

H3: Development Area Boundary/Protection of Character and Amenity/Highway Safety

4. CONSULTATIONS

- 4.1 **Parish/Town Council:** Object as the site is outside of the Development Area Boundary. 4 dwellings is overdevelopment, plot 4 causes concern regarding the west side elevation and the potential for overlooking should there be any further development in the future.
- 4.2 **Environment Agency:** No objection in principle, outline acceptable methods of water discharge. Request that Anglian Water is consulted.
- 4.3 **CCC Highways:** Requests conditions relating to the provision of gates, the provision of parking spaces, temporary facilities for construction vehicles and access drainage measures.
- 4.4 **FDC Scientific Officer:** Unsuspected land contamination condition is required.
- 4.5 **Neighbours:** 1 letter of objection received, concerns regarding the loss of the land which is currently used by wildlife, the loss of the green space would be to the detriment of the village, the buildings are too close together and would appear out of keeping with the rural village setting.

5. SITE DESCRIPTION

- 5.1 The site is located on the northern side of Main Road, immediately adjoining the existing built up frontage and approximately 50metres from the easternmost established settlement at Church End. The site is currently agricultural land and has mainly open boundaries with some hedging to the west.

6. PLANNING ASSESSMENT

- 6.1 The key considerations for this application are:
- Principle and policy implications
 - History
 - Design and layout
 - Other matters.

(a) Principle and policy implications

The site is located beyond any established settlement on land which is characterised as open countryside. The site immediately adjoins the existing built up form and is approximately 50metres from the nearest other settlement

envelope. The proposal does not accord in principle to countryside housing policies, however, as it seeks to partly bridge the gap between two residential parts of the same village, it is considered that no harm will be caused to the character and appearance of the open countryside. The land in question is Grade 3 arable land and, therefore, no concerns are raised with regard to the loss of valuable agricultural land. With this in mind, the principle of residential development is considered to be acceptable.

Policy CS1 of the emerging Fenland Communities Development Plan stipulates that Parson Drove is a 'Limited Growth Village' where developments of up to 9 dwellings may be appropriate. Given that this application is only for four dwellings, the proposal will not compromise the future development or policy aspirations of the village.

(b) History

An application for 4 dwellings on this site was recently withdrawn due to an objection being raised by the Environment Agency. This matter has now been resolved and a letter to this effect has been received from the Environment Agency.

(c) Design and layout

The proposal is for 4 detached dwellings of a relatively modern design akin to the existing development to the east of the site. Each dwelling is afforded sufficient parking and turning area and a large private garden area to the rear. Due to the position of first-floor windows and the layout of the scheme, no concerns are raised with regard to overlooking or overshadowing existing or future occupiers.

The materials have not been specified, however, these can be secured via a condition. Other recommended conditions include those suggested by CCC Highways relating to gates, reserving parking and turning, the provision of temporary facilities for construction vehicles and access drainage measures. Some landscaping has been included within the site plan, however, the species and mix of the trees and shrubs have not been specified. A condition to this effect is, therefore, also considered necessary.

(d) Other matters

It is noted that the Parish Council object to the proposal on the grounds that the site lies outside of any Development Area Boundary. This fact is acknowledged, however, as per 6.1(a) of this report, it is considered that no harm will be caused by the proposal. The comments with regard to the proposal constituting overdevelopment of the site have also been noted. However, as the properties would have a comparable footprint to the neighbouring development with similarly sized gaps between the buildings, it is considered that the proposal does not constitute overdevelopment.

The Parish Council have also raised concerns with regard the fenestration on the west side elevation of plot 4 given that it is likely to prejudice the development of the adjoining land to the west for reasons of lack of privacy. These comments have been forwarded to the agent, however, there is no intention to change this fenestration.

A letter from a neighbouring resident has been received objecting to the proposal for reasons including the loss of land for use by wildlife and the loss of a green space. Although the loss of the land for wildlife purposes is not desirable, ample open land will remain available to the rear of the site. With this in mind it is considered that the benefits gained by allowing growth in the village on balance outweigh the loss of this part of the wider field. The loss of the green space is also regrettable, however, as the development will reduce the gap between the two established parts of the settlement, the proposal is considered to be acceptable.

7. CONCLUSION

- 7.1 The proposal is for the erection of 4 dwellings on land beyond any established settlement. Although the proposal goes against the thrust of countryside housing policies it is considered that the specific location of the site, which is between two distinct areas of development within the same village, is such that the scheme will cause no harm to the character and appearance of the area.

8. 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 the development hereby approved full details of the external finishes shall be submitted to and approved in writing by the Local Planning Authority and the development shall be executed in accordance with the approved scheme and retained in perpetuity thereafter.**

Reason - To safeguard the visual amenities of the area.

3. **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) means of enclosure**
- b) hard surfacing, other hard landscape features and materials**
- 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.

4. **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.

5. **No gate or gates shall be erected across any of the approved accesses.**

Reason - In the interests of highway safety.

6. **Prior to the first occupation of the development, sufficient space within each plot shall be provided to enable vehicles to park clear of the highway and to enter, turn, and leave each plot in forward gear. The areas shall be levelled, surfaced and drained and thereafter retained for that specific use.**

Reason - In the interests of highway safety.

7. **Temporary facilities 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 in accordance with a scheme submitted to an approved in writing by the Local Planning Authority prior to the commencement of development.**

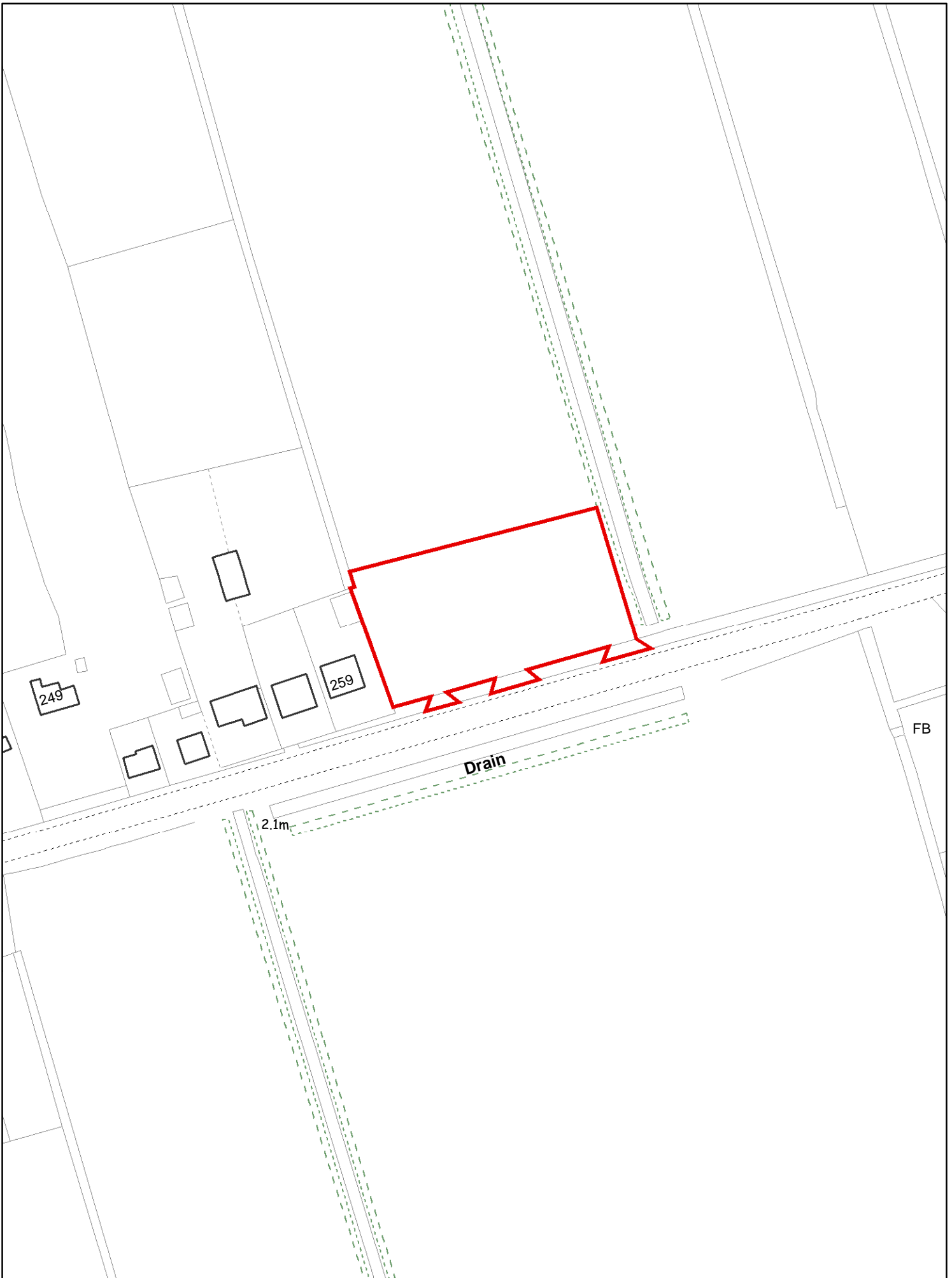
Reason - In the interests of highway safety.

8. **Each 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 prior to the commencement of development.**

Reason - In the interests of highway safety.

9. **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 for, and amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with. The development shall then be carried out in full accordance with the amended remediation strategy.**

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



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