

F/YR12/0232/FDC

21 March 2012

Applicant : Mr C Bellamy And Fenland
District Council

Agent : Mrs T Adams
Fenland District Council

Land North of 1-5 Brewery Close, Parson Drove, Cambridgeshire

Erection of 4 x 2-bed detached bungalows and 1 x 3-bed detached bungalow with associated garages/parking and landscaping and 6 parking spaces to serve existing bungalows on Springfield Road (Renewal of planning permission F/YR09/0252/FDC)

This application is before the Planning Committee due to Fenland District Council interest.

This application is a 'Minor'

The site area is 0.24ha

1. **SITE DESCRIPTION**

The site is located within the Development Area Boundary for Parson Drove between Brewery Close and Springfield Road. The site is enclosed by other residential development – mainly single-storey dwellings located on Brewery Close, Ingham Hall Gardens and Springfield Road. The site is described as a disused sewage treatment works. It is characterised by open grassed land which contains a small number of storage buildings. The Conservation Area boundary is located a short distance from the north of the site.

The land is positioned within Flood Zone 1.

2. **HISTORY**

F/YR12/0232/FDC – Erection of 4 x 2-bed detached bungalows and 1 x 3-bed detached bungalow with associated garages/parking and landscaping and 6 parking spaces to serve existing bungalows on Springfield Road – Granted 06.08.2009

3. **CONSULTATIONS**

Parson Drove Parish Council:

Object to the proposal due to overdevelopment of the site, insufficient parking and unacceptable loss of open space. Concerns with sewerage.

FDC Conservation Officer:

The proposal will have little impact on the views in or out of the Conservation Area therefore no objections.

FDC Scientific Officer:

The contaminated land condition still stands

CCC Archaeology:

An archaeological investigation is required

CCC Highways:

Comments on previous application still stand.

Previous comments are as follows;
Notes that Brewery Close is currently unadopted. Requests conditions relating to visibility.

FDC Valuation and Estates:

The application encourages re-development of a redundant former sewerage treatment plant with provision made to accommodate the lack of parking suffered by the residents of Springfield Road.

Neighbours:

None received

4. POLICY FRAMEWORK

FDWLP Policy

- | | |
|----|---|
| E8 | - Proposals for new development should: <ul style="list-style-type: none">- allow for protection of site features;- have regard to amenities of adjoining properties;- provide adequate access. |
| H3 | - To resist housing development outside DABs. To permit housing development inside DABs provided it does not conflict with other plan policies. |

Core Strategy (Draft Consultation – July 2011)

- | | |
|------|--|
| CS1 | - Spatial Strategy, The Settlement Hierarchy and the Countryside |
| CS2 | - Growth and Housing |
| CS10 | - Rural Areas Development Policy
New development in villages will be supported where it contributes to the sustainability of that settlement and does not harm the wide open character of the countryside. Any proposal will need to satisfy policies CS1 and CS2 as well as specific criteria: <ul style="list-style-type: none">• Site is in or adjacent to the existing developed footprint of the village• Would not result in coalescence with neighbouring villages;• Not have an adverse impact on the character and appearance of surrounding |

			<ul style="list-style-type: none"> • countryside and farmland; • Proposal is of a scale in keeping with the shape and form of the settlement • The proposal will not adversely harm the settlements character and appearance • Site retains and respects natural boundaries • Not result in the loss of high grade agricultural land • Not put people or property in danger from known risks and would not result in unacceptable nuisances to residents and businesses.
		CS14	- Delivering and Protecting High Quality Environments across the District.
National Planning Policy Framework (NPPF)			
		Paras 2 and 11	- Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
		Para 14	- Presumption in favour of sustainable development
Core principles	planning	Para 17	- Always seek to secure high quality design and a good standard of amenity for all existing and future occupants.
Conserving and enhancing the natural environment	and	Para 109	- The planning system should contribute to and enhance the natural and local environment by: Minimising impacts on biodiversity and providing net gains where possible.

5. ASSESSMENT

Nature of Application

This application seeks full planning permission for the erection of 4 x 2-bed detached bungalows and 1 x 3-bed detached bungalow with associated garaging/parking and landscaping with six parking spaces provided for existing dwellings on Springfield Road. Two access points are proposed – one leading from Springfield Road to serve the additional parking spaces with the second access point from Brewery Close to serve the proposed dwellings.

The application is considered to raise the following key issues;

- Principle and policy implications
- History
- Layout and Design
- Access and Parking
- Other matters

Principle and policy implications

The site is located within the Development Area Boundary for Parson Drove and is considered to be a brownfield site. The locality is primarily residential in nature and the site would, therefore, be considered acceptable in principle for residential development. The site is located close to the centre of the village and would be considered a reasonably sustainable location. In addition the principle of residential development on this land has already been established by virtue of F/YR09/0252/FDC which is an extant permission.

The proposal is, therefore, considered to comply with Policy H3 of the Fenland District Wide Local Plan and Section 6 of the NPPF.

History

This application seeks an extension of time to commence development of the scheme approved under F/YR09/0252/FDC. As this permission remains live until 7 August 2012, and could currently be implemented, it is a material planning consideration which should be afforded significant weight. There have been no material changes to the site since the previous consent was granted, however, there has been a change in planning policy by virtue of the NPPF.

It is acknowledged that the previous application was assessed under a series of Planning Policy Statements (PPS) which have now been deleted, however, given that the PPS's used to assess the original application have in essence been carried forward in the NPPF, it is not considered necessary to revisit the original assessment of the proposal.

Layout and Design

The proposal makes good use of the site and results in each unit being provided with an acceptable sized garden. A bin collection area is proposed to be sited at the front of the adjoining Brewery Close.

The proposed dwellings are single storey in design and, therefore, will not result in undue overlooking of adjacent properties. The scheme does not appear cramped or overdeveloped.

The design of the dwellings is traditional in nature incorporating facing bricks and pantiled roofs. 1.8 metre high timber fencing will be used to sub-divide the properties. There are a small number of trees on the site including two willow trees which will be removed to facilitate the development. Concerns are raised with regard to the loss of the trees given their amenity value, however, these concerns can be mitigated by an appropriate landscaping scheme secured via a planning condition.

Access and Parking

As stated previously two access points are proposed for the site. One access leading from Springfield Road will serve the additional parking area. The other access serving the new dwellings leads directly from Brewery Close. The new drives will be formed from tarmac. A minimum of two parking spaces or garages are provided for each of the proposed units. This is considered an adequate level of parking provision.

Other Matters

The comments raised by the Parish Council have been noted, however, as there have been no material changes to the site or surroundings and the new planning policy framework remains supportive of the proposal, it is considered unreasonable to resist the extension of time of this extant consent. The comments with regard to the sewerage have also been noted and a condition has been brought forward from the earlier consent relating to foul water disposal.

Conclusion

The proposed scheme is considered acceptable in terms of scale and layout and complies with relevant planning policy. The design of the proposed bungalows is considered to reflect the existing character of dwellings within the immediate locality. Existing residential amenity will be maintained. The proposed layout is considered to make efficient use of the available space within the site. Access to the site is also considered acceptable. There have been no material changes to the site or surroundings and the new Planning Policy Framework remains supportive of the proposal. It is, therefore, recommended that the extension of time is granted subject to the conditions imposed on the original application.

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. Prior to the commencement of development particulars 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 before any development commences on the site and the work shall be carried out in accordance with the approved particulars.**

Reason - To safeguard the visual amenities of the area.

- 3. Before the commencement of any work on the site a landscape scheme shall be submitted to and approved in writing by the Local Planning Authority and such a scheme shall include:**
 - 1. a plan and schedule of all trees on the land, their location, species and which are to be retained, felled, lopped or topped.**
 - 2. a plan and schedule for the planting of trees and shrubs, their types and distribution on the site, hard landscaping and the areas to be seeded, turfed or paved.**

3. a programme of the timing of the landscape work having regard to the timing of the commencement of any part of the development hereby permitted.

4. an indication of the measures to be taken during the course of development operations to protect those trees which it is intended to retain.

Reason - To ensure that the appearance of the development is satisfactory and that it contributes to the visual character and amenity of the area and to protect the character of the site.

4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and 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, unless the Local Planning Authority gives written consent to any variation.

Reason - To ensure that the appearance of the development is satisfactory and that it contributes to the visual character and amenity of the area and to protect the character of the site.

5. 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.

6. Prior to the commencement of any development, a scheme for the provision and implementation of foul water drainage shall be submitted and agreed in writing with the Local 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 ensure a satisfactory method of foul water drainage and to prevent the increased risk of pollution to controlled waters.

7. The permanent space to be reserved on the site for:

1. turning;
2. parking;
3. loading and unloading;

shall be provided before the use commences and thereafter retained for no other purpose.

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

8. The development hereby permitted shall not be commenced until a scheme and timetable to deal with contamination of land and/or groundwater has been submitted to, and approved in writing by, the Local Planning Authority.

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 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 agreed in writing with the Local Planning Authority. Two full copies of a report on the completed site investigation shall be submitted to 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 shall be submitted to the Local Planning Authority.

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

Prevention of new contamination

9. Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage shall be submitted and agreed in writing with the Local Authority in consultation with the Drainage 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 ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding.

10. Prior to commencement of the use/or first occupation of the development hereby approved, visibility splays shall be provided on both sides of the vehicular access leading onto Brewery Close and shall be maintained free from any obstruction over a height of 600 mm within an area of 2.4 metres x 43 metres measured along the back of the footway.

Reason - In the interests of highway safety.



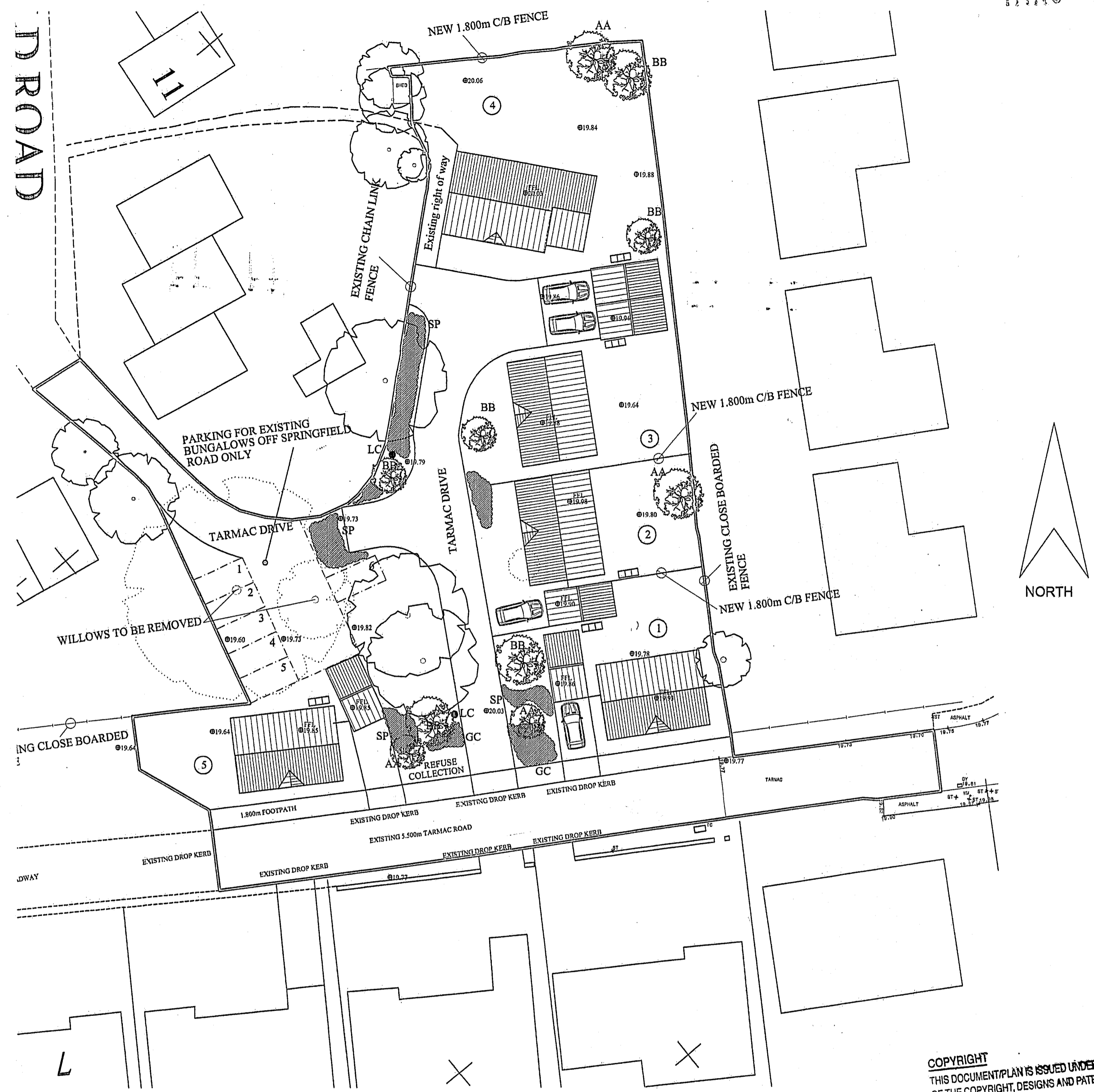
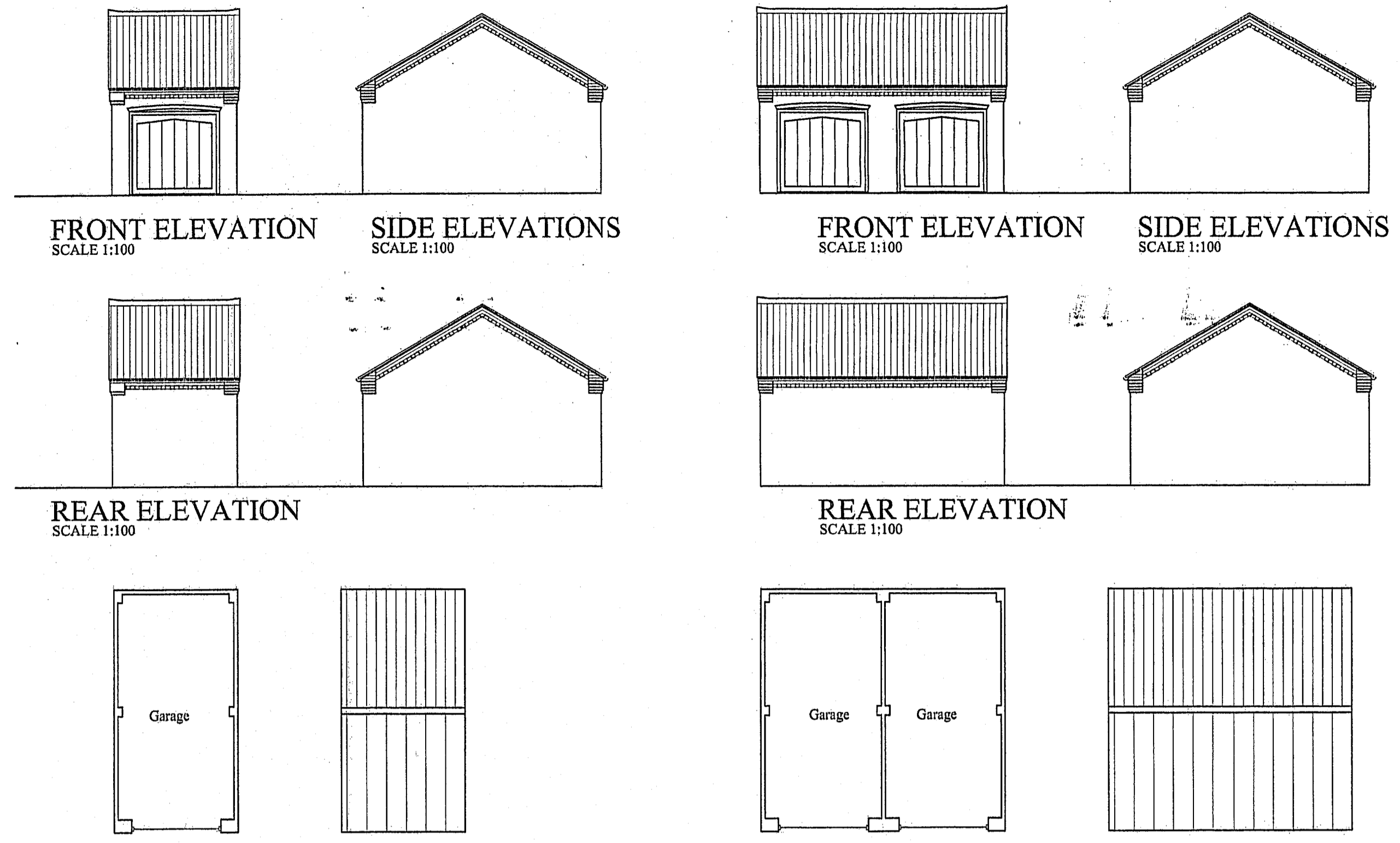
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Scale: 1:1,250

Developments Service

F/YR09/0252/F





SITE PLAN 1:250

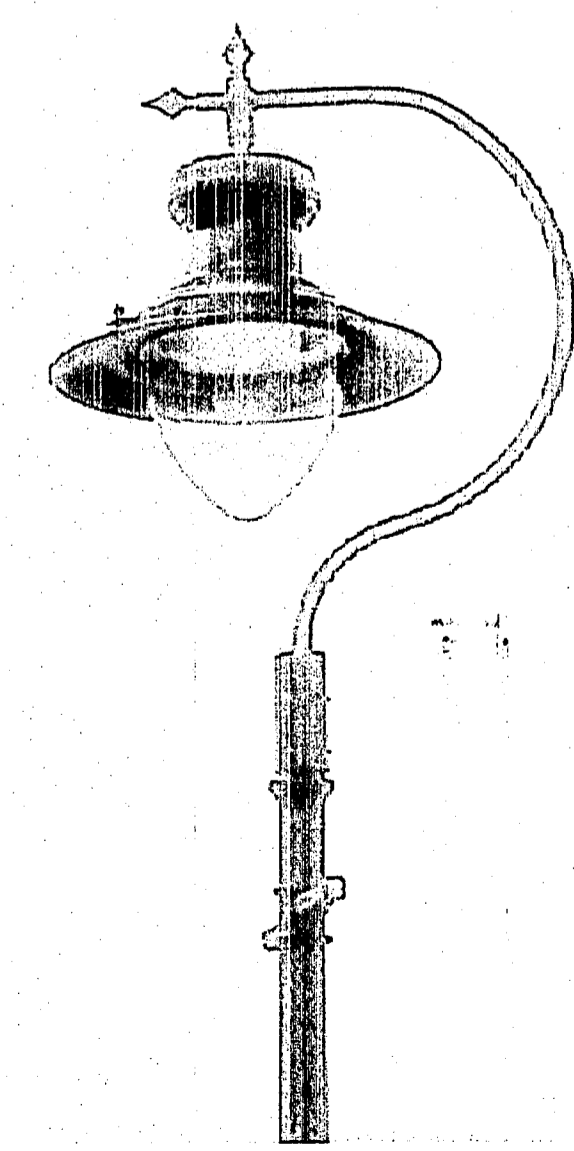
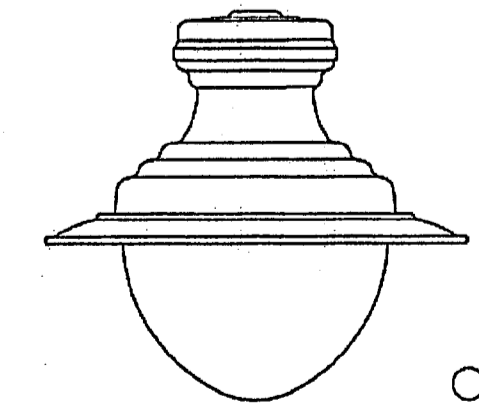
AA BETULA PENDULA(10 LITRE POT)15-18cm GIRTH
BB SORBUS ARIA(10 LITRE POT)15-18cm GIRTH

SP SHRUB PLANTING TO INCLUDE
LONICERA PILEATEA, SPIRAEA GOLD FLAME
SCENECIO GREYII, ROSA RUGOSA
PRUNUS LAUROCERASUS, SYRINGA VULGARIS
C3 POT SIZE
PLANTING SIZE 40-60cm
PLANTED AT 750mm cts

GC GROUND COVER PLANTS
COTONEASTER HORIZONTALIS,
HEDERA HELIX, LAVANDULA SPICA
6 PLANTS PER METRE SQ.

LC LIGHTING COLUMN

Lantern	H	W	Code
Metro	675	750	MS001
Split Ring			

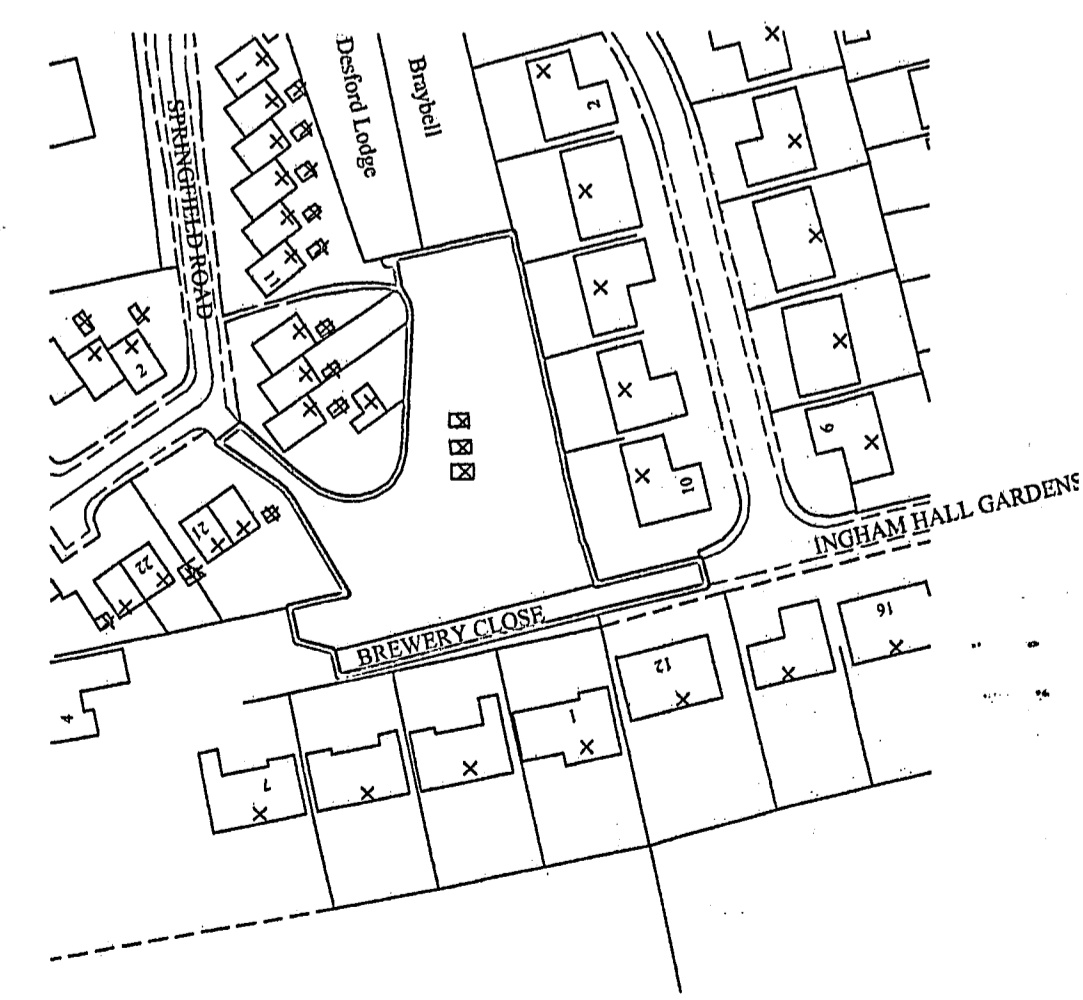


METRO LANTERN AND COLUMN
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CARRIAGEWAY CONSTRUCTION
WEARING COURSE 40mm OF 10mm CLOSE GRADED WEARING COURSE TO BS 4987 Pt1, 100pen BITUMEN MIN.PSV 55
BASE COURSE 110mm OF 20mm DENSE BASECOURSE TO BS 4987 Pt1.50 pen BITUMEN
SUB BASE 300mm TYPE1 AGGREGATE SUB BASE
280mm GRANULAR FILL
GEOSYNTHETIC

GRAVEL DRIVEWAY CONSTRUCTION
EXCAVATE TO FULL CONSTRUCTION DEPTH, REMOVING ALL TOPSOIL,
ROLL FORMATION
COVER FORMATION WITH 1000G GEOTEXTILE
300mm COMPACTED THICKNESS OF MOT TYPE 1 AGGREGATE
50mm OF 20mm NOMINAL SIZE WASHED GRAVEL AS FINISH.

PRIVATE WHEELED BIN STORAGE AREA



LOCATION 1:1250

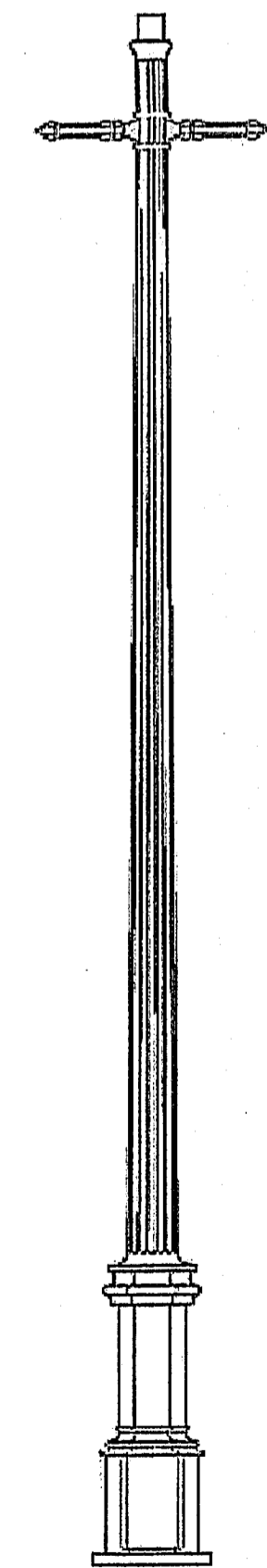
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