

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.

3.2 **Draft Fenland Core Strategy:**

CS1: Presumption in favour of sustainable development.

CS3: Spatial strategy, the Settlement Hierarchy and the Countryside

CS5: Meeting Housing Need.

CS16: Delivering and Protecting High Quality Environments across the District.

3.3 **Fenland District Wide Local Plan:**

H3 – Settlement Development Area Boundaries

E8 – Proposals for new development.

4. **CONSULTATIONS**

4.1 ***Parish Council***

Object for the following reasons:

- Overdevelopment of the site;
- There is lack of community infrastructure (including lack of capacity at the Primary School, insufficient medical facilities and poor highways provision) to support the development.
- Out of keeping with the existing surrounding development.

4.2 ***Middle Level Commissioners***

The private watercourse should be improved to a suitable standard. Access to the watercourse to undertake maintenance operations should be retained. Where relevant, any works undertaken should be in accordance with the Board's Biodiversity Action Plan. Test results will be required to prove that the proposed water level/flood risk management system will work effectively.

4.3 ***CCC Highways***

Initially requested an amended layout to demonstrate visibility at the junction with Begdale Road, the size of the parking spaces and pedestrian visibility splays.

Following receipt of 2 amended plans the issues have been addressed and the layout is therefore acceptable from the highway point of view.

4.4 ***EDF Energy***

No response received.

- 4.5 **National Grid** No response received.
- 4.6 **Police Senior Architectural Liaison** In the past 12 months there has been 6 reported crimes occurring in Begdale Road – 3 burglaries, 2 criminal damages and 1 theft. The parking arrangements will restrict surveillance of the undercroft parking. Concern that the number of trees positioned along the frontages of the houses will preclude any opportunity to introduce street lighting columns, therefore requests a condition in relation to a scheme for external lighting. Whilst having concerns, they do not object to the grating of planning permission.
- 4.7 **Section 106 Officer** 21 (100%) units to be provided as affordable housing. The site will accommodate affordable housing provisions from the Wype Road, Eastrea application. (See section 106 part of the report for full details).
- 4.8 **FDC Housing and Development** No response received.
- 4.9 **FDC Contaminated Land Officer** Requires the contaminated land condition to ascertain historical land use of the site.
- Following the receipt of these comments an initial study was submitted by the Applicant and the Scientific Officer commented further advising that the submitted information constitutes the majority of the condition. Once the developer has commenced then the remedial actions can be incorporated into the soil areas and validation can occur.
- 4.10 **FDC Housing Strategy** No response received.
- 4.11 **Anglian Water** There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the site. Therefore request informatives relating to these assets. Require conditions relating to drainage/surface water strategy.
- 4.12 **Local Residents:** 1 letter of support concerning (in summary):
- Happy with the idea of more affordable accommodation in Elm.
 - Think that there should be more 3 bed dwellings however.

- There is good community spirit and this development will enable people to stay in this neighbourhood.

2 letters of objection concerning (in summary):

- Unhappy with the 2-storey buildings as they will cause overlooking.
- Would prefer single-storey properties.
- Will bring down the value of their property.
- Shortage of space at the local schools.
- Concerns over the adequacy of the drainage/sewage systems.
- The proposed number of houses results in a dense development.
- The positioning of the dwellings is out of character with the area.
- Any new development should enhance the character of the area and quality of life for the residents.
- The ditch running along Limes Avenue is a danger to children and should be fenced off.
- Every year children remove frogs and spawn from the ditch and added housing will make this problem worse.

5. **SITE DESCRIPTION**

- 5.1 The site currently houses a vacant sheltered housing development comprising of both 2-storey and single-storey buildings. The site is within an existing built up residential area on the Western side of Elm. The site is bounded by Limes Avenue to the West, All Saints Close to the East and North and Begdale Road to the South. These roads are all characterized by residential development, with both single-storey and two-storey dwellings present. The existing development on the site has security panels to all of the windows and has remained unoccupied for some time. It has been advised that much of the existing accommodation within The Dale complex is small in size with configuration that is not suited to residents with mobility problems and in addition 10 units have been advertised since November 2008 with little or no interest.

6. **PLANNING ASSESSMENT**

- 6.1 The key considerations for this application are:
- Relevant Policy
 - Layout, Design and Impact on Residential Amenity
 - Section 106 Requirements.

Relevant Policy

This application has been assessed in line with the Policies listed at the beginning of this report.

The NPPF encourages the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value (Paragraph 17). Paragraph 51 of the NPPF advises that LPAs should identify and bring back into residential use empty housing and buildings in line with local housing. The NPPF advises that LPAs should deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities (Paragraph 50).

The site lies within the existing built-up area of Elm. The development of previously developed land within the built up area is supported by Policy H3 in the adopted Fenland District Local Plan and also by Policy CS3 in the Core Strategy – February 2013. The principle of housing development in this location is, therefore, considered to be acceptable subject to satisfactory scale, design, layout, access and impacts on residential amenity and the surrounding area.

Layout and Design and Impact on Residential Amenity

This application seeks full planning permission for 21 dwellings. All of the dwellings are to be 2-storey and are a mix of terraced and semi-detached dwellings. The site will be accessed off Begdale Road and All Saints Close. The proposal comprises of 4 different house types. Type A forms the areas of terraced dwellings and is a 2-storey 2-bed design with an undercroft car port style of parking for each of these dwellings. The design of the dwelling utilises a fairly modern style with a combination of red facing brickwork, a black weatherboard cladding to the first floor and Sandtoft Clay Tiles. House Type B are semi-detached dwellings of a design similar to Type A with the same materials. House Type C forms both semi-detached and terraced elements of the proposal and is a 3-bed property. The design and materials reflect those of Types A and B. Type D is a 2-bed property which is a semi-detached arrangement. The layout has been largely determined by the need to create an appropriate scheme for Highways' purposes. Some of the Plots include an undercroft style car port underneath part of the dwelling and the remaining have a driveway. The layout allows for adequate parking and the required visibility splays. As such the Local Highways Authority have no objection to the scheme and request conditions.

The layout of the proposal shows 3 rows of terraces running from North from Begdale Road with 3 blocks of semi-detached dwellings to the North of the site. The character of the area demonstrates a mix of dwelling types, scales, sizes and materials. The dwellings directly to the South of the site are predominantly 2-storey with some bungalows. Limes Avenue sits to the West of the application site and this is characterised by semi-detached 2-storey dwellings. To the North and East of the site are predominantly small scale bungalows in terraced formation. It is acknowledged that the proposal is for 2-storey dwellings adjacent to bungalows, however, this is considered to be, on balance, acceptable given the mix of dwelling types in the immediate area, as well as the presence of existing two-storey buildings that formed part of the sheltered housing complex. The proposal has been assessed with regards to

the character and form of the surrounding area, as well as the impact on neighbouring dwellings and it is considered that the layout, proximity of the dwellings to adjoining sites and design of the proposals would not result in an incongruous feature or have an adverse impact on residential amenity.

Section 106 Requirements

This site proposes to provide affordable housing not only for this development but also for the Wype Road development in Eastrea – proposed under planning application reference F/YR12/0907/F (also on this Agenda). In accordance with Policy CS5 of the Emerging Core Strategy the Council will require 25% of the dwellings within the development to be Affordable Housing. This would equate to 5 dwellings. In addition to the requirements of this site, the applicant has agreed to provide a further 4 dwellings as affordable housing to fulfil the obligations of the site at Wype Road, Eastrea (F/YR12/0907/F). This would bring the total affordable units to 9. The applicant has proposed to provide 100% affordable housing, however, the Council can only require 25% under the current Policy. Any additional provision is by the goodwill of the applicant.

The affordable housing requirements for this site is dependant on the decision made on the Wype Road application and are detailed as follows:

If the Wype Road application is approved and Members' are minded to approve this application the recommendation would be to Grant subject to:

- The provision of 9 Affordable Housing Units
- An education contribution
- CCC Strategic Waste Contribution
- Public Open Space Contribution
- A monitoring contribution.

If the Wype Road application were refused and Members' were minded to approve this application the recommendation would be to Grant subject to:

- The provision of 25% Affordable Housing – equivalent to 5 dwellings.
- Education contribution
- Strategic Waste contribution
- Public Open Space Contribution
- A monitoring contribution.

However, as the applicant is proposing to provide 100% Affordable Housing there would be no requirement for Education or Strategic Waste contributions in this instance. Therefore, these would be included in the Section 106 Agreement in the event that the Applicants do not provide 100% Affordable Housing. The Education and Strategic Waste contributions would only become payable in the event of the site being developed for open market housing and this would be reflected in the Section 106 Agreement.

7. CONCLUSION

- 7.1 The proposal has been assessed in line with the National and Local Policies listed at the beginning of the report. The proposal is considered to be acceptable in terms of layout, scale, design and impacts on the character of the area and neighbouring residential amenity and, therefore, is recommended for approval. This is subject to the completion of a Section 106 in line with one of the scenarios listed within the Section 106 part of this report.

8. RECOMMENDATION

Grant Subject to conditions and a Section 106 Agreement as detailed in the Section 106 section above.

- 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. 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 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.

- 3. Prior to the commencement of the 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 the occupation of any dwellings and retained thereafter in perpetuity.**

Reason - In order to ensure that the site meets the crime prevention guidelines.

- 4. Prior to the commencement of the development hereby approved adequate temporary facilities, details of which shall be 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 during the period of construction.**

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

- 5. Prior to the commencement of the use hereby approved the permanent space shown on the plans hereby approved to be reserved on the site to enable vehicles to 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.

- 6. No dwellings shall be occupied until the works have been carried out in accordance with the surface water strategy so approved unless otherwise approved in writing by the Local Planning Authority,**

Reason - To prevent environmental and amenity problems arising from flooding.

- 7. Prior to the commencement of any development, a scheme and timetable for the provision and implementation of foul and surface water drainage shall be submitted and approved in writing by the Local Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specifications at such time as may be specified in the approved scheme and thereafter retained in perpetuity.**

Reason - To ensure a satisfactory method of foul and surface water drainage and to prevent the increased risk of flooding.

- 8. No development approved by this permission shall be occupied prior to the completion of any remedial works and a validation report/s being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs a), b) and c).**

(a) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.

(b) If, during the works, contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA.

(c) Upon completion of the works, this condition shall not be discharged until a validation/closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site, and what has been brought on to site.

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

- 9. Approved Plans**

UPDATE

Members will recall that this application was deferred from the 1 May 2013 Committee. This was to allow the Agents/Applicants to look into the materials of construction (in particular the proposed cladding), the need for 1-bed

bungalows on site and the relationship between the two storey dwellings and the existing bungalows (plots 9 and 10). These concerns have been fully considered by the Applicants' and they have advised the following in relation to the existing scheme.

In exploring the request to consider 1-bedroomed properties on the site Roddons have confirmed that there is very limited need for these properties in Elm. The Dale itself became unoccupied and evidences this lack of need Accordingly, it would not meet the current identified housing need established by Roddons if 1-bed properties were included in the scheme.

In relation to the proposed cladding, the Agents have confirmed that this will not be cedar or any type of wood cladding which would deteriorate and require extensive maintenance. The proposed cladding will be Eternit black weather boarding which is a durable material and is not subject to weathering over time. As such, this is considered to be acceptable in terms of quality and appearance, but should Members' wish to see a different type of material this can be dealt with via a condition.

The concern raised over the relationship between the existing bungalows and proposed two-storey dwellings has also been considered by the Applicant and Local Planning Authority. The Agent has confirmed that the positioning of Plots 9 and 10 were carefully considered in the context of the neighbouring bungalows when originally designing the scheme. The rear elevations of Plots 9 and 10 have no windows at first floor level, with light being provided to the bathroom by a small roof light. This would not allow any overlooking to the neighbouring bungalows. In addition the rear elevations of the proposed dwellings are approximately 9 metres from the curtilage boundaries of the bungalows and approximately 16.2 metres from the actual bungalows themselves, therefore, it is considered that the separation between the plots will not result in any overlooking, loss of privacy or overshadowing.

In re-assessing the scheme, with particular attention to the abovementioned issues, officers consider that the proposal is acceptable in terms of the housing mix proposed, the types of materials to be used and the relationship of Plots 9 and 10 to the existing bungalows.

The proposal is, therefore, recommended for approval subject to the completion of a Section 106 as detailed in the main report.

RECOMMENDATION

Grant Subject to conditions and a Section 106 Agreement as detailed above.

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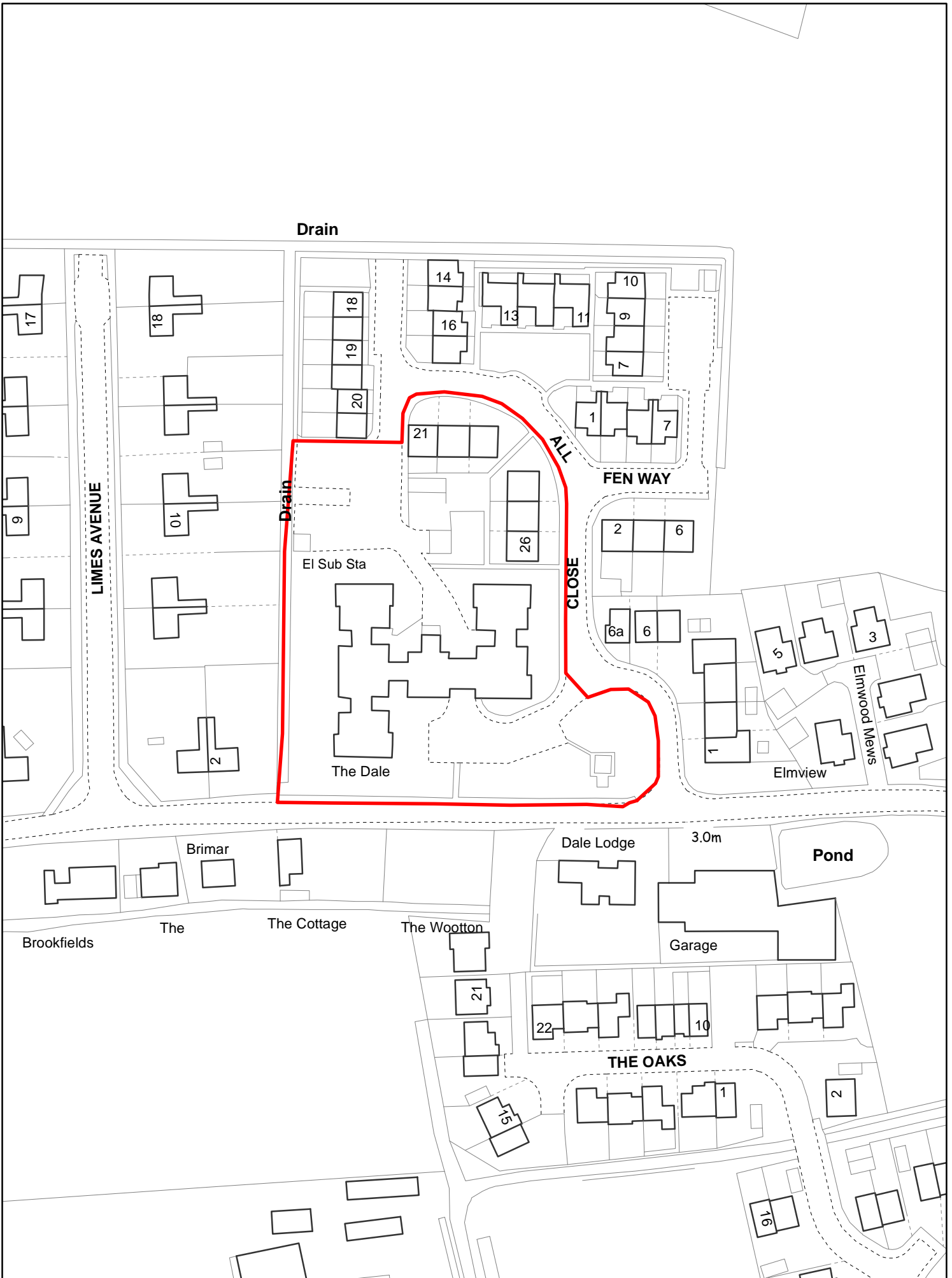
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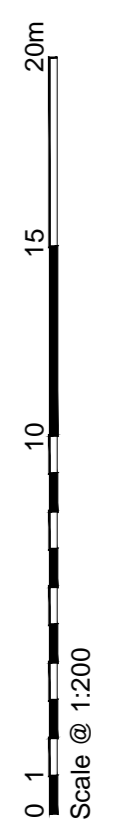
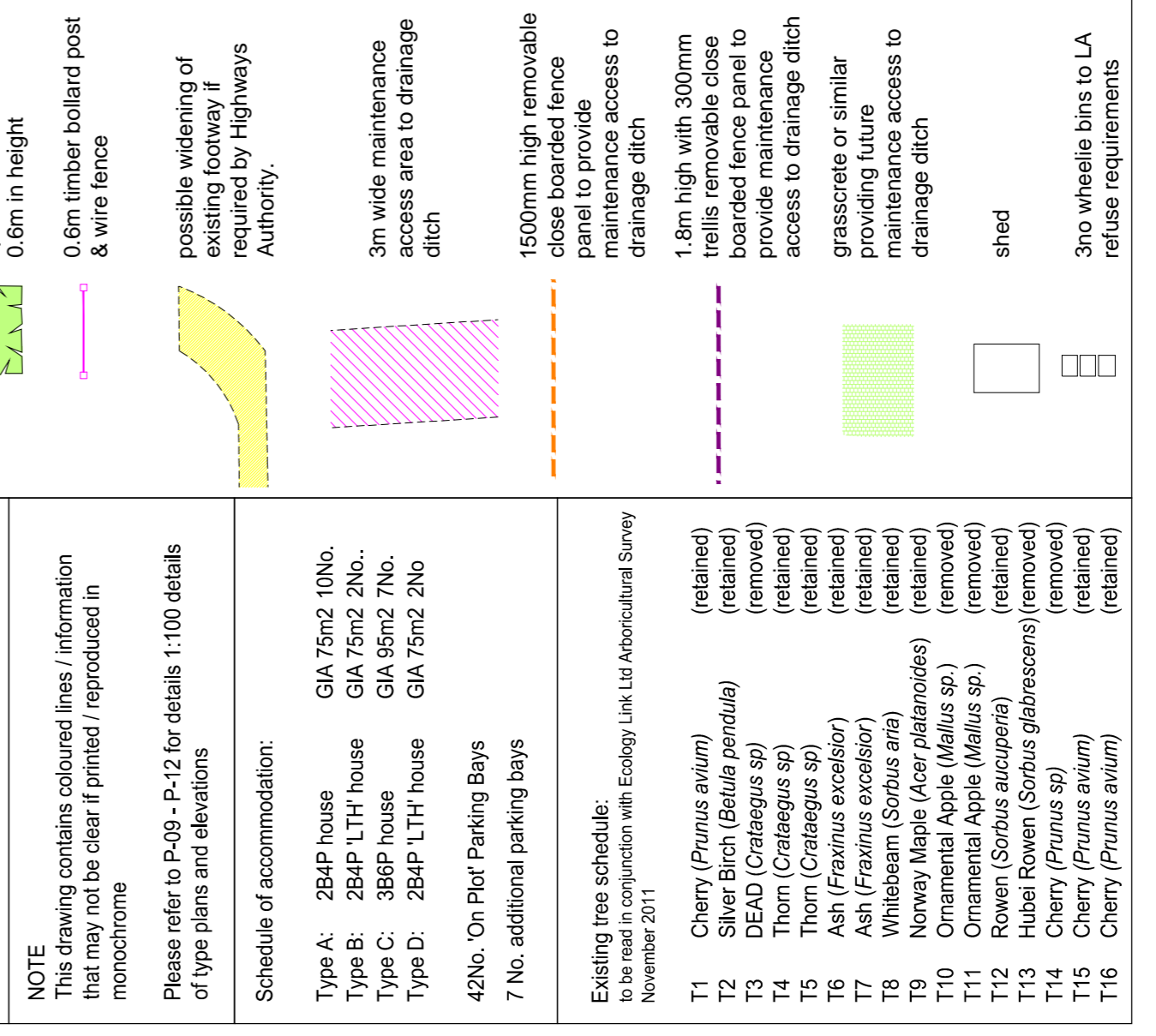
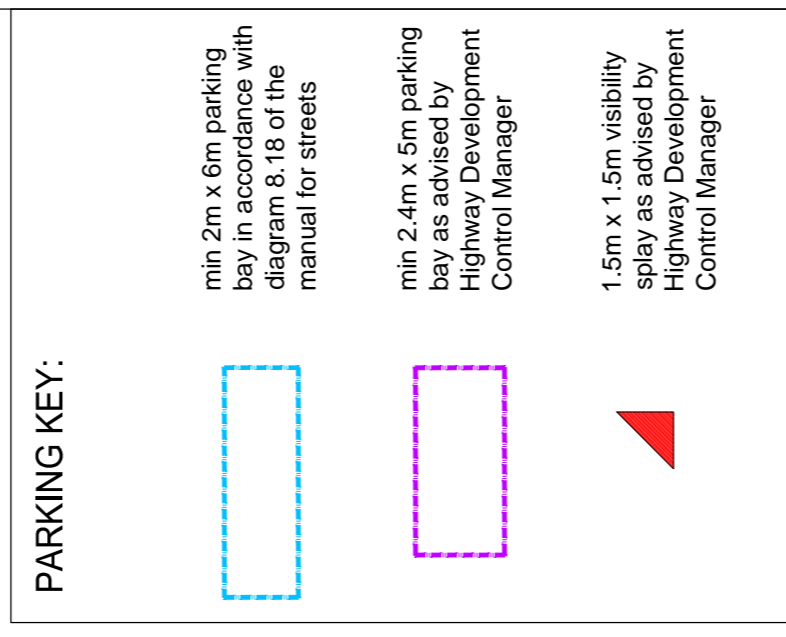
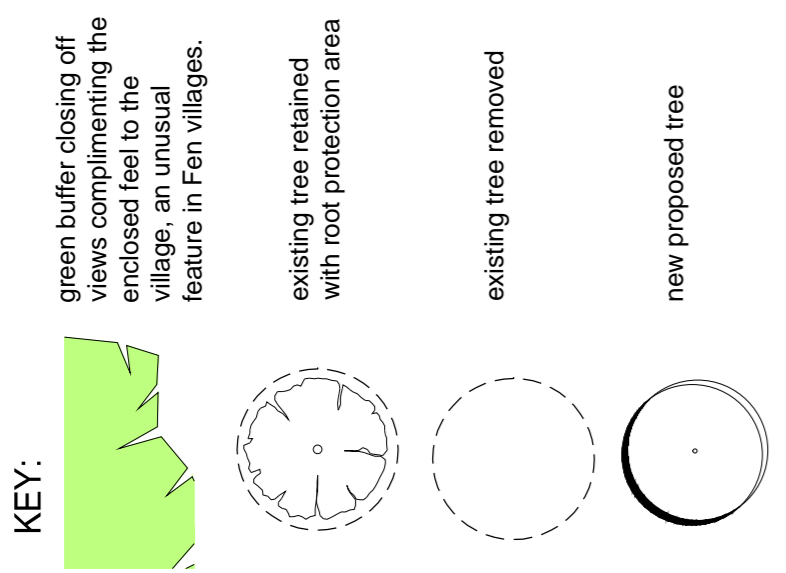
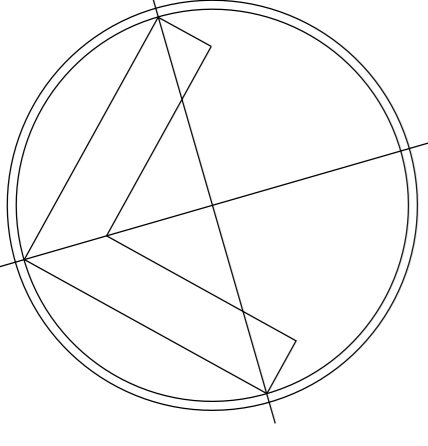
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9. Approved Plans



the drawing is not to be scaled
 Parking Bays Numbered Trees highlighted 05-11-12 A
 Parking Bays amended following consultation with 14-12-12 B
 Highway Development Control Manager
 visibility splays highlighted to plots 18-22 & east to
 junction adjacent to Fen Way
 with Highway Development Control Manager C

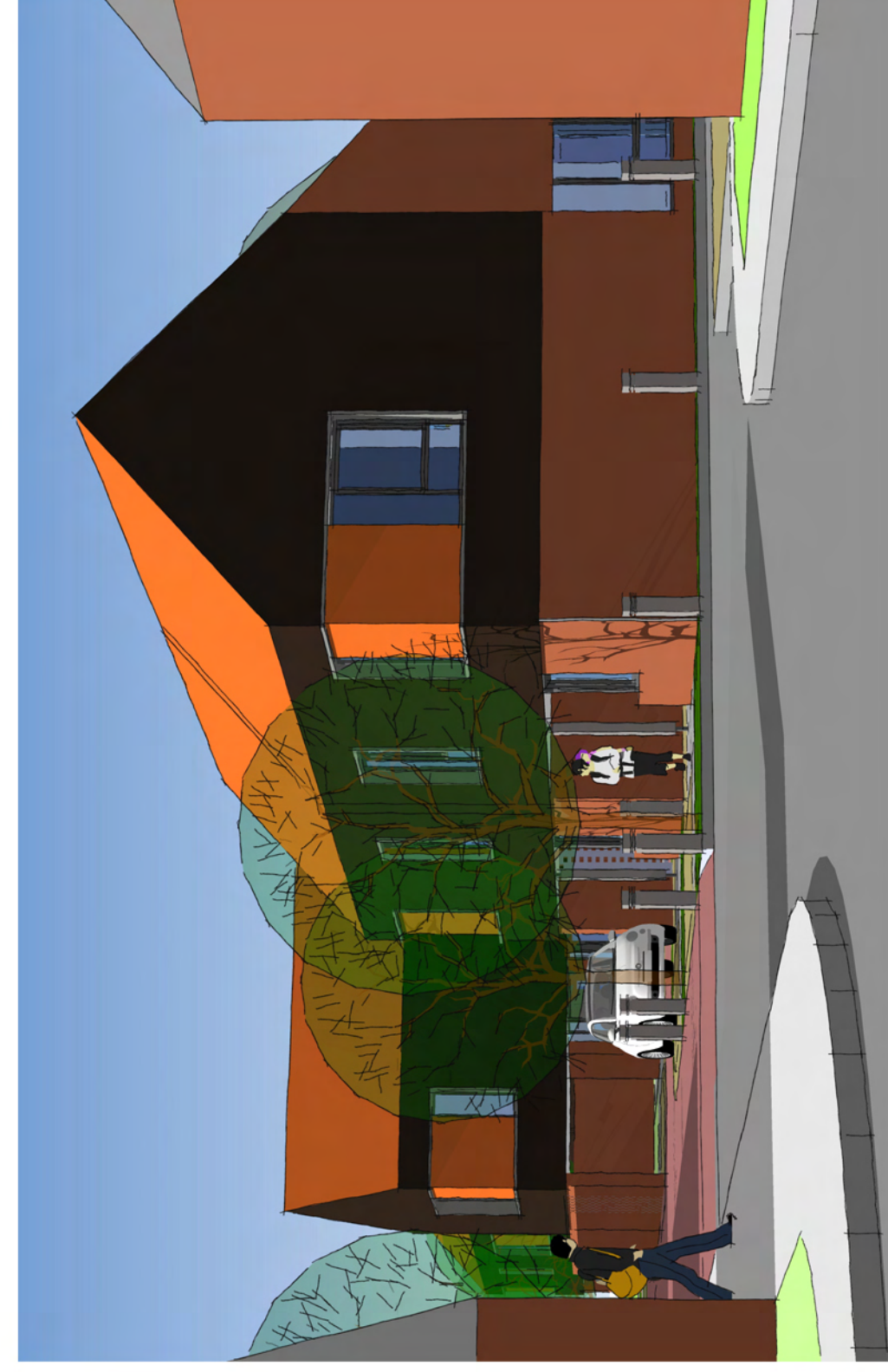
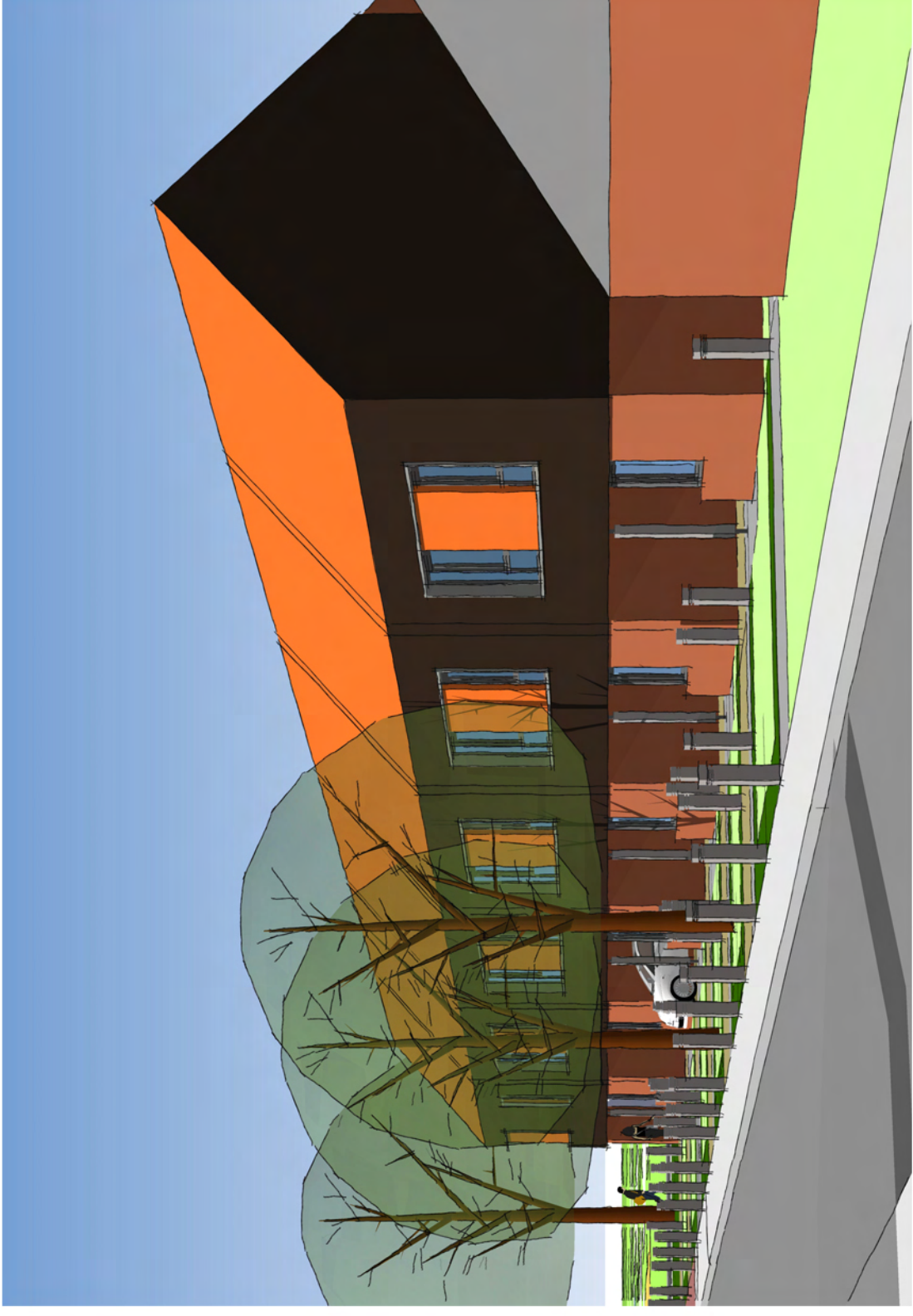
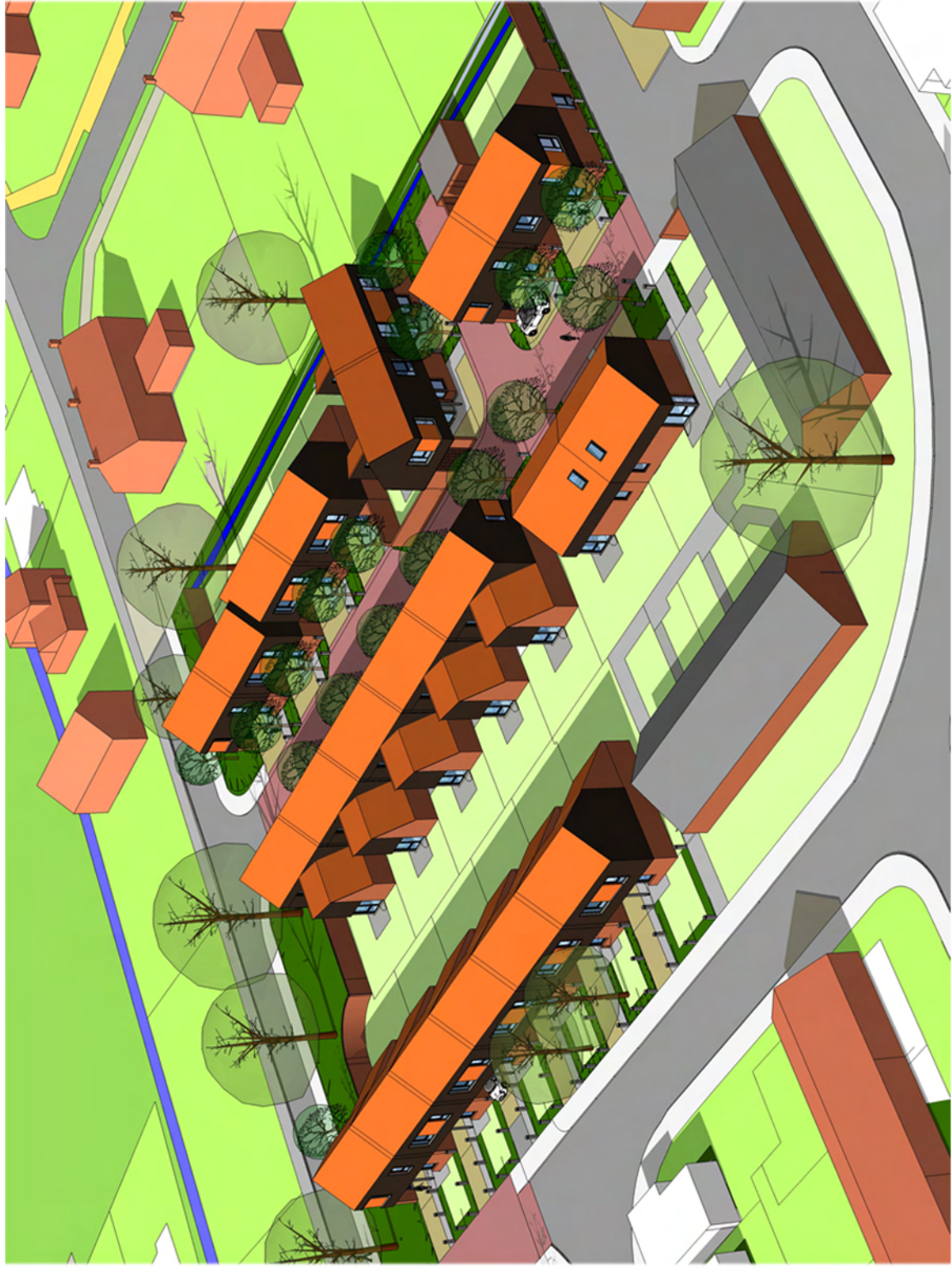


The Dale, Elm, Wisbech
 Site Layout at Ground Floor



20-22 Wenny Street
 London N1 7FE
 London @mepk
 london@mepk.co.uk
 www.mepk.co.uk

for planning
 date 12-12-11
 scale @ A1
 drawing number 0950
 revision P-01
 checked mm
 C



The Dale, Elm, Wisbech
3D Views

MEPK
ARCHITECTS

20-22 Varsity Street
London N1 7RE
1-020 7251 5573
london@mpk.co.uk
www.mepk.co.uk

DATE: 27-11-12
FOR: planning
DRAWN: mm
CHECKED: mm
REVISION: mm
DRAWING NUMBER: P-14
0950