

F/YR11/0101/F
3 February 2011

Applicant: Mrs A Blewett & Mr W Aldridge

**Agent : Mr C Walford
Peter Humphrey Associates Ltd**

Land North of Red Barn, Turves, Whittlesey

Erection of 2 x 3-bed 2-storey dwellings and 3 x 3-bed 2-storey dwellings with attached garages

This proposal is before the Planning Committee due to the number of objections received.

This application is a Minor.

1. SITE DESCRIPTION

The site is located at the end of an existing cul-de-sac leading from Red Barn, Turves. The site consists of an irregular shaped area of land located adjacent to the Development Area Boundary for Turves and measures some 0.49 hectares in area. The site is Greenfield in nature with its last known use being agriculture. The site is currently overgrown and has a number of trees and shrubs located within it. The site adjoins a relatively modern estate of dwellings constructed in the early 1990s. The railway line is also located a short distance to the north of the application site. Access to the site will be via an existing right of way adjoining 35 Red Barn.

2. HISTORY

The following site history is relevant to this application.

F/YR09/0246/O - Erection of five bungalows and 2 semi-detached houses refused 07/07/2009 and dismissed on Appeal.

F/YR03/0627/O - Residential Development (0.7ha) – refused.

F/YR02/0577/O - Residential Development (0.7ha) – withdrawn.

F/YR01/0814/O - Erection of 5 no dwellings (0.7ha) – withdrawn.

F/YR01/0516/O - Residential Development (0.7ha) – withdrawn.

F/0887/89/F - Erection of 26 dwellings with associated roads and public open space – approved.

3. CONSULTATIONS

Parish/Town Council: No objection and recommend approval.

Local Highway Authority (CCC) No objection but require conditions.

Environment Agency No objection but require attachment of conditions.

Middle Level Commissioners No objection but note requirement for applicant/developer to have Middle Level consent to discharge treated effluent to drainage ditch.

CCC Architectural Liaison Officer	Requires detailing of boundary fencing and lighting for the scheme.
FDC Scientific Officer	No objection subject to contamination condition.
Natural England	No objection.
FDC Drainage	No specific objection but remedial works will be required to outfall ditch
Local residents/interested parties:	Eight letters of objection received relating to access concerns, lack of amenities in Turves, impact on wildlife, concerns regarding drainage, poor public transport links, proposed dwellings out of keeping, potential overlooking, loss of view, construction traffic issues, loss of property value, poor sewage system, traffic impacts, meeting, surface water drainage issues.

4. POLICY FRAMEWORK

FDWLP Policy

- | | |
|----|---|
| E8 | - Proposals for new development should: <ul style="list-style-type: none"> - allow for protection of site features; - be of a design compatible with their surroundings; - have regard to amenities of adjoining properties; - provide adequate access. |
|----|---|

- | | |
|----|--|
| H3 | - Proposal favoured for new dwellings within Development Area Boundaries subject to other planning policy within the Local Plan. |
|----|--|

East of England Plan

- | | |
|------|------------------------------------|
| ENV7 | - Quality in the built environment |
|------|------------------------------------|

Planning Policy Statements

- | | |
|-------|--------------------------------------|
| PPS1 | - Delivering sustainable development |
| PPS3 | - Housing |
| PPS25 | - Development and Flood Risk |

5. ASSESSMENT

Nature of Application

This is a Full planning application for the erection of 2 x 3-bed 2-storey dwellings and 3 x 3-bed 2-storey dwellings with attached garages on land located to the north of Red Barn, Turves. Each dwelling is sited within a good sized plot and adequate parking and garage space is provided. Site access will be via a shared surface drive located between numbers 35 and 37 Red Barn. Foul drainage will

be dealt with by a private treatment plant located to the north-east of the site.

The application is considered to raise the following key issues:

- Site history
- Principle and policy implications
- Layout and design
- Access and parking

Site History

The site consists of former agricultural land. It will be noted that a number of previous applications to develop this land for residential development have been submitted with the most recent application in 2009 refused on grounds of sustainability and being outside the Development Area Boundary.

Principle and Policy Implications

This site is located adjacent to but outside the Development Area Boundary for Turves and would be considered a greenfield site. A number of trees and shrubs exist within the site.

PPS 3 seeks to promote sustainable forms of development preferably on brownfield sites and in locations which have access to a range of services and facilities. Policy H3 supports residential development within Development Area Boundaries, however, it is acknowledged that there may be opportunities for new residential development adjoining existing settlement boundaries where existing character and amenity can be maintained or enhanced.

PPS25 requires that new development is designed and located in a manner that avoids or mitigates flood risk – the applicant has provided a Flood Risk Assessment for the scheme and as noted the Environment Agency raise no objection.

In relation to the site history as noted above the previous planning application (F/YR09/0246/O) was refused by the Council and ultimately dismissed on Appeal. However, it included dwellings located further to the north than the current proposed layout. The Inspector in determining the Appeal made specific reference to the area of land within which the dwellings are now proposed. He noted that: *‘Development in this area would be closely bounded on three sides by existing dwellings and would do no more than consolidate and ‘round off’ the existing estate. It is also my understanding that it is this area that was originally intended for public open space and I consider it reasonable to assume that if that designation had been elsewhere at the time of the development (as in fact subsequently happened) then this area of land would have formed part of the housing layout’*. These comments by the Inspector are considered a material consideration in the determination of this application.

Layout and Design

The proposed layout is set down in the form of a small cul de sac served by a shared surface access road. The proposed dwellings are individually designed in a traditional manner and set within good sized plots with sufficient on site parking and manoeuvring space. Construction is in tile and brick form with dormer windows incorporated in the design of each dwelling. The proposed design and layout is considered to be a good standard.

In terms of existing amenity the proposed dwellings are well separated from existing dwellings with good 'back to back' distances proposed between new and existing dwellings. Although the proposed access does pass between existing dwellings it is not considered to harm existing amenity.

As noted above foul drainage will be provided by a private drainage system and treatment plant which will ultimately discharge to an existing drain adjoining the site.

Access and Parking

The proposed access road follows an existing right of way into the application site and will be 5.0m in width meeting the requirements of the Highway Authority. As noted sufficient parking space within the site will be provided.

Conclusion

The application site is located adjacent to the Development Area Boundary for Turves, but can be considered appropriate for residential development as the proposed layout does effectively round off the built form of the existing estate. The proposed design and layout is considered to be of a good standard and will not have an adverse impact on residential amenity. The proposed development is considered acceptable in this location and recommended for approval subject to appropriate conditions.

6. RECOMMENDATION

GRANT

Conditions

- 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. Prior to the commencement of the development hereby approved, details of the location and design of the refuse bin and recycling materials storage areas and collection points shall be submitted to and approved by the Local Planning Authority. This should include provision for the storage of three standard sized wheeled bins for each new property with a collection point no further than 25 metres from the public highway. Where the refuse collection vehicle is required to go onto any road that road shall be constructed to take a load of 26 tonnes. The refuse storage and collection facilities and vehicular access where required shall be provided prior to the first occupation of the units to which they relate and shall be retained in the approved form thereafter.**

Reason - To meet the District Council requirements for recycling, to prevent the unsightly storage of refuse containers and in the interests of amenity and sustainability.

3. **Prior to the commencement of any works or storage of materials on the site all trees that are to be retained shall be protected in accordance with British Standard 5837:2005. Moreover measures for protection in accordance with that standard shall be implemented and shall be maintained to the Local Planning Authority's reasonable satisfaction until the completion of the development for Building Regulations purposes.**

Reason - To ensure that retained trees are adequately protected.

4. **All vegetation clearance at the site shall only take place outside the bird breeding season of March to August inclusive.**

Reason - To ensure compliance with Section 1 of the Wildlife and Countryside Act with respect to nesting birds and to provide biodiversity mitigation in line with the aims of Planning Policy Statement 9 Biodiversity and Geological Conservation.

5. **Prior to the commencement of the development hereby approved full details of the materials to be used for the external walls and roof shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved particulars and retained in perpetuity thereafter.**

Reason - To safeguard the visual amenities of the area.

6. **Prior to the commencement of development, a scheme for the provision of external lighting shall be submitted to and approved in writing by the Local Planning Authority. Such approved details shall be installed prior to commencement of use/occupation of any dwellings and retained thereafter in perpetuity.**

Reason - In order to ensure that the site meets the crime prevention guidelines.

7. **Prior to the commencement of the use hereby approved the access road shall be constructed to a minimum width of 5 metres for a minimum distance of 10 metres measured from the channel line of the existing carriageway of Red Barn.**

Reason - In the interests of highway safety.

8. **Prior to the first occupation of the development hereby approved, the proposed on-site parking shall be demarcated, levelled, surfaced and drained in accordance with the approved plan. Thereafter, these spaces shall be permanently retained and available for the parking of vehicles of residents/occupiers of the approved scheme, and shall not be used for any other purpose.**

Reason - In the interests of highway safety.

9. **The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) prepared by Geoff Beel consultancy (June 2010) and the**

following mitigation measures detailed within the FRA:

'Finished floor levels are set no lower than 300mm above the carriageway of Red Barn'.

Reason - To reduce the risk of flooding to the proposed development and future occupants.

10. 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:

1. 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:

2. 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 (1) 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:

3. 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.

4. The provision of two full copies of a full completion report confirming the objectives, methods, results and conclusions of all remediation works, together with any requirements for longer-term monitoring and pollutant linkages, maintenance and arrangements for contingency action shall be submitted and approved in writing by the Local Planning Authority.

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

N

previous consults
Additional consults



LB

TCB

350 356 358

Goods Shed

SB

Tel Ex

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11b

11c

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10a

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Tk

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RED BARN

77

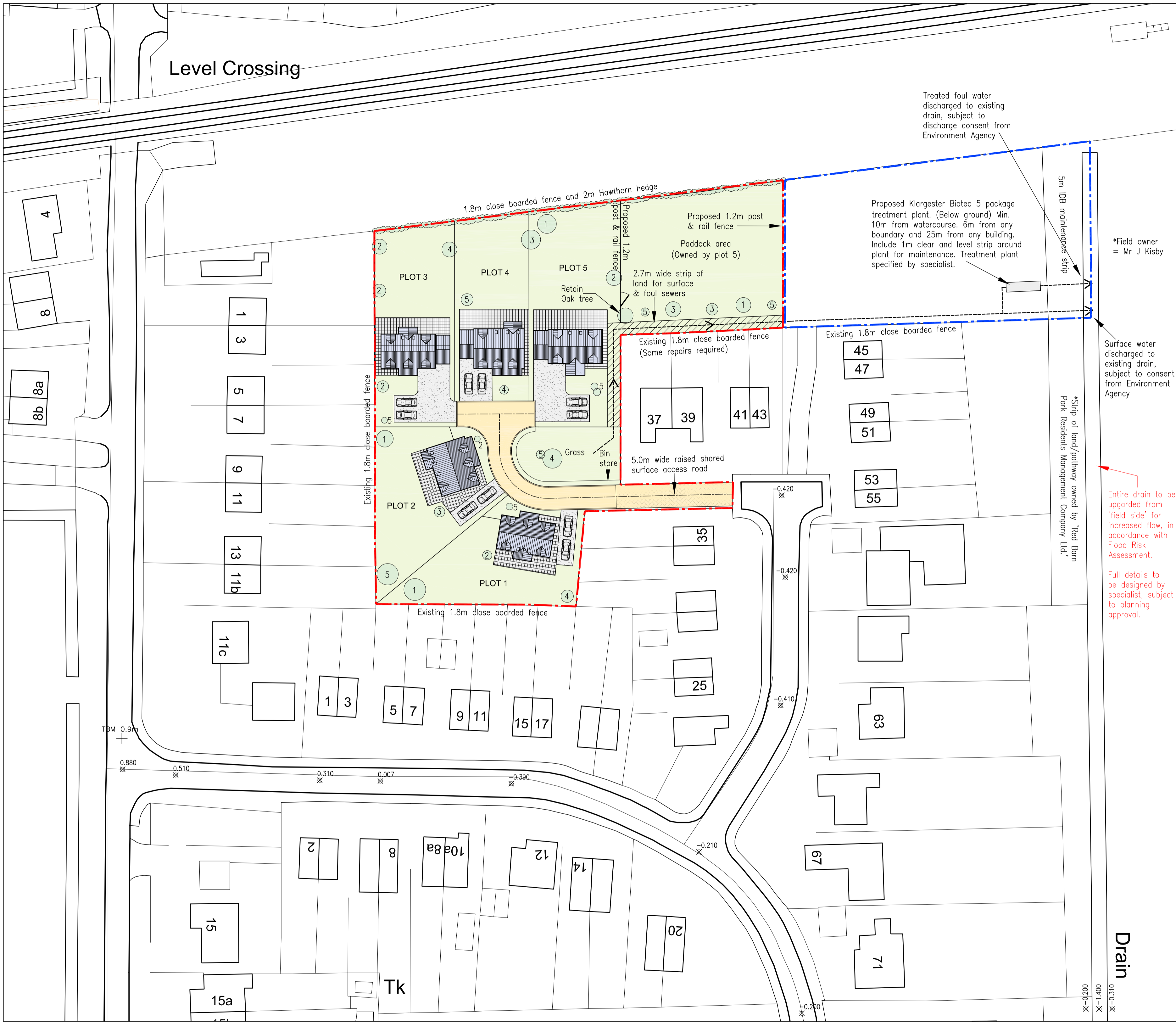
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Development Services

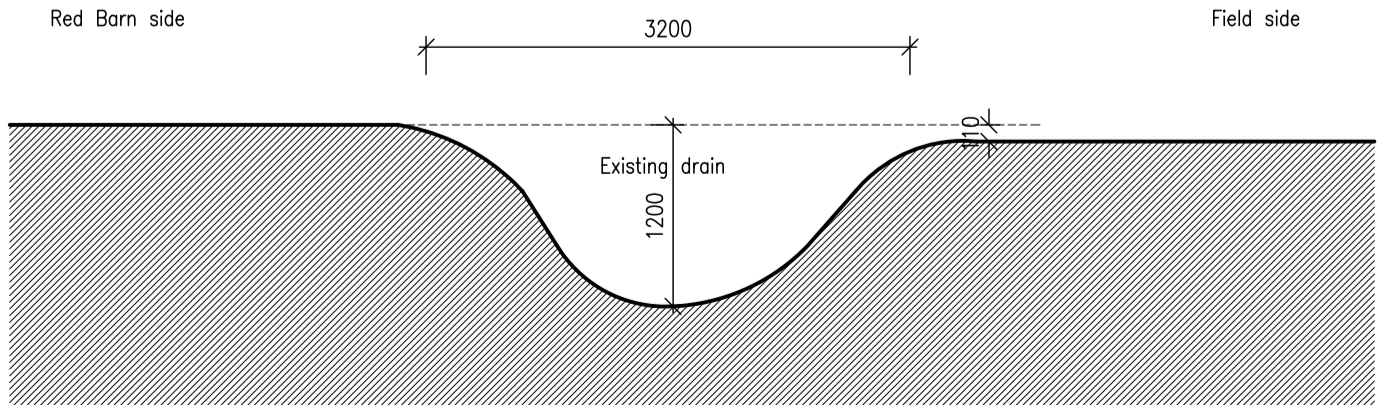
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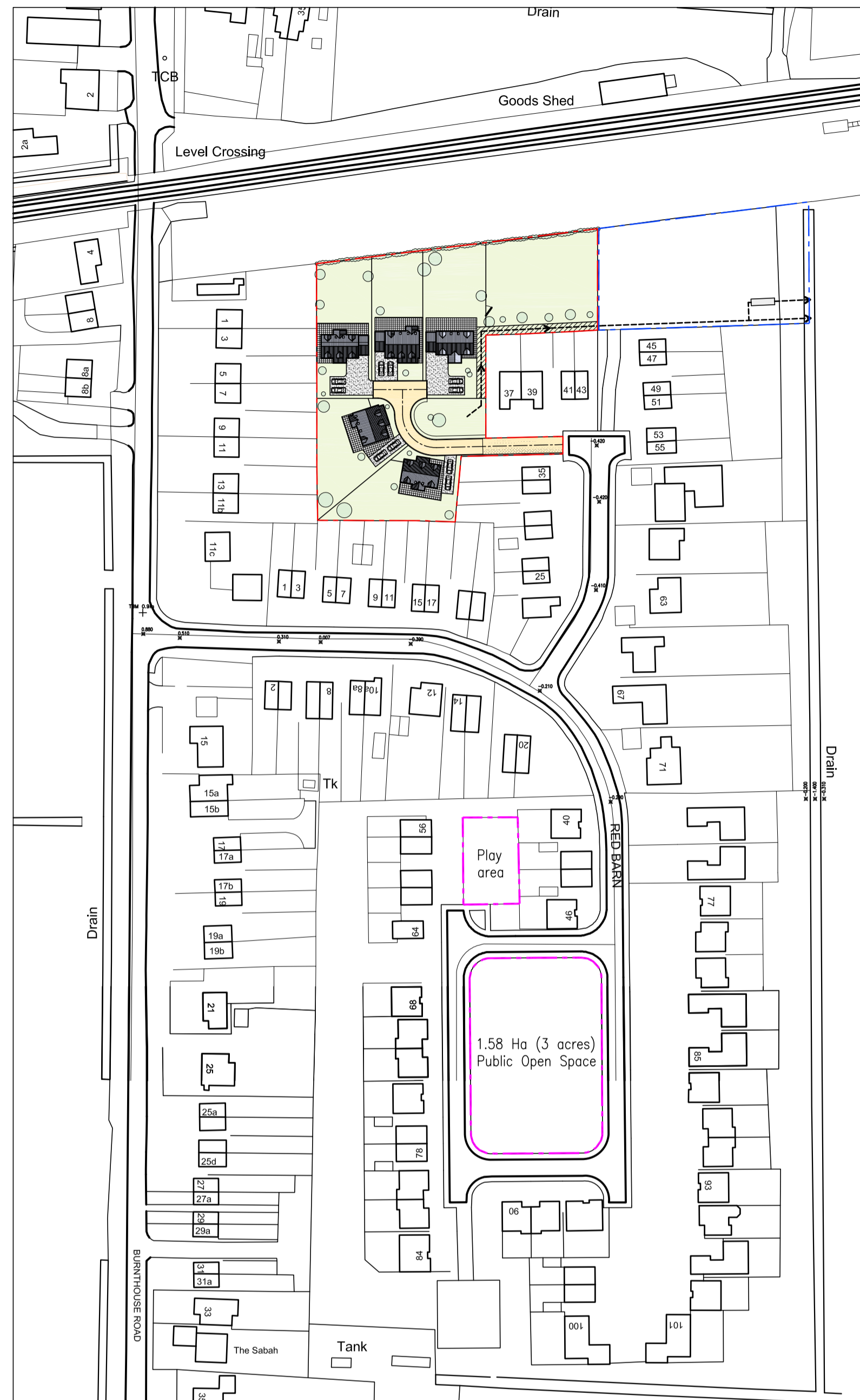




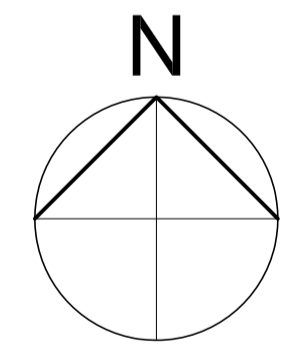
Proposed Site Plan 1:500



Existing Drain Profile 1:50



Location Plan 1:1250



Landscaping Details:

Proposed landscaping to consist of native trees and hedges,

- 1 = Hawthorn hedging
- 2 = Beech Tree
- 3 = Oak Tree
- 4 = Willow Tree
- 5 = Silver Birch

Hedging planting size: 30-60cm. Planted in double rows 30cm apart. Plants to be 30cm apart in rows and staggered. 6 plants per metre of hedge.

Trees to be evenly spaced around site perimeter as shown. Size 10-12cm planted at 20m centres.

*Any trees or plants which within a period of 5 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.

Key:

- Weathered cobble driveway
- Trees and hedges
- Patio/path
- Grass area
- Brindle block paviors

23/12/2011 - Amended for Planning. REV M.
 01/08/2011 - Amended for Planning. REV L.
 27/07/2011 - Surface water discharge amended. REV K.
 15/07/2011 - Amended for Full Planning Application. REV J.
 09/06/2011 - House types amended. REV H.
 09/06/2011 - Layout amended for Highways & Planning. REV G.
 26/05/2011 - Layout amended for Highways. REV F.
 20/04/2011 - Layout amended. REV E.
 18/04/2011 - Layout amended. REV D.
 23/03/2011 - Amended for community involvement. REV C.
 16/03/2011 - Amended for community involvement. REV BLtd.



PROJECT
 Proposed 5No. detached dwellings
 Land to West and North of
 Red Barn
 Turves
 Cambridgeshire

DRAWING TITLE
 Proposed Site Plan

CLIENT
 Mrs A. Blewett and Mr W. Aldridge

DATE July 2011 SCALE As Shown JOB No. 4642/P01M

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 Category Winner 08.09.10
 Overall Winner 2010