

Application Number: F/YR12/0753/RM
Major
Parish/Ward: March Town Council
Date Received: 26 September 2012
Expiry Date: 26 December 2012
Applicant: Gaul Developments LLP

Proposal: Erection of 8 x 3-bed and 5 x 4-bed 2-storey dwellings with garages and 2.0m high walls and fences involving the demolition of existing swimming pool and outbuildings
Location: Land north of 33 Gaul Road fronting Oxbow Crescent, March

Site Area/Density: 0.49ha/27 dwellings per ha

Reason before Committee: The previous application was determined by Planning Committee

1. EXECUTIVE SUMMARY/RECOMMENDATION

This application is a Reserved Matters application pertaining to outline consent F/YR08/1051/O for residential development of up to 20 dwellings which committed access details only.

The key issues relate to:

- i) site history
- ii) access and parking
- iii) layout and design
- iv) flood risk
- v) Section 106

The site is located within the settlement limits of March where development is clearly sustainable and forms an extension to an existing housing development.

The proposal falls to be determined under Policies H3 and E8 of the Local Plan together with Policies CS1, CS2, CS3, CS4, CS14 and CS16 of the emerging Core Strategy.

Consideration has been given to the existing outline consent on the land and the proposal has demonstrated that 13 dwellings can adequately be accommodated together with parking and good levels of private amenity space. The 2-storey nature of the development forms a natural extension to Oxbow Crescent and is of a similar nature and scale.

The site is subject to an existing S106 agreement requiring education and public open space contributions and is relevant to this Reserved Matters application.

The application for 13 houses complies with the above relevant policies and the application is therefore recommended for approval.

2. HISTORY

Of relevance to this proposal is:

2.1	F/YR12/0084/F	Removal of conditions 7 & 8 of planning permission F/YR08/1051/O relating to footpath link	Granted 20 September 2012
	F/YR08/1051/O	Residential development (0.49ha) (maximum of 20 dwellings)	Granted 14 July 2011
	F/YR07/0995/O	Erection of 13 houses involving demolition of existing outbuildings and sheds	Refused 16 November 2007

3. PLANNING POLICIES

3.1 National Planning Policy Framework:

Paragraph 2: Planning law requires that application for planning permission must be determined in accordance with the development plan.

Paragraph 14: Presumption in favour of sustainable development.

Paragraph 17: Seek to ensure high quality design and a good standard of amenity for all existing and future occupants.

Paragraph 32: Safe and suitable access to the site can be achieved for all people

Section 6: Delivering a wide choice of high quality homes.

Section 7: Requiring good design.

Section 8: Promoting healthy communities.

Section 10: Meeting the challenge of climate change, flooding and coastal change.

3.2 Draft Fenland Core Strategy:

CS1: A presumption in favour of sustainable development.

CS2: Facilitating health and wellbeing of Fenland residents.

CS3: Spatial strategy, the settlement hierarchy and the countryside.

CS4: Housing.

CS14: Responding to climate change and managing the risk of flooding in Fenland.

CS16: Delivering and protecting high quality environments across the district.

3.3 Fenland District Wide Local Plan:

H3: Development should be within existing settlements

E8: Landscape and Amenity Protection

4. CONSULTATIONS

- | | | |
|-----|---|--|
| 4.1 | <i>Parish/Town Council:</i> | Recommend approval. |
| 4.2 | <i>Conservation Officer:</i> | Approves the design of the houses and recommends permeable driveways – Arboricultural Officer should be consulted regarding the trees. |
| 4.3 | <i>Scientific Officer (FDC):</i> | Requests contamination condition. |
| 4.4 | <i>Local Highway Authority (CCC):</i> | Following amendments to the original layout, the amended plan now indicates the width of the shared surface street and the provision of pedestrian visibility splays each side of each vehicular access which are acceptable. The layout is now acceptable in highway terms. |
| 4.5 | <i>Middle Level Commissioners:</i> | The layout does not meet the Boards approval relating to the maintenance access strip protected by the Boards byelaws. Insufficient information has been provided relating to surface water disposal and MLC therefore oppose the application. |
| 4.6 | <i>Cambridgeshire Fire and Rescue:</i> | Adequate provision for fire hydrants should be made. |
| 4.7 | <i>Police Architectural Liaison Officer:</i> | Has had extensive consultations with the developer and having assessed the information provided by the applicant/agent and makes no further comments concerning crime prevention and fear of crime. No objection to proposal. |
| 4.8 | <i>County Archaeology:</i> | Previously requested the archaeological condition on the outline consent which is still valid. |

4.9 **Local Residents:**

2 letters of objection re:

- new wall along The Chase not in keeping with the existing and will enclose The Chase
- queries ground levels
- drainage issues
- overlooking to bungalows on The Chase
- insufficient parking spaces and garage size.

5. **SITE DESCRIPTION**

- 5.1 The site comprises an area of former orchard land situated to the rear (north) of the detached, 2-storey dwelling at 33 Gaul Road, March.

The site lies within the built up limits of March. The surroundings are residential comprising a mixture of new 2-storey dwellings to the west at Beck Close, Oxbow Crescent and Park View East; and, bungalows to the west on the western side of The Chase. To the north is West End Park, with pedestrian access to the Town Centre and across the River Nene to the north via the footbridge which links West End and Marylebone Road. The Chase provides a footpath link between the Park and Gaul Road, as well as vehicular access for the dwellings served from it.

The site has a substantial walled boundary, at least 3 metres high, on its western side, whilst the northern site boundary to the park and the part of the orchard boundary to The Chase are of chain link fencing. The southern part of the site boundary to The Chase is a brick wall.

6. **SITE HISTORY**

This Reserved Matters application follows the granting of outline consent in July 2011 for up to 20 dwellings which was submitted following the refusal of the previous outline consent. In 2007 an application for the erection of 13 dwellings was refused by Members on the grounds that it would have an adverse impact on highway safety owing to the increased number of vehicle movements and that the density of 26 dwellings per hectare was unacceptable as it represented an under-development of the site.

The applicants appealed against the decision and following the Public Inquiry, the Inspector dismissed the appeal on the grounds that the proposal represented an inefficient use of the land and that there was an increased risk of flooding. The Inspector considered that the access from Oxbow Crescent was not unacceptable on highway safety grounds and that the pedestrian link to The Chase could be altered via the imposition of a planning condition.

In September 2012 the removal of a pedestrian link to The Chase was applied for and subsequently approved.

7. ACCESS AND PARKING

Access to the site is via Oxbow Crescent, an existing estate road which serves Park View East, Brook Close and Beck Close and is an adopted road. The road leading into the new estate extension will also be to an adoptable standard with a private drive at each end serving 4 dwellings to the north and 5 dwellings to the south. This arrangement is acceptable to the Local Highway Authority.

Each dwelling will benefit from the required parking standards of 2 spaces for 2 and 3-bed houses and 3 spaces for each 4-bed house. These spaces are provided by a combination of garages and parking spaces. The garages are of sufficient size to enable cars to enter with a garage door size of 2.4 m and internal measurements of 2.7m wide x 5.4 m long.

8. LAYOUT AND DESIGN

The houses are arranged on either side of the internal estate road with rear garden areas facing the boundaries of the site. All the dwellings are 2-storey in nature and utilize a mix of materials including different decorative panels on the bay windows on the front elevation.

A bin collection point is provided at each junction of the estate road and the private drive to ensure a satisfactory refuse collection from the site.

There is adequate private amenity space to the rear of the properties and there will not be any significant overlooking to neighbouring properties. The 2-storey dwellings that back onto The Chase will have first-floor windows overlooking the bungalows along The Chase. However the window to window distances from plots 6 and 7 to Gillingham Lodge is in excess of 20 metres and are not significant enough to warrant a refusal on overlooking. Plot 9 which is closest to Holly Cottage only has small obscure glazed windows at first floor which serve a bathroom and en-suite and will not cause any direct overlooking. The rear windows of plots 9 – 11 on the southern boundary are a significant distance from properties to the south and will not cause any direct overlooking.

9. FLOOD RISK

The site is located within Flood Zone 1 and a FRA was submitted as part of the outline approval. Concerns have been expressed by the Middle Level Commissioners relating to the position of an existing surface water sewer located along the northern boundary of the site and the need to ensure that a 9 metre wide maintenance strip is provided clear of any structures.

This has resulted in a redesign of the layout of the development to ensure that plots 3 and 4 are built clear of the maintenance strip. However part of the private drive will be constructed over part of the required maintenance strip and Middle Level has raised issues relating to possible future maintenance requirements and would ideally like to see the whole developed site outside of this area.

Negotiations are on-going with MLC regarding easements and wayleaves to establish a possible reduction in the width of the maintenance strip however this issue can be overcome by addressing the possible future maintenance requirements within any conveyance of the land to future occupiers or maintenance company responsible for the private drive. However if no agreement can be reached with the MLC regarding the width of the maintenance strip then it could result in a new application with an amended layout, however the layout proposed on this application is acceptable in planning terms and results in a satisfactory form of development.

10. SECTION 106

This is a Reserved Matters application and the details agreed in the Planning Obligation signed 11 July 2011 are relevant to this application. This Obligation requires an Education contribution, an in-lieu contribution for off-site Public Open Space and no affordable housing on sites of less than 15 dwellings. There is also the usual Monitoring Contribution.

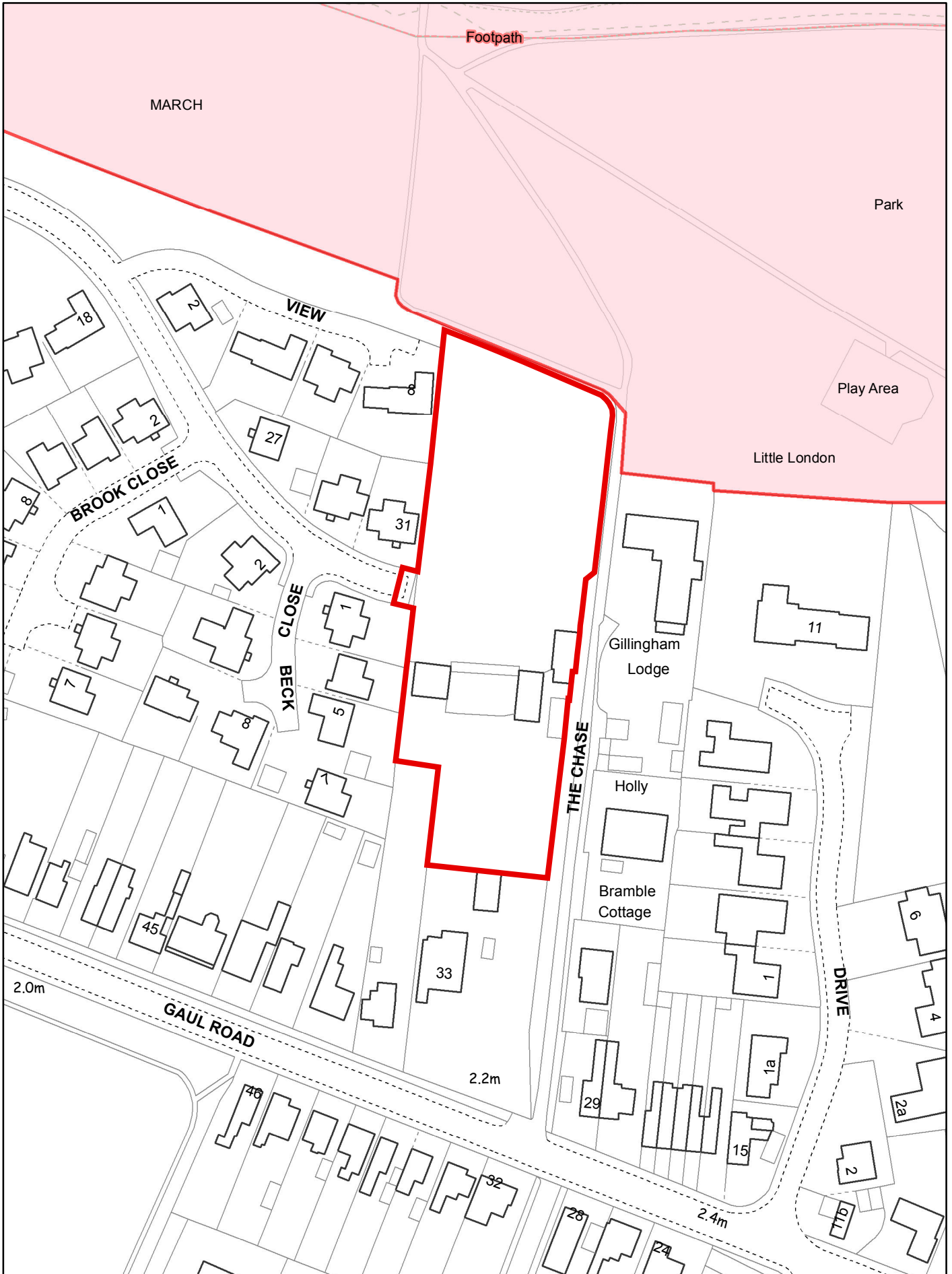
11. CONCLUSION

This is a Reserved Matters application on land that has an existing outline consent and therefore residential development is acceptable. The proposed development forms a logical extension to Oxbow Crescent to the west and the density of 27 dwellings per hectare is similar to the adjoining development.

The proposal accords with the policies mentioned above and issues relating to residential amenity have been addressed.

12. RECOMMENDATION

Approve.



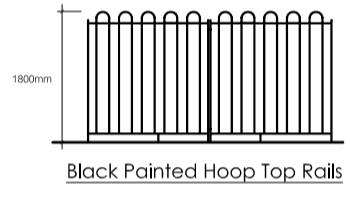
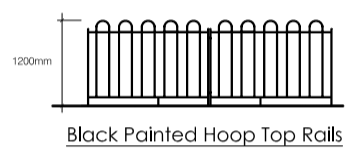
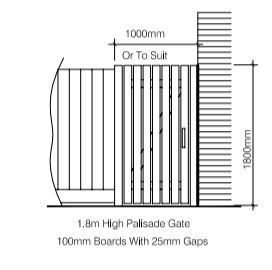
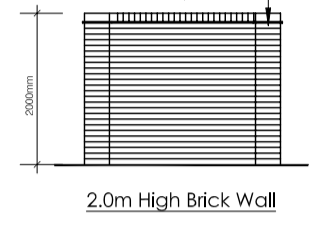
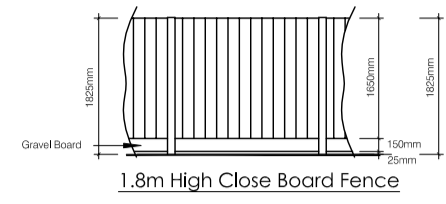
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F/YR12/0753/RM
 (including Conservation Area)
 Scale = 1:1,250



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KEY TO SYMBOLS

- 1.8m High close boarded timber fence
- 1.8m Hopped top metal railing
- 1.8m High interwoven timber fence
- Existing trees to be removed
- 1.8m High brick wall
- Existing trees to be retained
- 1.2m Hooped top metal railing
- Indicates centre of surface water sewer
- Bin collection point with permeable hard standing
- Indicates extent of Internal Drainage Board Easement for maintenance access. 9m from centre line of sewer/indicates centre of surface water sewer.
- Permeable surface treatment - gravel.
- Private drive with permeable block paving Charcon 'Infilitra' or equal and approved. Colour to be Brindle.
- Personnel gate
- Indicative tree planting
- Driveway to be block paving Charcon 'Europa' or equal and approved. Colour to be Burnt Oker.
- 2m x 2m pedestrian visibility splay.

Revision	Date	Description
Revision F	Dec. 12	Amendments made to Plots 3 & 4 turning area to meet requirements of MLC.
Revision E	Nov. 12	Amendments made to Plots 3 & 4 turning area to meet requirements of MLC and move manhole into verge.
Revision D	Nov. 12	Amendments made to Plots 3 & 4 following feedback from MLC and general amendments following meeting with planning officer at FDC.
Revision C	July. 12	General amendments.
Revision B	Jan. 12	Amendments made following discussions with Local Authority.
Revision A	Dec. 11	Amendments made following discussions with Local Authority.

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DRAWING STATUS	PRELIMINARY <input type="checkbox"/>	CONSTRUCTION <input type="checkbox"/>	
	APPROVED <input type="checkbox"/>	FILE COPY <input type="checkbox"/>	
CLIENT GAUL DEVELOPMENTS LLP			
PROJECT LAND NORTH OF 33 GAUL ROAD MARCH, CAMBRIDGESHIRE			
DRAWING TITLE PROPOSED SITE LAYOUT			
SCALE	DATE	DRAWN	CHECKED
1:500 and 1:100 @ A2	NOVEMBER 2011	L BEVENS	
DRAWING NUMBER CH11/LBA/235/RM100			REVISION F