

F/YR12/0064/F
25 January 2012

Applicant : Mr M Sugden
Lovell Partnership Ltd

Agent : Mr T Welland
The Design Partnership (Ely) Ltd

Land South East Of 93 - 113 Grounds Avenue, March, Cambridgeshire

Erection of 31 dwellings comprising; 2 x 2-bed single-storey, 15 x 2-bed 2-storey, 12 x 3-bed 2-storey and 2 x 4-bed 2-storey involving demolition of existing dwellings (103-105 Grounds Avenue)

This proposal is before the Planning Committee as Fenland District Council own the land the subject of this application.

This application is a major application.

1. SITE DESCRIPTION

The site which is 0.877 Ha is roughly rectangular in form and lies immediately to the south-east of 91–113 Grounds Avenue, with an access point through to the site on land presently accommodated by two linked bungalows (nos. 103 and 105), which are proposed to be demolished. The site lies within the development area for March and is presently vacant and covered in various low-lying vegetation. The north-western boundaries of the site (the rear boundaries of properties on Grounds Avenue) are varied in form, as are those to the south-west (marking the rear boundaries of properties in West Drive). The northern boundary (marking the gardens of Heathcote Close) is formed by a mix of high level fencing and hedging. The south-eastern boundary is formed by hedgerow, trees and a post and rail fence and is defined by a drainage dyke. This looks on to an area of open land which is identified as Open Space. More recently, weld mesh fencing has been erected on the site close to the southern boundaries of the site.

2. HISTORY

Of relevance to this proposal is:

- | | |
|-----------------|--|
| F/YR11/0128/FDC | - Erection of 21 dwellings involving demolition of 2 existing dwellings – pending decision. |
| TP6120 | - Erection of 10 no 1-bed type bungalows and 12 no 2-bed type bungalows – Granted 18 September 1957. |
| TP5662 | - Erection of 10 houses and 40 bungalows – Granted 18 October 1956. |

3. CONSULTATIONS

Town Council:	Recommend approval.
Local Highway Authority (CCC):	Requested amended plans which now show a layout plan acceptable from a highway point of view.
Environment Agency:	The site is partly within Flood Zones 2 and 3. The Flood Risk Assessment is considered to be acceptable for the proposed development. No objections to the proposal, however advise that the Internal Drainage Board is consulted.
FDC – Safer Fenland Manager:	No apparent crime and disorder problems.
FDC – Planning Agreements Officer:	<p>This application requires a Section 106 Agreement to secure the following:</p> <ul style="list-style-type: none">– The provision of 100% Affordable Housing– £37,200 Public Open Space Contribution – although the site is over 30 dwellings, it has been determined that since there is Public Open Space nearby, no provision is required on site.– £1,860 Waste Contribution. <p>As the site is wholly Affordable, in accordance with the SPG, no Education Contribution is being sought.</p>
Cambridgeshire Fire and Rescue Service:	No comments received to date.
Middle Level IDB:	Will be commenting, however no comments received to date.
FDC Scientific Officer (Land Contamination):	We have reviewed and approve the findings of the Desk Study. This suggests that a Phase II intrusive investigation should be carried out at the site, and we agree this.
Police Architectural Liaison Officer:	No comments received to date.

Anglian Water:

Suggested a condition relating to surface water drainage.

County Archaeology:

Consider that the site should be subject to a programme of archaeological investigation which may be secured through the inclusion of a negative condition.

Local residents/interested parties:

2 e-mails received with concerns regarding:

- Loss of privacy
- Consideration should be made to changing the plan from 2-storey to single-storey
- Request windows facing the direction of property be fitted with obscure glazing.
- Query whether there would be compensation offered as consider their property would be de-valued.
- Nearly 50% more dwellings than the original plans seems to be excessive.
- More vehicles could cause a major problems and accidents.

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. |
| 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. |
| 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. |

	PU1	- To require new developments to make satisfactory arrangements for water supply, sewerage and sewage disposal, land drainage and flood protection matters.
	R7	- To prevent the development of existing allotments unless an equivalent replacement site is provided and laid out.
	TR3	- To ensure that all proposed developments provide adequate car parking in accordance with the approved parking standards.
	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.
East of England Plan	SS1	- Achieving Sustainable Development
	ENV7	- Quality in the Built Environment
	ENV6	- The Historic Environment
Planning Policy Statements	PPS1	- Delivering Sustainable Development
	PPS3	- Housing
	PPS5	- Planning for the Historic Environment
	PPG13	- Transport
	PPS23	- Planning and Pollution Control
	PPS25	- Development and Flood Risk

5. ASSESSMENT

Nature of Application

This application seeks full planning permission for the erection of 31 dwellings comprising:

2 x 2-bed bungalows;
 15 x 2-bed 2-storey houses; and
 2 x 4-bed 2-storey houses.

The application also involves the demolition of the existing bungalows at 103 and 105 Grounds Avenue, March to form an adoptable access for the proposed development.

The application is considered to raise the following key issues;

- Site History
- Principle and Policy Implications
- Residential and Visual Amenity
- Highways and Access
- Other Issues
- Section 106 Obligations.

Site History

The site is vacant and whilst it has previously been leased by March Town Council for the provision of allotments this use ended on 1 January 2004. It is noted in the application that the land was handed back to the Local Authority at this time due to the under-use of the land and lack of interest in the allotments.

Members may recall an application for outline planning consent for 22 dwellings on the site reported to Planning Committee in May last year. This was recommended for approval subject to a Section 106 agreement; however, no formal decision notice has been issued at this time due to the applicants not progressing the scheme in light of this alternative.

Principle and Policy Implications

The site lies within the development area boundary for March and as such the principle of residential development is acceptable in accordance with Policy H3 of the Local Plan, subject to the proposal meeting other policy considerations. It is noted that Policy R7 of the Local Plan seeks to resist the development of existing allotments, however, as identified above, the allotment use ceased some time ago given the lack of interest and as such it would not be considered reasonable to resist development on these grounds.

Residential and Visual Amenity

The character of the immediate area is characterised by residential development consisting of mainly semi-detached bungalows along Grounds Avenue and West Drive with two-storey properties at Heathcote Close.

The proposed development consists mainly of two-storey development similar in height and scale to those houses at Heathcote Close. The proposal includes 2 bungalows; Plot 1 located along the frontage of Grounds Avenue and Plot 4 located to the rear of 109 and 111 Grounds Avenue.

The layout of Plot 1 has been amended since the original submission to allow the proposed bungalow to integrate with and follow the building line of those existing bungalows at Grounds Avenue.

The proposed two-storey semi-detached houses are set well into the proposed development site as to not have a negative effect on the street scene of Grounds Avenue and West Drive.

The design of the proposed dwellings is relatively simple and reflects the architecture of the area. There would be a mix of materials used with buff and red facing brickwork and coloured render to provide some variety. The precise details of finishes would be conditioned.

It is considered that there are sufficient separation distances between the proposed houses and the existing dwellings in the surrounding area as to not detrimentally affect the amenities of the adjoining properties.

The internal layout of Plots 5 to 8 adjacent to the rear boundaries of 8, 10 and 12 Heathcote Close have been suitably amended to allow the bathrooms to be located in the rear and the bedrooms to be located at the front to minimise any potential overlooking to these properties. A suitable condition shall be imposed to ensure that the bathroom windows are of obscured glazing with a top-level opening.

Similarly the side elevations to Plots 5, 25 and 26 at first-floor level have no first-floor windows facing the adjoining properties; it is considered necessary to impose a condition to restrict any future windows to prevent any overlooking occurring.

Overall the proposed layout and scale of the development is considered compatible with the surrounding built environment. Whilst the density of the development has been increased from the previous outline application, now proposed at 35 dwellings per hectare, this density still accords with the immediate environs. The proposal allows for adequate sized garden areas including a patio area, timber shed and allocated area for the three bins for each dwelling.

The proposed layout illustrates areas of soft and hard landscaping together with boundary treatments consisting of 1.8 metre high close-boarded fencing and brick walls. Further details of landscaping are required and would be dealt with via a suitable planning condition.

Highways and Access

The proposed layout plan details the relevant visibility, access radii, and parking arrangements as detailed in the consultation responses from the Highway Authority. The revised highway layout plan is considered to be acceptable and accordingly the Highway Authority does not have any objections.

Each Plot has its allocated parking area close to its respective dwelling. There are two spaces for each dwelling, which is considered acceptable for this type of development in this location.

Other Issues

The proposal allows for pedestrian access into the play and public open space beyond the site to the south-east, which is welcomed.

Archaeology: The site will attract an archaeology investigation.

Contaminated Land: It is noted that the findings of the submitted Desk Study are considered acceptable. This suggests that a Phase II intrusive investigation should be carried out at the site, and, therefore, a condition is recommended in this respect.

Flood Risk/Drainage: No issues have arisen during the consultation process, subject to suitable conditions.

Section 106 Obligations

The scheme attracts S106 obligations as follows:

The provision of 100% Affordable Housing

Public Open Space Contribution of £37,200 – although the site is over 30 dwellings, it has been determined that since there is Public Open Space nearby, no provision is required on site.

Waste Contribution of £1,860.

As the site is wholly Affordable, in accordance with the Supplementary Planning Guidance, no Education Contribution is being sought.

Conclusion

The site comprises a vacant area of land within the development area boundary for March. It is considered that the proposed residential development is compatible with the surrounding area without having a detrimental effect on the amenities of adjoining properties and on highway safety. Accordingly approval is recommended.

6. RECOMMENDATION

GRANT SUBJECT TO

- i) S106 agreement**
- ii) Conditions as follows**

- 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 first occupation of the development hereby approved, 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.

- 3 Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the site has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the relevant parts of the development are first brought into use and thereafter retained in perpetuity.**

Reason - To prevent the increased risk of flooding, to improve and protect water quality, to improve habitat amenity and to ensure the future maintenance of these.

- 4 No development or preliminary groundworks of any kind shall take place until the applicant has secured the implementation of a programme and timetable of archaeological work and recording in accordance with a written scheme of investigation which has been submitted by the applicant 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.

- 5 Prior to commencement of development full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. Subsequently, these works shall be carried out as approved. The landscaping details to be submitted shall include:-**

- a) proposed finished levels [earthworks to be carried out]**
- b) means of enclosure**
- c) planting plans, including specifications of species, sizes, planting centres number and percentage mix**
- d) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife**
- e) details of siting and timing of all construction activities to avoid harm to all nature conservation features**
- f) location of service runs**
- g) management and maintenance details.**

Reason - The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted.

- 6 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.

- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order (or any other Order revoking or re-enacting that Order with or without modification), no additional first-floor windows other than those shown on the plans hereby approved shall be placed in the side elevations of Plots 5, 25 and 26 of the development hereby approved.**

Reason - To protect the amenities of the adjoining properties.

- 8 The bathroom windows in the rear elevations of Plots 5, 6, 7, and 8 hereby approved shall be glazed with obscure glass and fixed shut to a height of 1.7 metres above internal floor level; and so maintained in perpetuity thereafter.**

Reason - To safeguard the amenities currently enjoyed by the occupants of adjoining dwellings.

- 9 Prior to the commencement of the development hereby approved full details of the materials to be used for the external walls and roof for each Plot 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.

- 10 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.

- 11 Prior to the commencement of the development hereby approved adequate temporary facilities (details of which shall have previously been submitted to and agreed in writing with the Local Planning Authority) shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction.**

Reason - To minimise interference with the free flow and safety of traffic on the adjoining public highway.

- 12 No vehicular access shall be made to West Drive, March.**

Reason - To minimise interference with the free flow and safety of traffic on the adjoining public highway.

- 13 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(s). 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.

- 14 Prior to first occupation of the development hereby approved, visibility splays shall be provided on each side of the vehicular access and shall be maintained thereafter free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway. Minimum dimensions to secure the required splays shall be 2.4 metres measured along the centre line of the proposed access from its junction with the channel line of the highway carriageway, and 43 metres measured along the channel line of the highway carriageway and the centre line of the proposed access.**

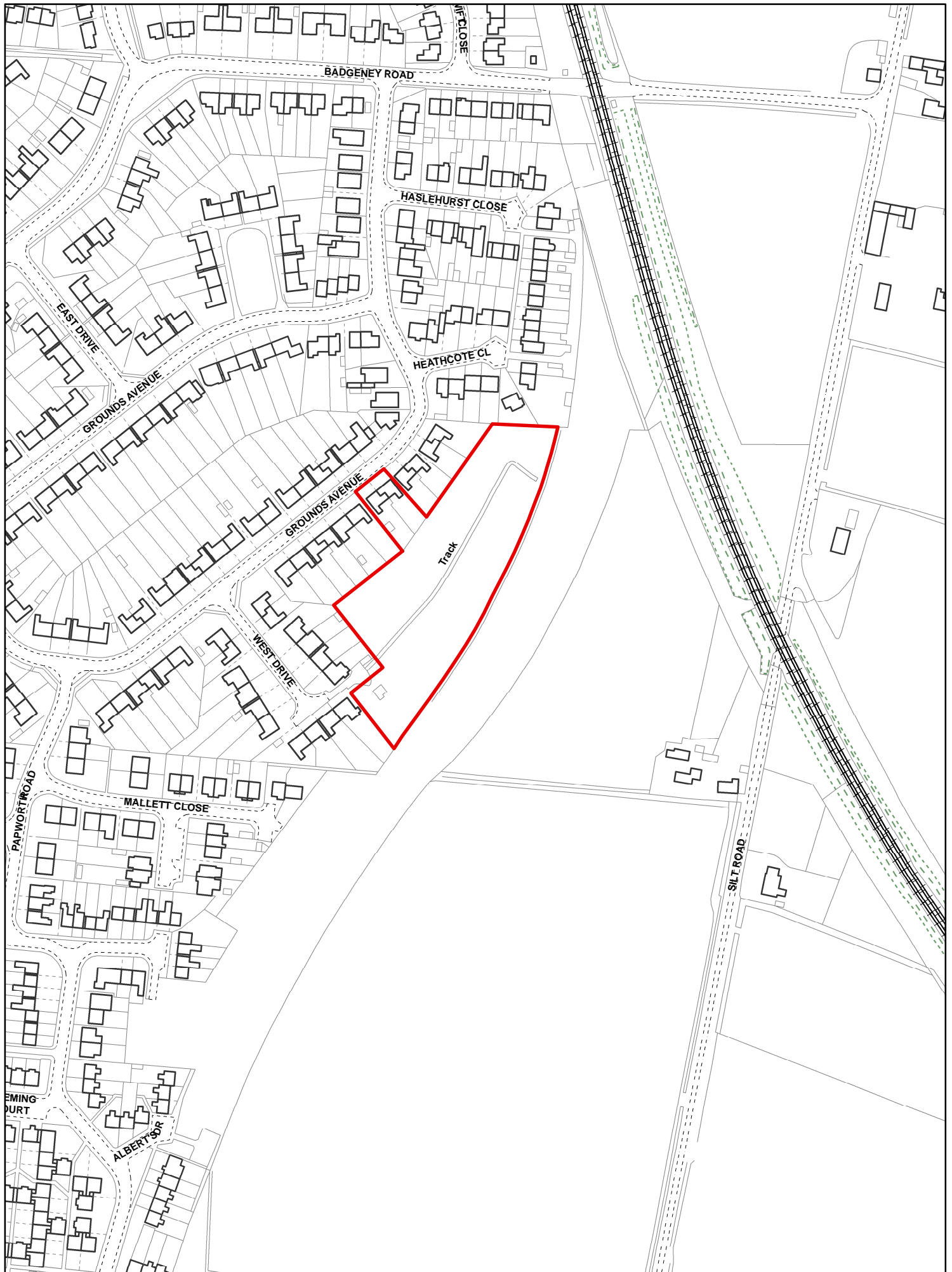
Reason - In the interests of highway safety.

- 15 Prior to first occupation of the development hereby approved the junction of the proposed access road with the highway carriageway shall be laid out with 6.0 metre radius kerbs and maintained thereafter.**

Reason - To minimise interference with the free flow and safety of traffic on the adjoining public highway.

- 16 Prior to first occupation of the development hereby approved the junctions of the internal estate roads shall be laid out with 4.5 metres radius kerbs and maintained thereafter.**

Reason - In the interests of highway safety.



Created on: 02/02/2012

FYR12/0064/F

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Scale = 1:2,500



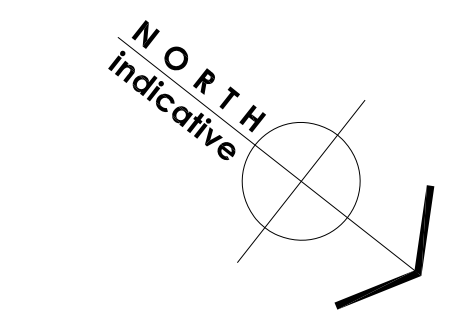
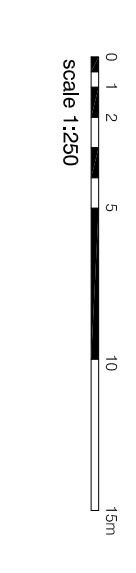
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 ALL DIMENSIONS ARE SHOWN IN METERS UNLESS OTHERWISE STATED.

Plan Key:

- Proposed location of wheeled bin storage (See plan drawing)
- Indicative location of 210 line water main
- Indicative location of 220 line composite bin
- Timber garden shed to provide cycle and fire tool storage
- Indicative location of many clothes drier
- 1.5m high brick wall with field on edge coping and 300mm high timber trellis over.
- 1000mm hoop railings (unless otherwise stated) with matching gates where indicated.
- Boundary fence to rear gardens with privacy panel between dwellings.
- 1.5m high close boarded fence with 300mm high trellis over (unless otherwise stated). Gates to have max. 500mm clear opening and shall be lockable.
- 250x250x900mm timber bollards.
- New adaptable access road and footpaths.
- Block paved adaptable shared surface.
- 100 x 200 block pavers in 90 degree herring bone pattern.
- Tarmac paving to private drives.
- 450x450mm paving slabs
- Granite sets or similar to approval of LA.
- New: All paving to be laid at gradients no greater than 1:20
- Existing trees off site
- Proposed specimen tree to approval of local Authority
- Landscaping to approval of local Authority



SITE PLAN 1:250



Development Summary:

House	2 Bedroom	4 Person	76.87/76.8m ²	15	Plots 2,3,9-11,19,23,30,31
House	3 Bedroom	5 Person	87.74m ²	12	Plots 5,8,17,18,24,29
House	4 Bedroom	6 Person	110.06m ²	2	Plots 15,16
Bungalow	2 Bedroom	3 Person	67.2m ²	2	Plots 1,4
TOTAL				31	Dwellings

Site Area approx. 0.98ha
 Development Density 35 dwellings per Hectare

LOCATION PLAN 1:2500



Revisions

Slack	Date	Amendments
A	02.03.12	Partners / Highway comments dated 27/02/12 & Highway dimensions added. Plots 1 & 8 parking increased in depth.
B	13.3.12	

The Design Partnership

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 100 High Street, Chelms
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Job Title

Proposed Development of Affordable Housing
 Grounds Avenue March
 for Lovell Partnerships

Drawing Title

PLANNING SUBMISSION
 Site Plan & Location Plan

Date: Dec 2011

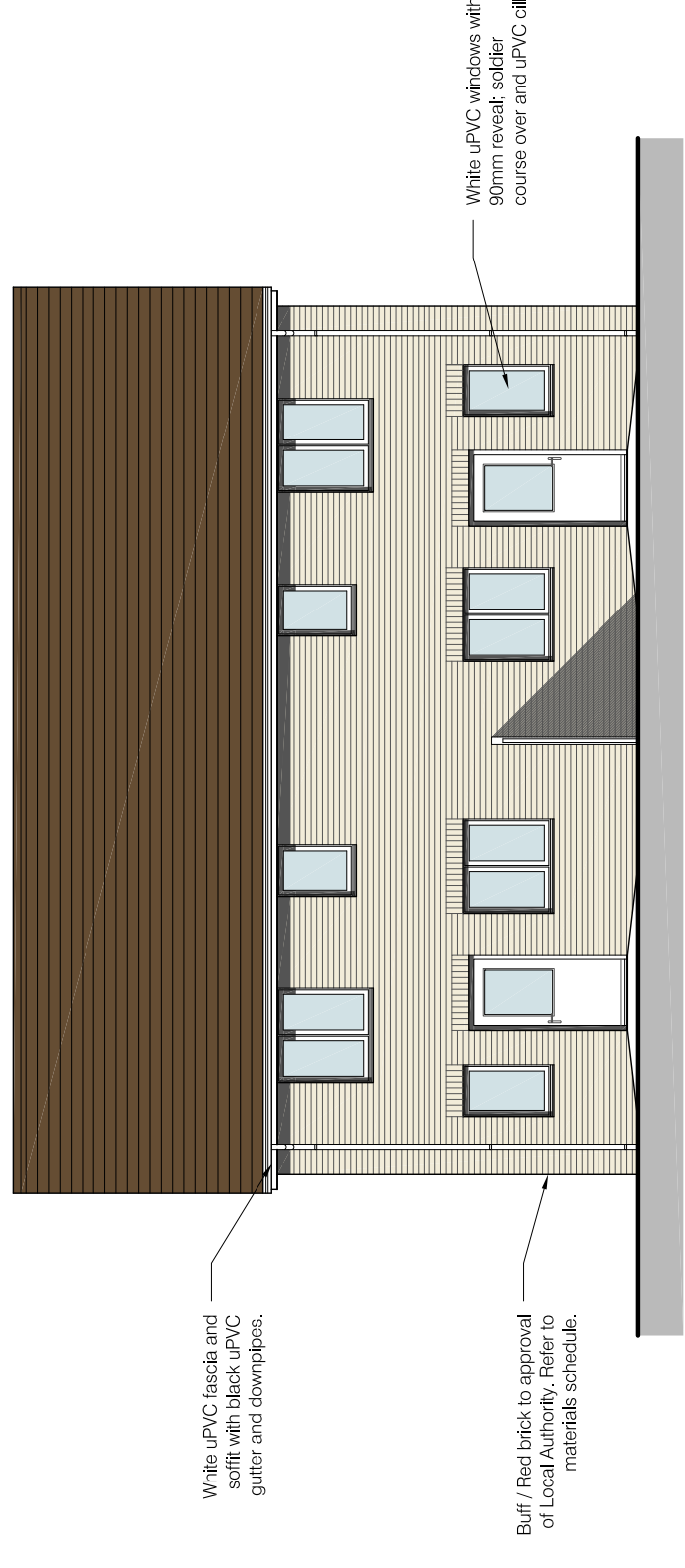
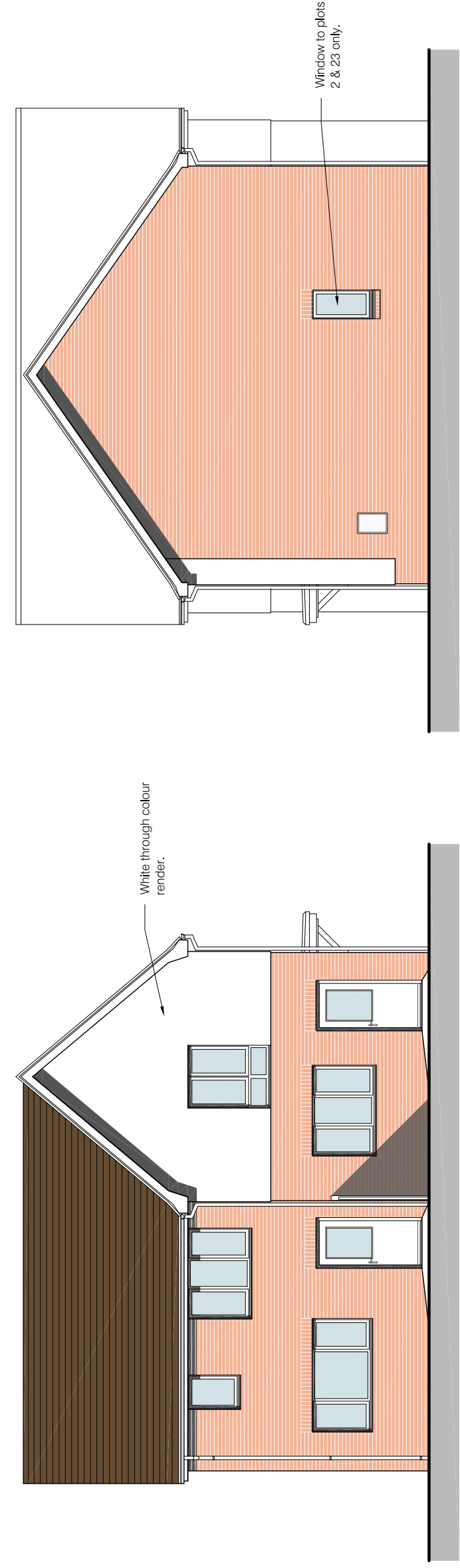
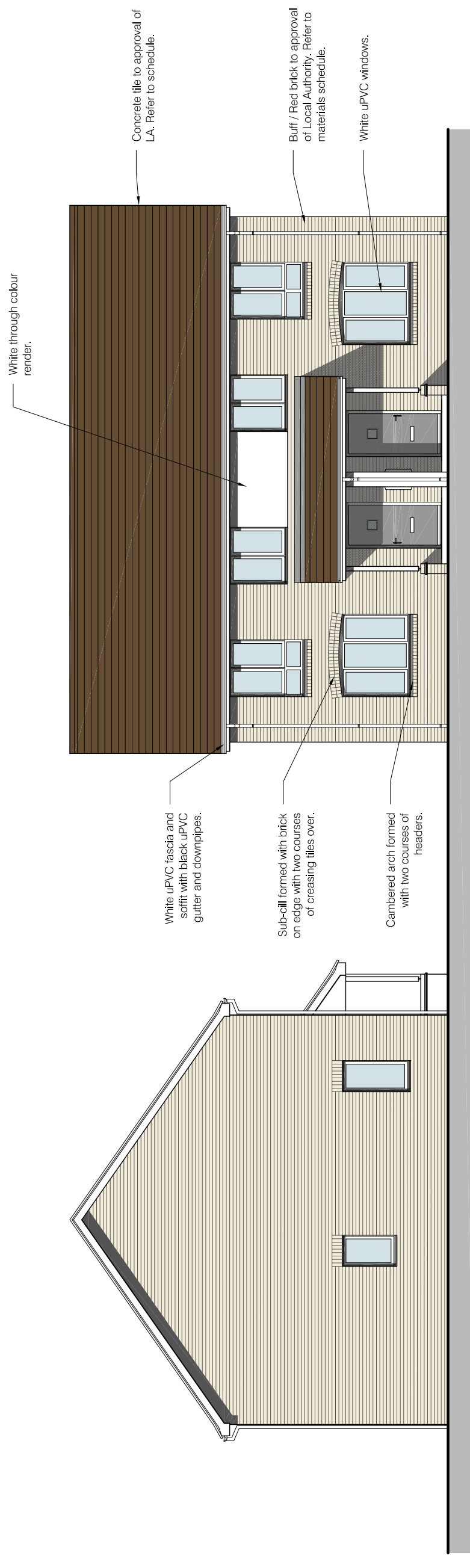
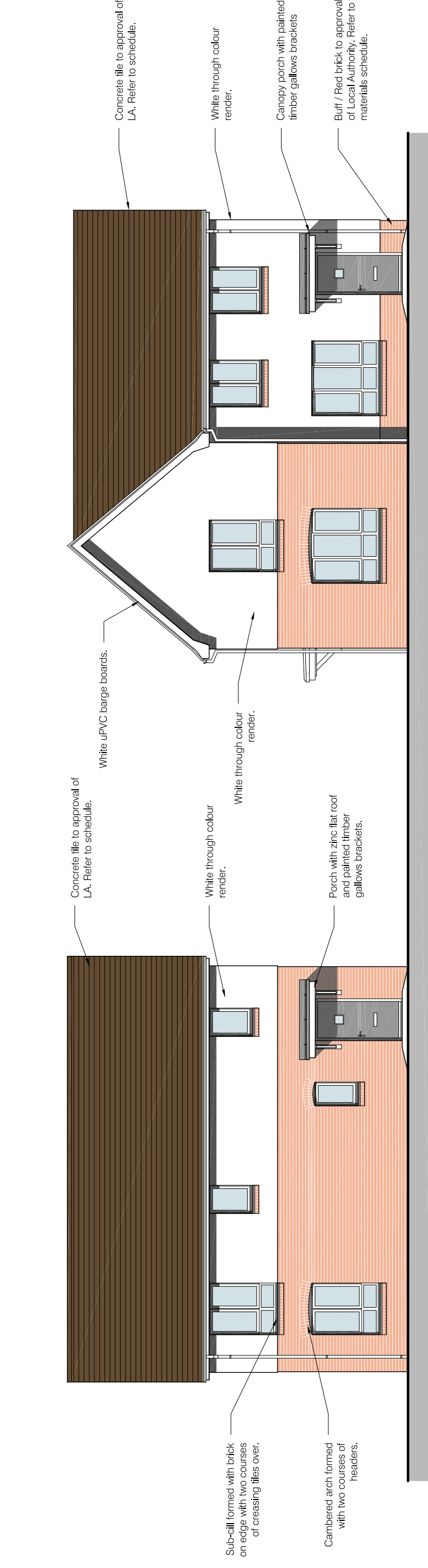
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Rev: B

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 ALL DIMENSIONS ARE SHOWN IN METERS UNLESS OTHERWISE STATED.



Rear Elevation
 Plots 2.3,9,10,22,23,30,31
 scale 1:100

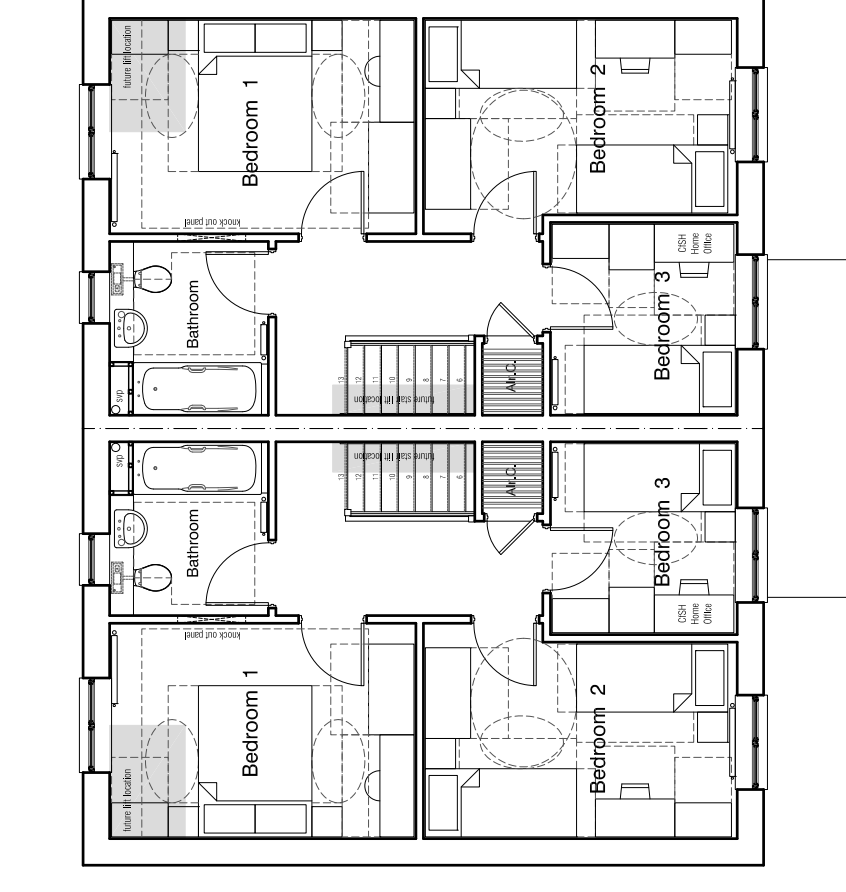
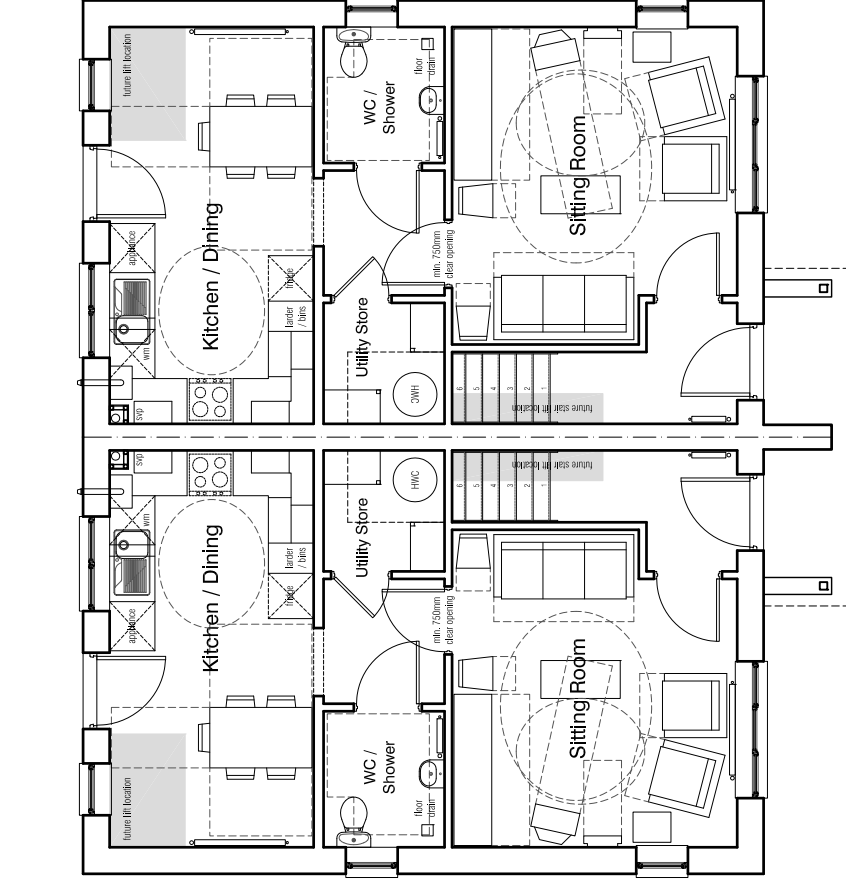
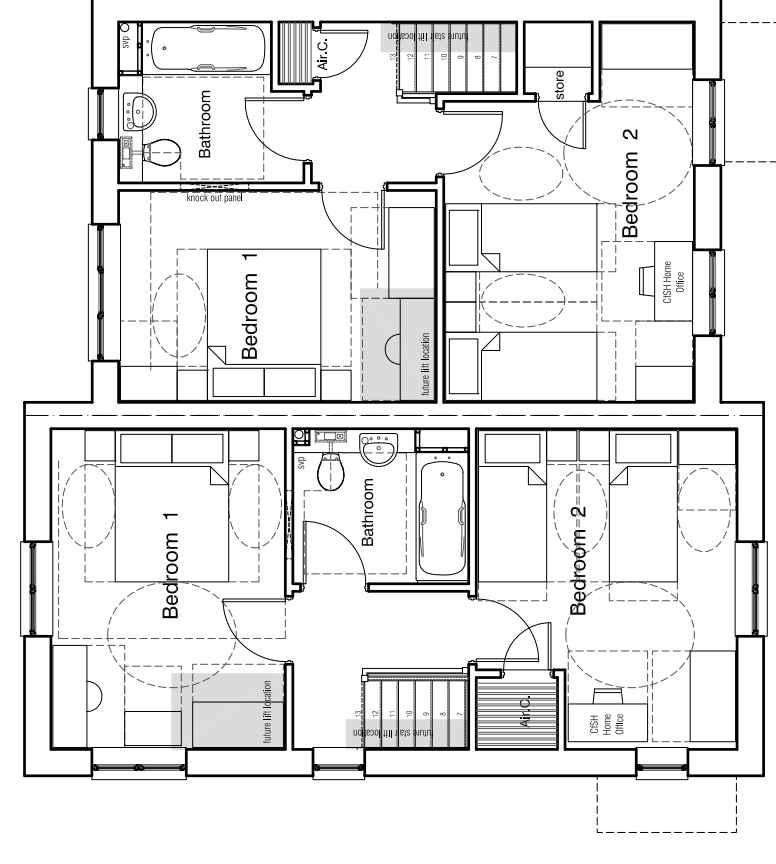
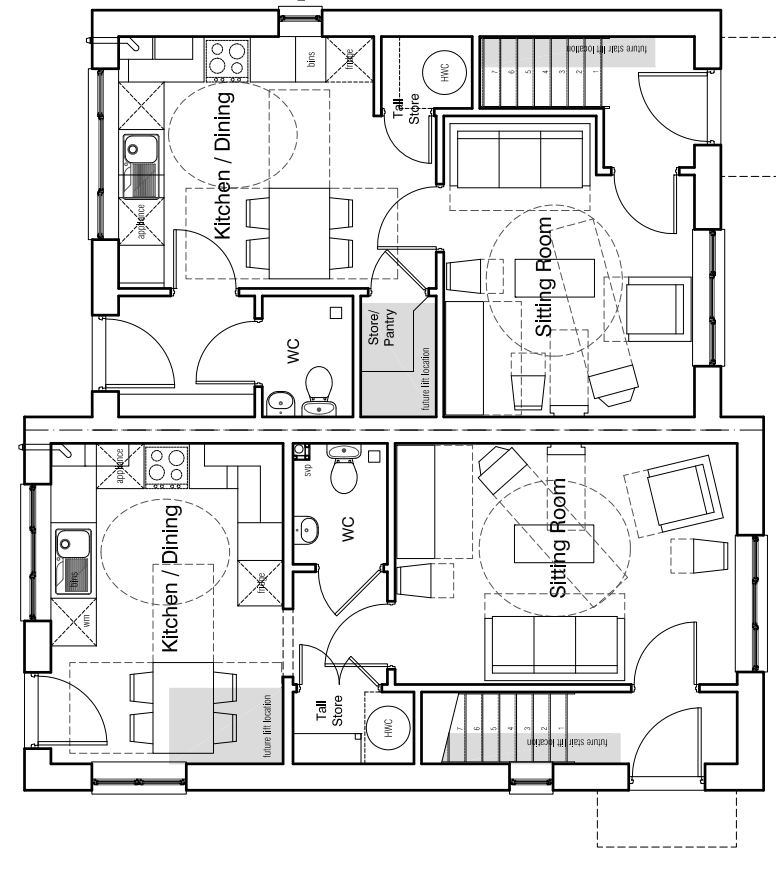
Side Elevation
 Plots 2.3,9,10,22,23,30,31

Rear Elevation
 Plots 5-8,17,18,24-29
 scale 1:100

Side Elevation
 Plots 5-8,17,18,24-29

Materials Schedule:

Walls (facing brick)	
Red Brick	Plots 9-16, 26-31
Buff Brick	Plots 1-8, 17-25,
Roof (concrete tile)	
Breckland Brown	Plots 9-16, 26-31
Breckland Black	Plots 1-8, 17-25,



Revisions	Date	Amendments
Suffix	02.03.12	Planners / Highways Comments email dated 27.02.12 & site windows added to R052 & 23 for SBD
A		

The Design Partnership
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Job Title
 Proposed Development of Affordable Housing
 Grounds Avenue March
 for Lovell Partnerships

Drawing Title
 PLANNING SUBMISSION
 Plots 5-8,17,18,24-29 (3 Bedrooms)
 Plots 2.3,9,10,22,23,30,31 (2 Bedroom)

Date
 16.12.11

Scale
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 CA-499.P03

Rev.
 A