

F/YR12/0282/F

12 April 2012

Applicant : Mr Cowell  
Christchurch Parish Council

Agent : Mr M Hall  
Morton & Hall Consulting Ltd

Land North of Playing Field, Upwell Road, Christchurch, Cambridgeshire

Erection of 3no x 2-storey 4-bed dwellings

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This proposal is before the Planning Committee due to it being a departure from the Local Plan

This application is a minor application.

Site Area 0.43 Ha

1. **SITE DESCRIPTION**

The site comprises agricultural land immediately to the north of the playing field and bowling green and has a site area of approximately 0.43 hectares. It lies outside the DAB for Christchurch which abuts the southern side of the playing fields and the dwelling known as Sunrise Lodge.

The site is bounded to the east (road frontage) and south (adjacent playing field) by a drain. There is an established landscaped area immediately south which forms a backdrop to the site.

2. **HISTORY**

Of relevance to this proposal is:

F/YR11/0554/F - Erection of 3 No. x 2-storey 4-bed dwellings and formation of access road – granted 14 October 2011

F/YR01/0190/O - Erection of village hall – granted 16 January 2002

3. **CONSULTATIONS**

**Parish/Town Council:**

No comments received – this is a Parish application

**Local Highway Authority (CCC):**

Requires amendments to plan to show that visibility splays can be accommodated over land within the applicants control. Recommends accesses should be no wider than 4 metres; gates to be set back a minimum of 5 metres; parking and turning to be provided prior to occupation; temporary facilities to be provided during construction; pedestrian visibility splays required.

**Environment Agency:**

No objection but makes advisory comments re: flood evacuation and flood mitigation measures.

**County Archaeology:**

Requires an archaeological condition as records indicate that the site lies in an area of high archaeological potential. The application area rests directly within a landscape of known cropmarks, probably defining a Romano-British field system including dispersed farmsteads. Coins and pottery have been found directly to the west of the application site providing date evidence for the cropmarks.

**FDC Scientific Officer (Land Contamination):**

Requests unsuspected contamination condition.

**Local residents/interested parties:**

None yet received.

**4. POLICY FRAMEWORK**

FDWLP Policy

H3

- To resist housing development outside DABs. To permit housing inside DABs provided it does not conflict with other policies of the Plan.

E8

- Proposals for new development should:  
- allow for protection of site features;  
- be of a design compatible with their surroundings;  
- have regard to amenities of adjoining properties;  
- provide adequate access.

East of England Plan

ENV7

- Quality in the Built Environment

Fenland Core Strategy Draft Consultation July 2011

CS10

- Rural Areas Development Policy

National Planning Policy Framework  
Para 2

- Planning law requires that applications for planning permission must be determined in accordance with the development plan.

## 5. ASSESSMENT

### ***Nature of Application***

This application seeks full planning permission for the erection of 3 x 4-bed houses of individual designs with associated garages. Materials are specified for each dwelling and an illustrative landscaping scheme included. Each dwelling has an overall height of approximately 7 metres with the height of the eaves being 5 metres.

A previous application was approved in October 2011, however, following a detailed site survey it was found that the site dimensions were incorrect on the previous consent and hence a new application is required.

The application is considered to raise the following key issues;

- Site history
- Principle and policy implications
- Layout and Design
- Access and parking
- Archaeology

### ***Site History***

There is an extant consent, issued in 2011, for the erection of 3 units. The scheme was originally proposed to bring forward sufficient funding to enable the Parish Council to invest in the extension/upgrade of the pavilion on the adjacent site. This remains the intention of the Parish with the current scheme merely seeking to increase the site area, yet not the amount of development.

### ***Principle and Policy Implications***

The site lies outside the development area boundary and as such there is no presumption in favour of residential development. Notwithstanding this the Committee considered there were other relevant material considerations that should also be afforded weight, e.g. the schemes acceptable assimilation within the existing environment in landscape and design terms, its overall sustainability and the facilitation role it would have in terms of community benefits

This earlier stance aligns with the advice contained within the National Planning Policy Framework (NPPF) which has recently been issued, in particular paragraph 54 which states that in rural areas planning authorities should be responsive to local circumstances and plan housing development to reflect local needs. Paragraph 55 adds that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of the rural community.

The circumstances highlighted in this case clearly have relevance to the NPPF, in that the acute need for a village hall facility in Christchurch post dates the adoption of the current development plan, and timings are such that the village is currently in limbo in respect of making adequate provision for the leisure and community needs of the village.

### ***Layout and Design***

Issues of scale, settlement form, landscaping features, sustainability and the absence of any wider harm were evaluated in respect of the earlier scheme with Officers considering materials, amenity (including appropriate spacing around dwellings) and parking provision.

In the earlier report to Committee Officers highlighted that whilst the proposed site does not physically adjoin the existing built up settlement edge, there was a dwelling on the opposite side of Crown Road which was visible on the southern approach and that the existing landscaping at the playing field would serve as a backdrop to the dwellings which would in turn be set back from the road. As such the development would not, it was considered, in principle compromise the character of the settlement form or surrounding open countryside, although this was very much an on balance decision and Officers did express some reservations regarding 'extending' the settlement in this form, especially given that the existing playing field boundaries formed a 'soft' boundary on the entrance to the village.

However, the extra area of land now available has enabled the agent to revisit the scheme resulting in proposals now offering a more defined rear boundary to the site, with natural planting to all external boundaries, and more width between each dwelling. Separation distances are now approximately 4 metres and there is ample parking and turning available to the front of the site. Due to the staggered nature of the dwellings the impact of the parking to the front of the site will be lessened.

### ***Access and parking***

The individual properties each make provision for parking and turning and a pedestrian footway linking to the existing provision to the south of the site is an integral part of the scheme as per the earlier approval.

### ***Archaeology***

It is noted that the CCC Archaeology team have requested that a condition be imposed on any approval requiring an archaeological survey. As no such requirement was highlighted on the earlier consent Officers have sought clarification in this regard and any information arising will be reported to the Committee

## **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. Notwithstanding the illustrative details, including boundary treatments, shown on drawing number H2072/300c date stamped 12 April 2012 and 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) hard surfacing, other hard landscape features and materials
- b) boundary treatments
- 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) 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.*

3. 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.*

4. Prior to the commencement of use hereby approved the permanent space 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 first occupation of each individual plot hereby approved it's related visibility splays of 2.4 metres x 215 metres shall be provided and so maintained thereafter free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.

*Reason - In the interest of highway safety.*

6. Prior to the first occupation of the development pedestrian visibility splays of 2.0 m x 2.0 m shall be provided each side of each vehicular access measured from and along the new footway to be provided. Such splays shall be thereafter maintained free from any obstruction exceeding 0.6 m above the level of the new footway to be provided.

*Reason - In the interest of highway safety.*

7. The height of any front boundary enclosure shall not at any time exceed 600 mm above existing ground level.

*Reason - In the interests of highway safety.*

8. Prior to the commencement of the use hereby approved any gate or gates to the vehicular access shall be set back 5.0 metres from the near edge of the highway carriageway, hung to open inwards, and retained in perpetuity thereafter.

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

9. Prior to the first occupation of any of the dwellings hereby approved a 1.5 metre footway from the northern boundary of plot 3 shall be provided to link with the existing footway provision in accordance with an agreed specification, to include lighting, details of which shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority prior to the commencement of any part of the development hereby approved.

*Reason - In the interests of highway safety.*

10. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority a method statement detailing how this unsuspected contamination shall be dealt with. The development shall then be carried out in full accordance with remediation strategy.

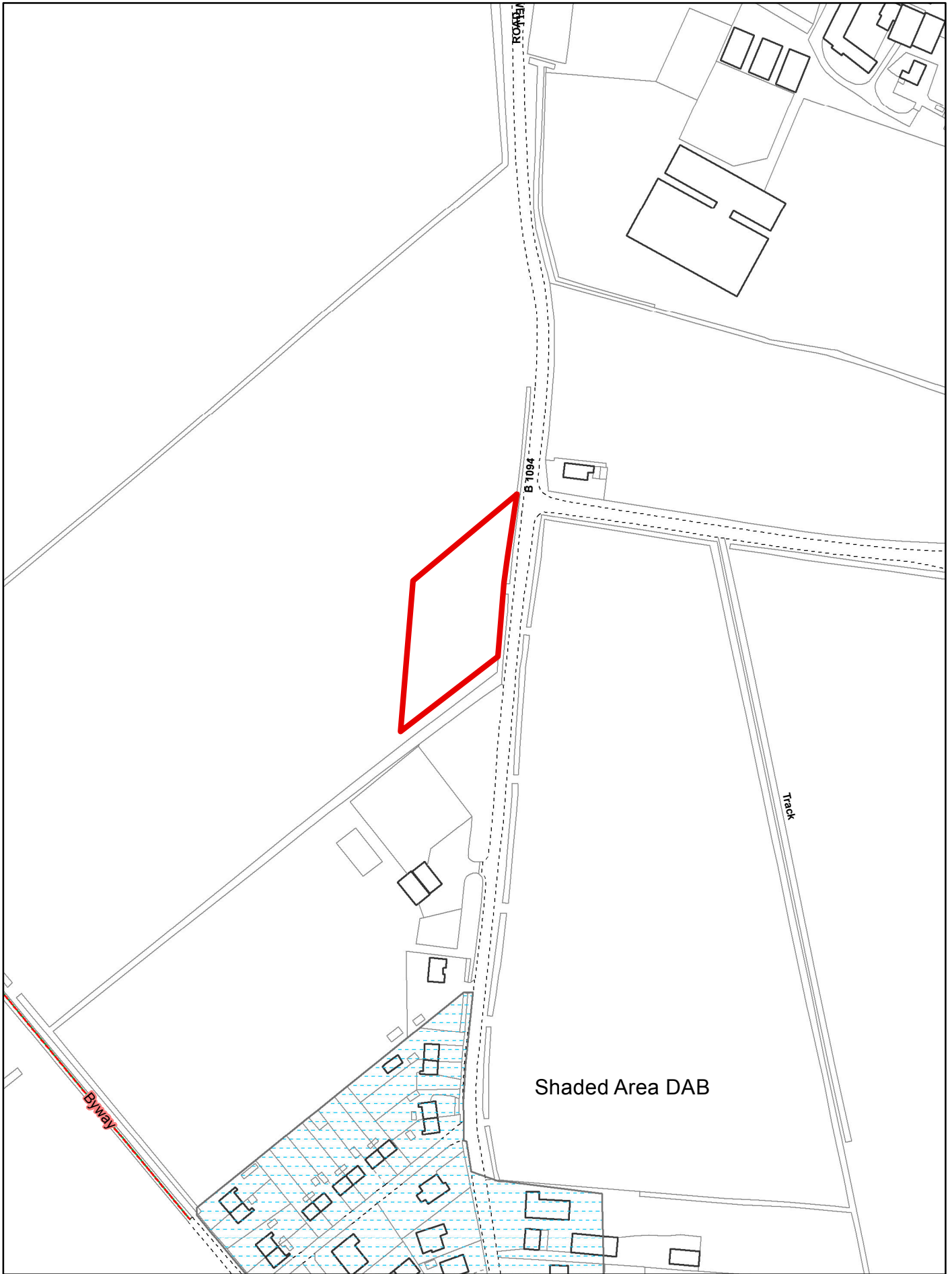
*Reason - To control pollution of land and controlled waters in the interests of the environment and public safety.*

11. 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.***

12. 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.***



Created on: 24/04/2012

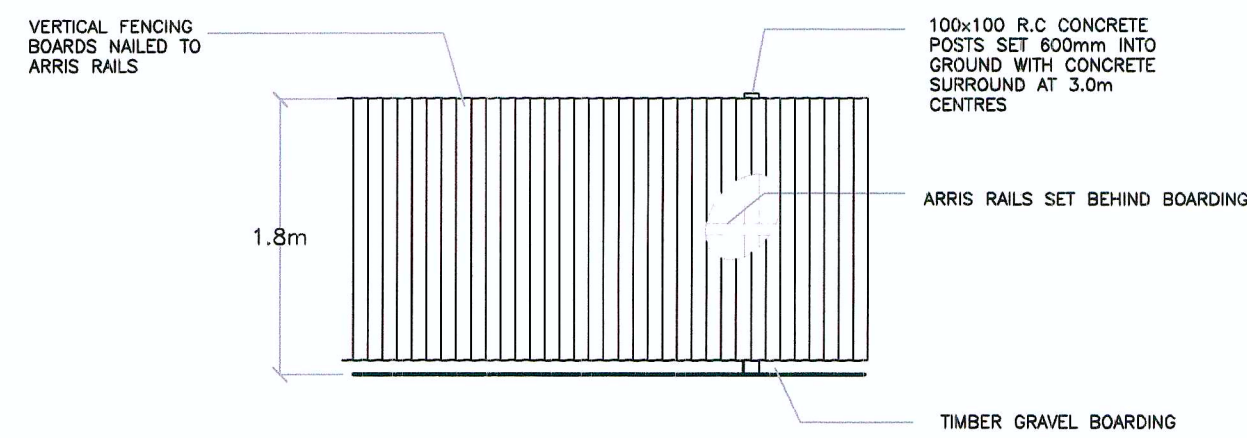
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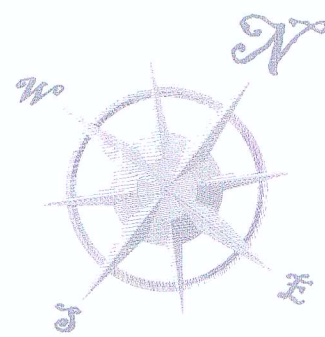
Scale = 1:2,500







1.8m HIGH FENCING DETAIL (1:50)



FIELD

FIELD

VARIOUS VEGETATION CONSISTING OF LEYLANDI, SILVER BIRCH AND SYCAMORE

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1.8m HIGH CLOSE BOARDED TIMBER FENCE

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ACCESS ROAD TO FIELD

VARIOUS TREES UP TO 7m IN HEIGHT

NEW 1.5m WIDE FOOTWAY ALONG UPWELL ROAD SET AS PER THE COUNTY COUNCIL HIGHWAYS SPECIFICATIONS. THIS SHOULD CONNECT UP TO THE EXISTING FOOTWAY

ENSURE ALL HATCHED BOUNDARY AREAS ARE NO MORE THAN 1m HIGH

LEGEND	
	BLOCK PAVING
	GRASS/GARDEN
	PATIO AREA
	PATH, RESIN BOND GRAVEL
	PROPOSED FOOTWAY
	BINS

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REVISIONS	DATE
C GARAGE LENGTH	APR 12
B DRAWING UPDATED	MAR 12
A DRAWING UPDATED	AUG 11

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LABC BUILDING EXCELLENCE AWARDS

Fenland District Council Building Design Awards

Client: Christchurch Parish Council

Project: Land North of Christchurch Village Hall, Christchurch, Cambs.

Title: Proposed Block Plan

DRAWN: B Murfitt	DATE OF ISSUE:
DESIGNED:	
DATE: May 2011	DRAWING NUMBER: H2072/300c
SCALE: 1:200	