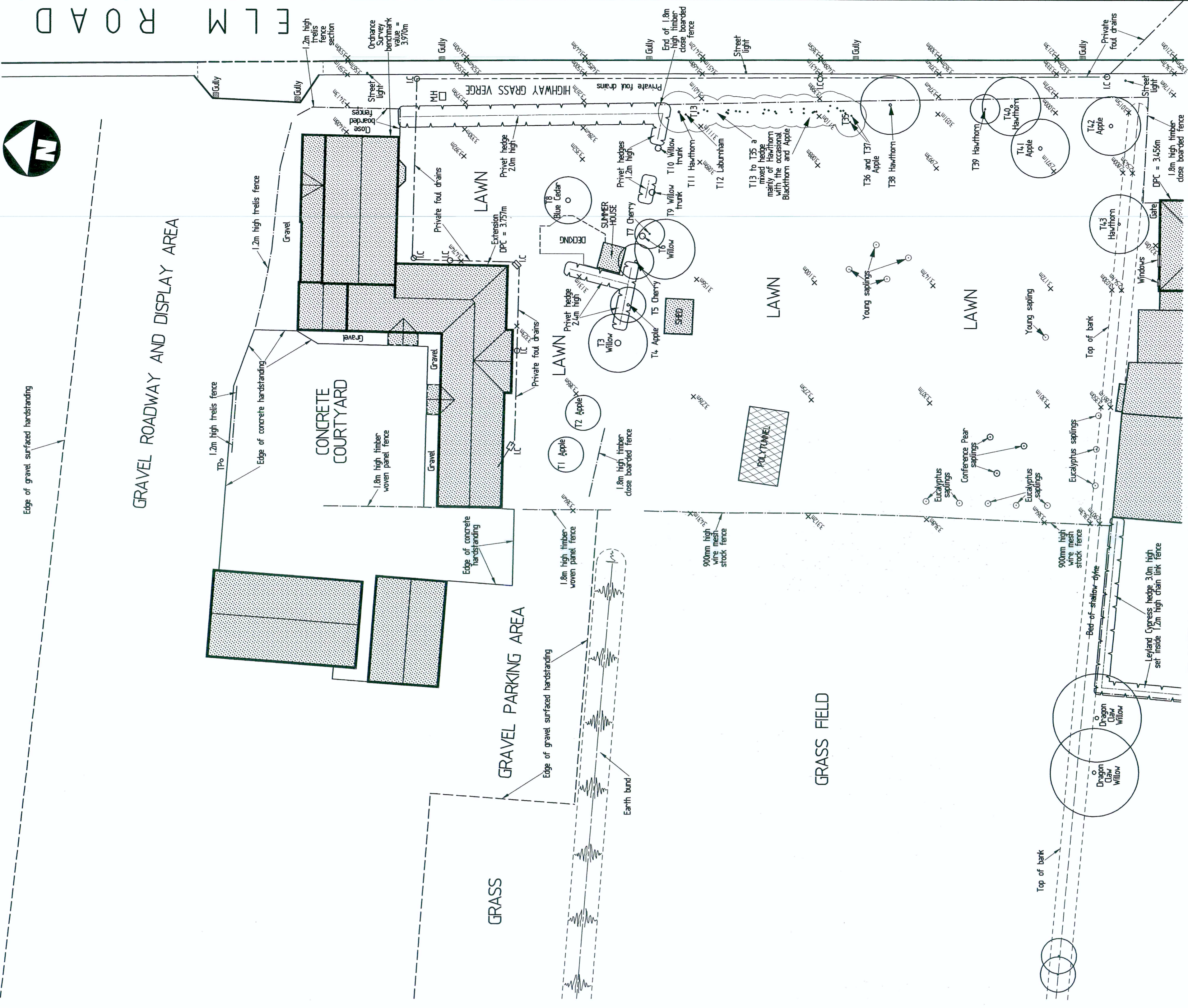
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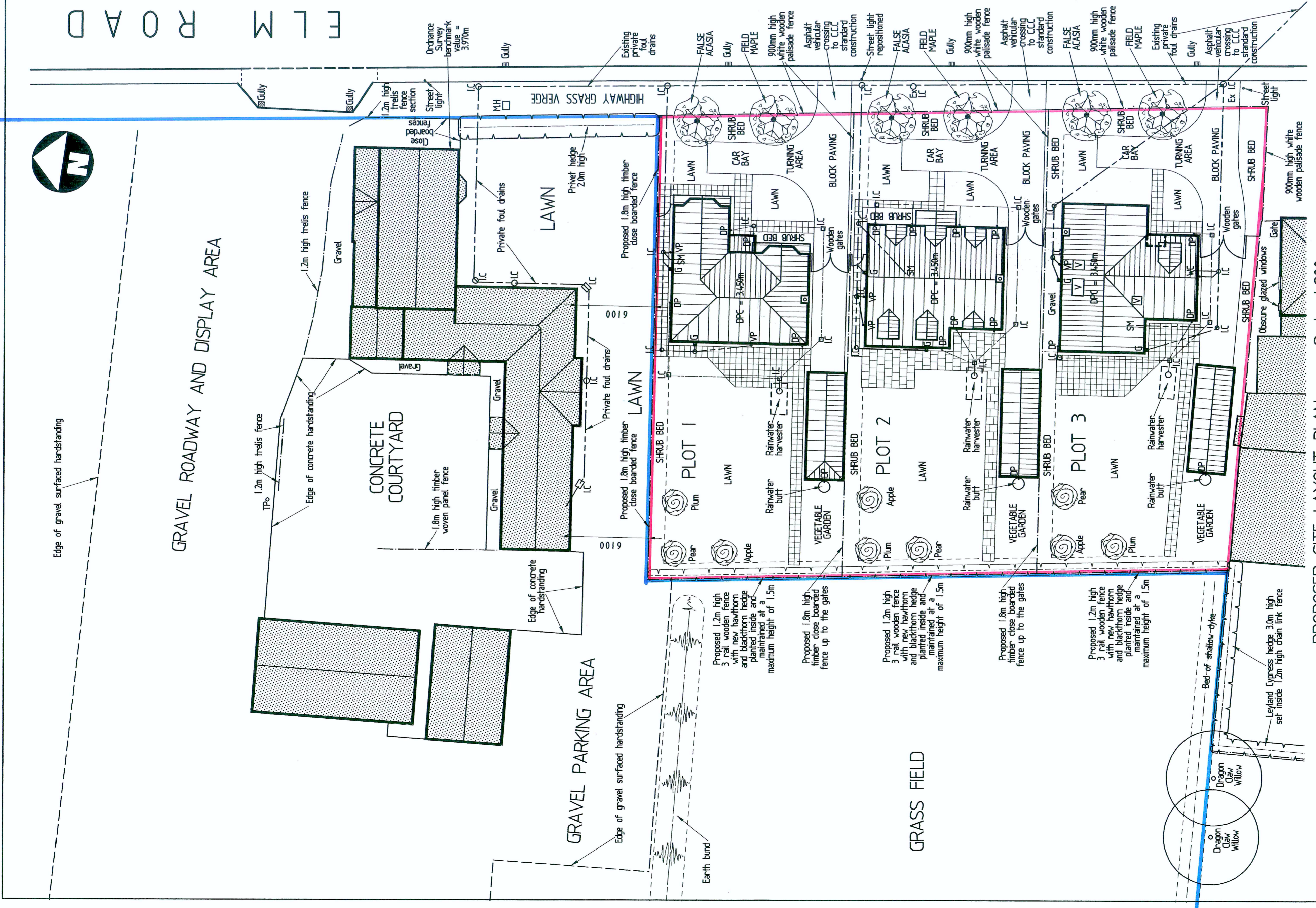
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FYRT170900



EXISTING SITE LAYOUT PLAN Scale 1:200



PROPOSED SITE LAYOUT PLAN Scale 1:200

Client:-
 Mr. DAVID COE
 ELM HOUSE, ELM ROAD, MARCH.
 Date:- OCTOBER 2011
 Drawing No:- CAD 293 / 2
 Scale:- 1:200

Detailed PLANNING PERMISSION FOR THE ERECTION OF 3 x 4-BED CHALET BUNGALOW WITH DETACHED GARAGES, LAND NORTH OF 178 ELM ROAD, MARCH. EXISTING AND PROPOSED SITE LAYOUT PLANS.
 Craig Brand Architectural & Highway Design.
 9 Cricketers Close
 MARCH, PE15 9RU
 Tel: (01354) 656977.

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