

Application Number: F/YR12/1001/O
Minor
Parish/Ward: Elm
Date Received: 24 December 2012
Expiry Date: 18 February 2013
Applicant: Mr & Mrs B & J Ingham
Agent: Mr A Faulkner, Maxey Grounds & Co.

Proposal: Erection of 4 dwellings.
Location: Land South of 188 Fridaybridge Road, Elm

Site Area: 0.27 hectares

Reason before Committee: The application is a departure from the Development Plan.

1. EXECUTIVE SUMMARY/RECOMMENDATION

This application is an outline application for 4 dwellings at land South of 188 Fridaybridge Road in Elm. The site is within an existing area of residential development in Elm and is currently Grade 1 Wallasea 2 agricultural land. The application is outline with all matters reserved.

The key issues to consider are:

- Relevant Policy
- Layout and Design.

The proposal relates to a frontage development comprising of 4 dwellings, which are sited within an existing area of frontage development. The key issues have been considered along with current Local and National Planning Policies and the proposal is considered to be in line with Policy. Therefore, the application is recommended for approval.

2. HISTORY

None.

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 quality homes.

Paragraph 58: Development should respond to local character and be visually attractive as a result of good architecture and landscaping.

3.2 Fenland Local Plan Core Strategy (February 2013):

CS1: Presumption in favour of sustainable development.

CS3: Spatial strategy, the Settlement Hierarchy and the Countryside

CS4: Housing

CS12: Rural Areas Development Policy

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

3.3 Fenland District Wide Local Plan:

H3 – Settlement Development Area Boundaries

E2 – Open Spaces and Gaps in Settlements

E3 – Landscaping in New Developments.

E8 – Proposals for new development.

TR3 – Car Parking

4. CONSULTATIONS

- | | | |
|-----|---|--|
| 4.1 | <i>Parish Council</i> | Supported |
| 4.2 | <i>Middle Level Commissioners</i> | Requires the submission of further information in relation to flood risk. Require clarification of water management devices. |
| 4.3 | <i>CCC Highways</i> | Requests conditions relating to parking and turning areas, visibility splays, gate locations, access construction, temporary construction facilities, access drainage, provision of a footway and the relocation of the traffic management island. |
| 4.4 | <i>FDC Contaminated Land Officer</i> | Requests that the contaminated land condition is attached due to the size and nature of the development. |
| 4.5 | <i>Local Residents:</i> | 2 letters of comment received concerning (in summary): <ul style="list-style-type: none">• No objection in principle to the development.• The Statement of Community Involvement within the Design and Access Statement is incorrect as they were not made aware of the proposal prior to the application being submitted.• The outline plan shows the garages to the front of each plot resulting in a car dominant street scene.• Would like to see detailed plans showing houses with garages to the rear.• There is not only a Priority Traffic sign in front of the site, but also a priority traffic island and a Give Way sign. |

Would not like the sign to be relocated in front of their property.

- The eastern side of the road will be fully developed and the road has some visibility issues.
- Vehicles regularly travel above the 30 mph speed limit causing concerns over highway safety.

5. SITE DESCRIPTION

- 5.1 The site comprises agricultural land sited off Fridaybridge Road in Elm. It is currently laid to grass with hedging to the front boundary and an open aspect to the rear. The site sits between existing residential development of a mixed scale and design, with residential development opposite. The site is outside of the defined built up settlement of Elm, however, does represent the infilling of an otherwise continuous built up frontage.

6. PLANNING ASSESSMENT

- 6.1 The key considerations for this application are:
- Relevant Policy
 - Layout and Design.

Relevant Policy

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

Policy CS12 of the Fenland Local Plan Core Strategy – February 2013 states that any development in villages should be adjacent to the existing footprint of the village, should not have an adverse impact on the character and appearance of the surrounding countryside and farmland, be of a scale and in a location that is in keeping with the core shape and form of the settlement, and would not result in the loss of important spaces within the village, amongst other criteria.

Policy CS16 requires an application to make a positive contribution to the local area and protect residential amenity, which is reflective of the criteria contained within Policy E8 of the Fenland District Wide Local Plan, 1993.

This application, although not within the defined settlement limits of Elm itself, does sit adjacent to the existing developed built form and can be considered an infill to the existing built up frontage. As such the proposal is considered to comply in principle with the provisions of Policies E8, CS12 and CS16. The site is not considered to be an important gap in the countryside as it is currently screened by tall hedging and does not afford a long view into the countryside and as such the proposal is considered to comply with the provisions of Policies E2 and E3 of the Fenland District Wide Local Plan.

Layout and Design

This application has been submitted in Outline form with all matters reserved, therefore, the submitted layout plan is indicative only. As detailed in the above Section, the proposal is considered to be in keeping with the relevant Policies

in terms of the principle of development. The submitted indicative plan shows the 4 dwellings positioned on the site in a linear, frontage development form, and whilst this is an indicative plan, frontage development is considered to be acceptable in this location, given the form and nature of the surrounding residential development along Fridaybridge Road. The indicative plan shows that 4 dwellings could be accommodated on the site, and the design, scale and layout of these would be fully considered at the Reserved Matters stage.

Some concern has been raised in relation to highway safety. There is an existing traffic calming island sited to the front of the proposal site, which sits in line with one of the proposed site accesses. This will, therefore, need to be relocated, and this would require approval from the Local Highways Authority, under its own legislation. The application proposes 3 accesses, two for the dwellings and one for access to the agricultural land to the rear. At present the plan shows the access to the land at the rear through the middle of the site, however, this is not committed and it would be preferable to the side of the site rather than through the middle. The relocation of this roadway would also help to address the need to maintain a satisfactory distance between the dwellings and the drain running along the South of the site. This issue can be addressed at Reserved Matters stage.

7. CONCLUSION

- 7.1 The proposal has been assessed in line with the National and Local Policies and is considered to be acceptable in terms of the principle of the development for 4 dwellings in this location and, therefore, is recommended for approval.

8. RECOMMENDATION

Grant

1. Approval of the details of:

- a) The layout of the site;**
- b) the scale of the buildings;**
- c) the external appearance of the buildings;**
- d) the means of access thereto;**
- e) the landscaping;**

(hereinafter called the Reserved Matters) shall be obtained from the Local Planning Authority prior to the commencement of development.

Reason - To enable the LPA to control the details of the development hereby permitted.

- 2. Application for approval of the Reserved Matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.**

Reason - To ensure compliance with Section 92 of the Town and Country Planning Act 1990.

- 3. The development hereby permitted shall begin before the expiration of 2 years from the date of approval of the last of the Reserved Matters to be approved.**

Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 4. Prior to the first occupation any gate or gates to the vehicular access shall be set back a minimum of 5.0m from the near channel line of the carriageway of Fridaybridge Road. Any gate or gates shall be hung to open inwards.**

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

- 5. Prior to the first occupation of the development the vehicular accesses where they cross the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.**

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

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

Reason - In the interests of satisfactory development and 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.**

Reason - In the interests of satisfactory development and 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 submitted to and approved by the LPA.**

Reason - In the interests of satisfactory development and highway safety

- 9. Prior to the first occupation of the development a 1.8m wide footway shall be laid out and constructed along the entire frontage of the site to Fridaybridge Road (with attendant carriageway and footway drainage) in accordance with the Cambridgeshire County Council construction specification and to the written satisfaction of the LPA.**

Reason - In the interests of satisfactory development and highway safety

- 10. Prior to the commencement of any development, a scheme for the provision and implementation of foul water and surface water drainage shall be submitted and agreed in writing with the LPA. The works/scheme shall be constructed and completed in accordance with the approved plans/specification at such times as maybe specified in the approved scheme.**

Reason – To prevent the increased risk of pollution to the water environment.

- 11. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs a), b) and c). This is an iterative process and the results of each stage will help decide if the following stage is necessary.**

(a) The contaminated land assessment shall include a desk study to be submitted to the LPA for approval. The desk study shall detail the history of the site uses, the proposed site usage, and include a conceptual model. The site investigation strategy will be based on the relevant information discovered by the desk study. The strategy shall be approved by the LPA prior to investigations commencing on site.

(b) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitable qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology.

(c) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the LPA. The LPA shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters.

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 d), e) and f).

(d) 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.

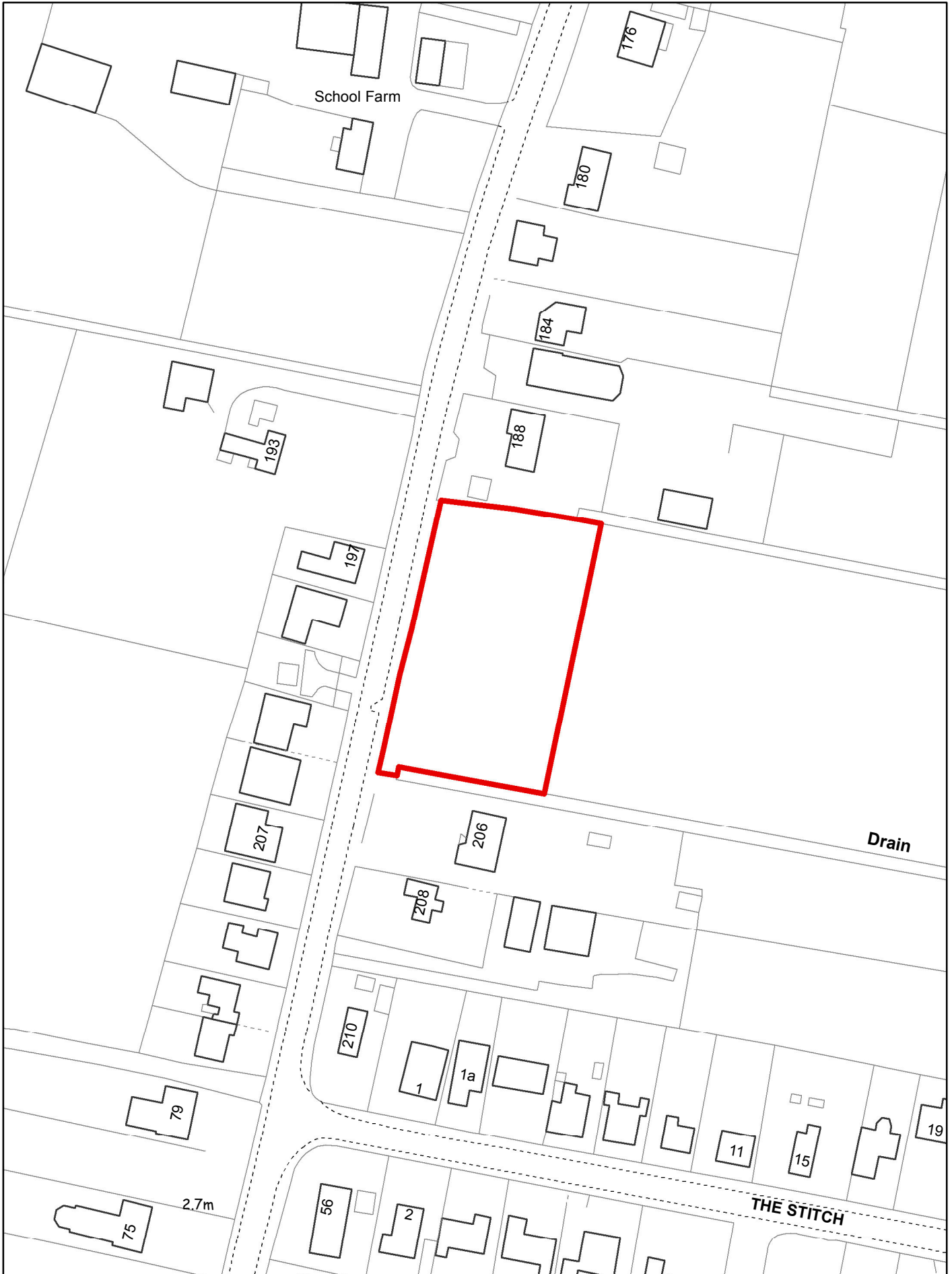
(e) If, during the works, contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA.

(f) 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.

12. Approved Plans



Created on: 07/01/2013

© Crown Copyright and database rights 2013 Ordnance Survey 10023778

F/YR12/1001/O

Scale = 1:1,250





1:500 @ A3

