

**Application Number: F/YR13/0360/O**  
**Major**  
**Parish/Ward: Coates/Eastrea**  
**Date Received: 23 May 2013**  
**Expiry Date: 22 August 2013**  
**Applicant: Mr & Mrs D B Freeman**  
**Agent: Mr M Benns, Paul Bancroft Architects**

**Proposal: Erection of 12no. dwellings (max).**  
**Location: Land North West of 162, Coates Road, Coates.**

**Site Area/Density: 0.87 hectares, 14 dwellings per hectare.**

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

## **1. EXECUTIVE SUMMARY/RECOMMENDATION**

This application seeks outline consent for a maximum of 12 dwellings on a piece of land fronting Coates Road in Coates. The application seeks to commit the access into the site with all other matters reserved. The site is outside of the defined settlement core, however it is adjacent to, and opposite, existing development.

The key issues to consider are:

- Relevant Policy
- Layout

The key issues have been considered along with current Local and National Planning Policies and the proposal is considered to be acceptable in this instance, therefore the application is recommended for approval.

## **2. HISTORY**

There is no relevant history in relation to this site.

## **3. PLANNING POLICIES**

### **3.1 National Planning Policy Framework:**

Paragraph 2: Planning law requires that applications 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 55: Avoid isolated homes in the countryside unless there are special circumstances.

Paragraph 109: Conserving and enhancing the natural environment.

### 3.2 **Fenland Core Strategy – February 2013:**

CS1: Presumption in favour of sustainable development

CS3: Spatial Strategy, The Settlement Hierarchy and the Countryside.

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

H16 – Housing in the open countryside

E1 – Conservation of the Rural Environment

E7 - Archaeology

E8 – Proposals for new development.

## 4. **CONSULTATIONS**

### 4.1 ***Town Council***

The Town Council approve this application (Illustrative Scheme A) however a nearby approval required the highway to be built up to adoptable standards to allow the refuse lorries to access the site. Whittlesey TC are not in favour of any site entering into a selected indemnity agreement to waiver an existing and established policy. If FDC come away from planning consistency it is imperative that the bin store is relocated to the opposite side of the site and away from the rear boundary of 158 Coates Road. The public open space should be fenced/enclosed to protect the occupants of the play area. Ask that consideration is given to relocating Plot 12 and possibly Plot 11 (Scheme A) to the opposite side of the site.

*Following these comments amended plans were submitted and the Town Council's comments in relation to the amended plans are as follows:*

Would like to thank the case officer and the applicant for taking on board the TC comments. Looking at Illustrative Scheme A being a community project. Would like to see the withdrawal of any refuse storage areas, thus allowing each dwelling to accommodate and be responsible for their own bins and adjustment to the location of Plot 12. It is essential that the highway is brought up to an adoptable standard for FDC's refuse vehicles to go on site.

- 4.2 ***Middle Level Commissioners*** Provides guidance to the applicant in relation to the flood risk requirements, foul and surface water drainage and further consideration of the effects of surface water run-off and the Anglian Waters Whittlesey WWTW (Waste Water Treatment Works). Currently oppose the development due to the need for further information.
- 4.3 ***Cambs Police Architectural Liaison*** No objections to the point of access into the land however concerns over the positioning of the 4 dwellings facing Coates Road as only 1 dwelling has surveillance over the parking area. Would not support any future reserved matters application where this form of parking is including therefore objects to the granting of permission for this arrangement.
- 4.4 ***FDC Environmental Health*** No objections as the development is unlikely to have a detrimental effect on local air quality or the noise climate. Contaminated Land is not considered to be an issue.
- 4.5 ***CCC Highways*** The access should be constructed to CCC specification. Suggests that all reference to construction specification/drainage is removed to be replaced with a note specifying that all works shall be constructed to CCC specification. Granite setts will not be permitted in the channel line. Any interceptors should be located on the highway boundary. The access shall be a minimum 8m radii and 5m access width. Gates must not be permitted where they would result in vehicles reversing onto the A605. No objections to the footpath being located within the site. Visibility should be detailed 2.4m x 59m but is available within the highway in any event. The access road shall have an all-weather surface for a minimum of 10m.
- In relation to Illustrative Layout A: Gates should be relocated to the south side of the parking for Plots 1 – 4. A defined turning head for large refuse service vehicles should be provided. The layout would not be considered adoptable in this form due to alignment.

It would be advisable to provide the footpath on the side of the street to which the dwellings have frontage.

In relation to Illustrative Layout B: It is noted that gates are not shown on this scheme. The discontinuous footway, coupled with the proposal for a gravel road will not be conducive to a residential environment. A useable turning head should be provided.

Notwithstanding the above, the internal layout is entirely flexible but I would strongly recommend that both layouts are specifically excluded from any consent granted.

*Following these comments amended plans were submitted and the Highways comments in relation to the amended plans are as follows:*

Can confirm that the revised access arrangements/footway links are acceptable.

Scheme A: The scheme illustrates that an acceptable layout can be achieved.

Scheme B: The discontinuous footway within the site is unusual and the layout does not provide a defined shared turning area suitable for refuse freighters/service and delivery vehicles.

However, it is clear that an acceptable layout can be achieved within the available constraints; the submitted layouts have not been committed and therefore should be specifically excluded from any consent granted.

Requests conditions relating to full details of the site layout, roads, footways, buildings, visibility, parking and turning and surface water drainage, restriction of gates, access and footway construction.

#### 4.6 **FDC Housing Strategy**

The provision of 4 affordable homes on this site is considered acceptable and appropriate.

A tenure split of 70% affordable rented and 30% intermediate tenures is considered appropriate for this development given its size and location. The indicative site layout suggests that the AH mix will be 2 x 2-bed houses and 2 x 3-bed houses, however there is considerable demand for 2-bed units and therefore a scheme for 4 x 2-bed units may be more appropriate. However, the mix is acceptable.

4.7 **CCC Archaeology**

The site is in an area of high archaeological potential, approximately 150m east of Scheduled Ancient Monument Cambs 109 (ring ditch and settlement) and it is considered likely that important archaeological deposits survive on the site. As such the development should be subject to a programme of archaeological investigation which can be secured through a condition.

4.8 **Local Residents:**

None received.

5. **SITE DESCRIPTION**

5.1 The site is located on the Southern side of Coates Road in Coates. The site is currently an area of Grade 2 Agricultural land which sits adjacent to existing residential development. The main settlement of Coates lies to the East and there are also dwellings on the opposite side of Coates Road, to the North. The site is currently set to grass which has been assessed as being of semi-improved and poor species. The site is bounded by hedgerows and post and wire fencing.

6. **PLANNING ASSESSMENT**

6.1 This application seeks outline consent for a maximum of 12 dwellings. The application commits the access arrangements for the site but all other matters are reserved. The application has been accompanied by 2 indicative layouts as well as a Design and Access Statement, Ecological Survey and a Sustainability and Energy Appraisal. The application has been developed in conjunction with the requirements of the Town Council and neighbouring residents.

The key considerations for this application are:

- Relevant Policy
- Layout

Relevant Policy

The site is located beyond the established settlement of Coates on land which is characterised as open countryside. The site does however, immediately adjoin the existing built up form of Coates.

The site adjoins existing residential development to the East and sits opposite further residential development along Coates Road. The proposal does not fully accord in principle to countryside housing policies, however this must be balanced with the overall character and form of the existing area. The level of development in the area, the mix of dwelling types and scales and the proximity to the current built form of Coates results in the development being considered acceptable in this instance.

Policy CS3 of the Fenland Local Plan Core Strategy – February 2013, identifies Coates as a ‘Limited Growth Village, where a small amount of new development will be encouraged and permitted in order to support their continued sustainability. Policy CS3 points out that such development may be appropriate as a small village extension. This application is for a maximum of 12 dwellings and will not compromise the future development or policy aspirations of the village. As such the principle of development in this location is considered to be acceptable in this instance.

### Layout

This application seeks outline consent for a maximum of 12 dwellings. Two illustrative layouts have been submitted to show the potential development of the site, however these have not been committed. The access details have been committed in this instance.

Illustrative Scheme A shows 12 dwellings within the site in a comprehensive arrangement. They include 4 terraced dwellings fronting onto Coates Road with the remaining 8 sited around the estate road which runs centrally within the site. The terraced dwellings have been suggested for the affordable units, however a response from the Section 106 Team has yet to be received to indicate if these would be the required dwellings. The 4 frontage dwellings are accompanied by a parking court to the East and to the South of these dwellings an area of open space is provided. As per the Town Council request, this area is to include a play space which is fenced off for safety.

Illustrative Scheme B shows 12 dwellings also with the 4 terraced dwellings and parking area as per the arrangement shown in Scheme A. This scheme does not include any open space, allowing for larger dwellings on larger plots in a more linear arrangement within the site.

It is considered that Scheme A is a more preferable layout, a view which is supported by the Town Council. The Town Council comments have been summarised in Section 4 of this report. The comments that they have made on the amended plans are noted and have been forwarded to the Agent for their information. The comments in relation to the bin store and the need for the road to be adopted to allow a refuse vehicle to collect refuse from each dwelling is noted. Scheme A currently shows a bin collection point to the rear of no. 158 Coates Road, adjacent to the proposed Plot 12, however a condition can be applied requiring a refuse strategy to be submitted and approved which would allow for the issue of bin location to be addressed at Reserved Matters stage.

In addition, the comment of the Local Highway Authority are noted and have been summarised in Section 4 of this report.

The Agent has addressed a number of the issues raised initially and the Highways Authority are satisfied that an acceptable layout can be achieved within the constraints of the site. The access arrangements have been committed and these have been identified as acceptable to the LHA and they have requested conditions. The estate road is shown as being a width of 5m which does suggest the possibility of this being adoptable and this would need to be dealt with at the Reserved Matters stage. The provision of a road to adoptable standards would link with the Town Council's requirement for door to door bin collection and therefore would need to be thoroughly explored upon the submission of a Reserved Matters application.

This is an outline application therefore, from the indicative layout plans and information provided it is considered that a maximum of 12 dwellings can be accommodated on this site. The proposal can be conditioned to protect highway safety and it is unlikely that the development would have an adverse impact on the character of the area or on any existing residential amenity. It is considered that the preferable scheme is Illustrative Scheme A which includes the public open space and this arrangement can be secured by condition. It is noted that the Local Highways Authority have requested that neither scheme should be specifically approved as there are still changes needed in order to allow the road to be adoptable therefore it is considered that a way forward would be include a condition to advise that any Reserved Matters application would need to reflect the spirit of Illustrative Layout A. By conditioning that the reserved matters would be in 'general conformity' with Scheme A this would then allow for minor alterations as required.

## **7. CONCLUSION**

- 7.1 The proposal has been considered in light of the above points and the relevant National and Local Planning Policies. It is considered that, although the site is outside the defined settlement core, the proposal sits in close proximity and reflects the form of an area of existing built up development and, given the different types of dwellings in the surrounding area, the proposal is on balance acceptable. As such it is recommended for approval with suitable conditions.

## **8. RECOMMENDATION**

**Grant subject to:**

**(i) the completion of a Section 106 Agreement in respect of Affordable Housing and Education.**

- 1. Approval of the details of:**

- (i) the layout of the site**
- (ii) the scale of the buildings**
- (iii) the external appearance of the building(s);**
- (iv) 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 Local Planning 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. **The details submitted in accordance with Condition 01 of this permission shall include:**

- (a) **a plan showing (i) the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter, measured over the bark at a point 1.5 m above ground level exceeding 75 mm, showing which trees are to be retained and the crown spread of each retained tree and (ii) the location of hedges to be retained and details of species in each hedge.**
- (b) **details of the species, diameter (measured in accordance with paragraph (a) above), and the approximate height, and an assessment of the general state of health and stability, of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs (c) and (d) below apply;**
- (c) **details of any proposed topping or lopping of any retained tree or of any tree on land adjacent to the site;**
- (d) **details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, within the crown spread of any retained tree or of any tree on land adjacent to the site;**
- (e) **details of the specification and position of fencing and of any other measures to be taken for the protection of any retained tree or hedge from damage before or during the course of development;**
- (f) **the plans and particulars submitted shall include details of the size, species, and positions or density of all trees or hedges to be planted, and the proposed time of planting.**

**In this condition 'retained tree or hedge' means an existing tree or hedge which is to be retained in accordance with the plans referred to in paragraph (a) above.**



*Reason - To ensure that the appearance of the development is satisfactory and that it contributes to the visual character and amenity of the area and to protect the character of the site.*

5. 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.
6. The development hereby approved shall be carried out in general accordance with the plan 'Illustrative Scheme A, Drawing No. 1002-02 Rev C'.

**Reason –** In order to secure an acceptable development in relation to existing dwellings and the character of the area.

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 Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specification at such time(s) 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. Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking, amending or re-enacting that order) no gates shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.

**Reason:** In the interests of highway safety.

9. Prior to the first occupation of the development the vehicular access to the A605 and associated footway links shall be laid out and constructed in accordance with a detailed engineering scheme to be submitted to and approved in writing by the Local Planning Authority and such a scheme shall include levels, forms of construction and surface water drainage.

**Reason:** In the interests of highway safety and to ensure satisfactory access into the site.

10. Prior to commencement of the use hereby approved a suitable area shall be provided within the site to enable vehicles to:

- a) enter and leave in forward gear;
- b) park clear of the public highway;
- c) load and unload clear of the public highway.

The extent of this area shall be shown fully dimensioned on the layout plans to be submitted as part of the Reserved Matters application and such space shall be retained thereafter for no other use in perpetuity.

*Reason - In the interests of highway safety.*

11. Prior to commencement of the use/or first occupation of the development hereby approved, visibility splays shall be provided on both sides of the vehicular access and shall be maintained free from any obstruction over a height of 600 mm within an area of 2.4 metres x 59 metres measured along respectively the highway boundary.

*Reason - In the interests of highway safety.*

12. Notwithstanding the details shown on illustrative layout (A or B), the application for any Reserved Matters shall include the provision of a turning head within the site which shall enable emergency and service vehicles to enter and leave the site in forward gear.

*Reason – In the interests of highway safety and safe access into and out of the site.*

13. Prior to the first occupation of the development hereby permitted, the public open space, to be detailed and approved in writing within any subsequent reserved matters application, shall be laid out in accordance with the approved details.

*Reason: In the interests of achieving a satisfactory development.*

14. 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.*

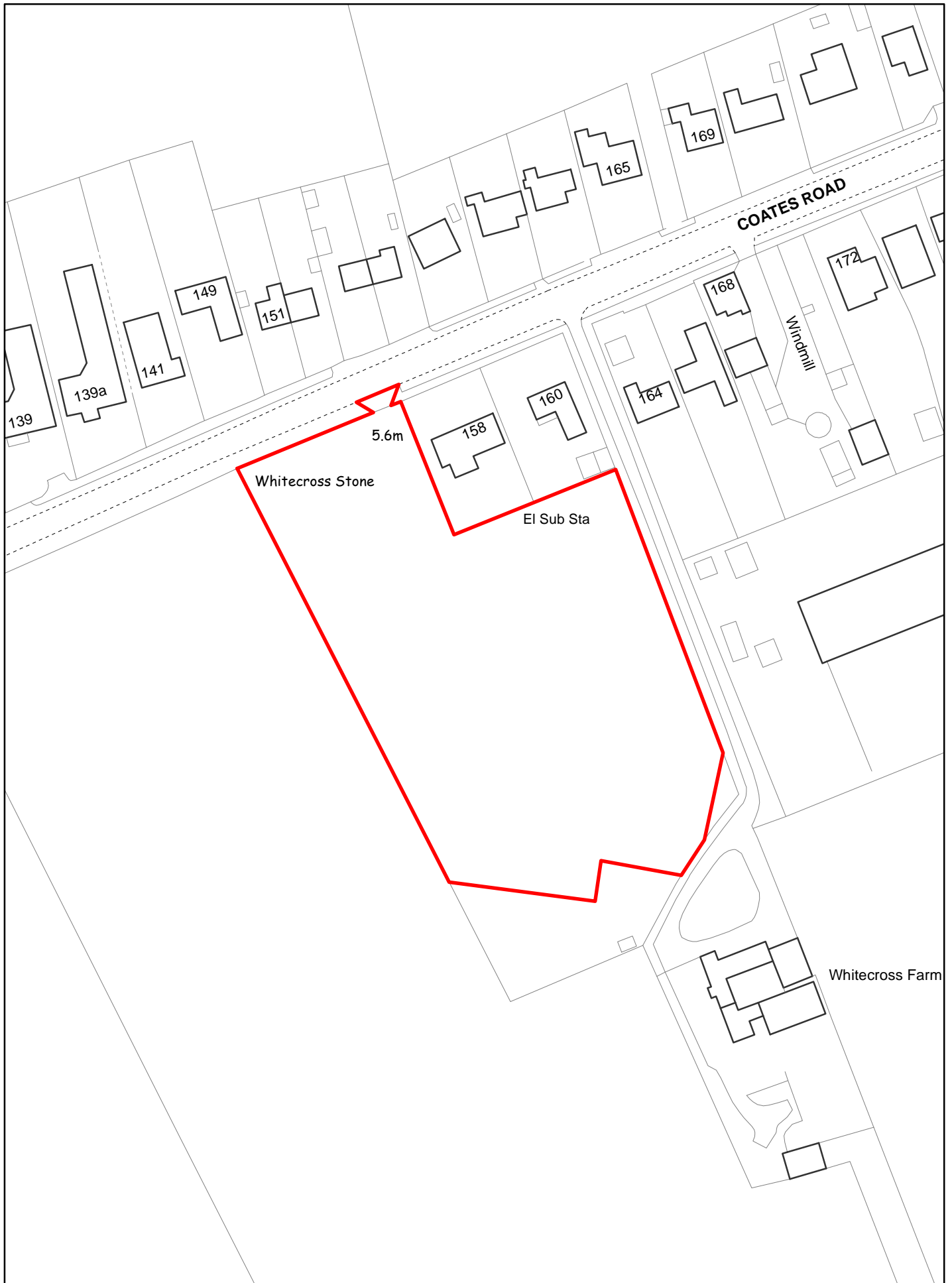
*To enable the inspection of the site by qualified persons for the investigation of archaeological remains in accordance with a written scheme of investigation.*

***Related informative: Archaeological Services are provided to Fenland District Council by Cambridgeshire County Council and early contact with the Archaeology Service is recommended to ensure that the scope of the required works is properly defined.***

- 15. Prior to commencement of development a refuse collection strategy shall be submitted to and approved in writing by the Local Planning Authority. The refuse collection shall accord with the agreed details and thereafter be retained in perpetuity unless otherwise agreed in writing.**

***Reason - To ensure a satisfactory form of refuse collection.***

- 16. Approved Plans**

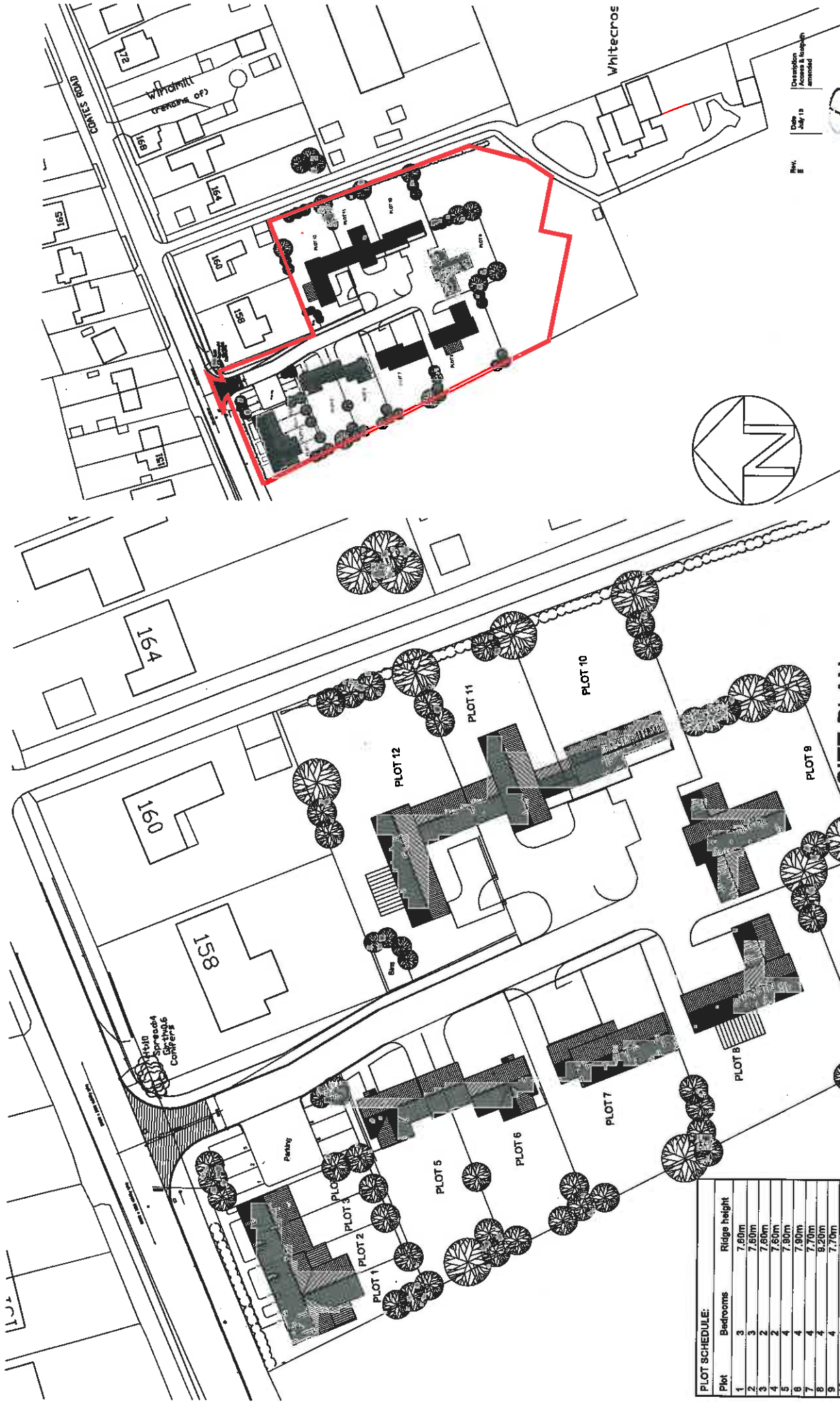


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F/YR13/0360/O  
Scale = 1:1,250





**LOCATION PLAN**  
Scale 1:1250

**paul hutchinson architects**  
The Coach House  
80 South Road  
Queens  
Christchurch 8013  
Tel: 01832 272112  
Fax: 01832 274261

Rev. E  
Date July 19  
Description Access & landscape amended

Date FEB 2012  
Revision E

Scale A/S  
Draw No. 1002-03

**SITE PLAN**  
Scale 1:500

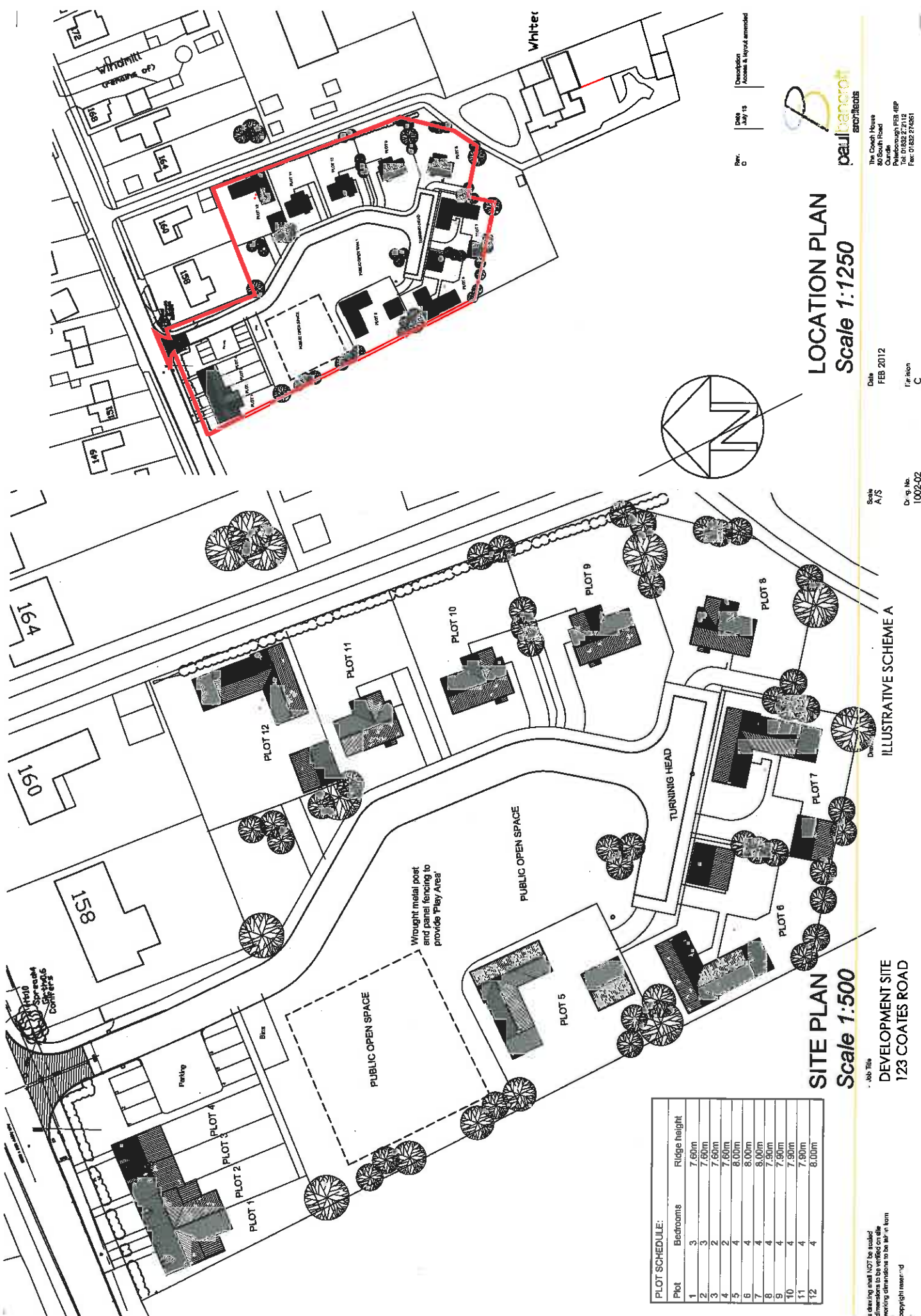
Drawing Title  
**ILLUSTRATIVE SCHEME B**

J.L.S Title  
**DEVELOPMENT SITE**  
**123 COATES ROAD**

**PLOT SCHEDULE:**

Plot	Bedrooms	Ridge height
1	3	7.60m
2	3	7.60m
3	2	7.60m
4	2	7.60m
5	4	7.60m
6	4	7.90m
7	4	7.70m
8	4	9.20m
9	4	7.70m
10	4	7.70m
11	4	7.70m
12	4	9.20m

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All working dimensions to be taken from site.  
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**LOCATION PLAN**  
Scale 1:1250

Date FEB 2012  
 Title C  
 Author A/S  
 Designer C



The Coach House  
 123 Coates Road  
 Pateborough PE8 4EP  
 Tel: 01632 77112  
 Fax: 01632 771661

**SITE PLAN**  
Scale 1:500

Job Title DEVELOPMENT SITE  
 123 COATES ROAD

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**PLOT SCHEDULE:**

Plot	Bedrooms	Ridge height
1	3	7.60m
2	3	7.60m
3	2	7.60m
4	2	7.60m
5	4	8.00m
6	4	8.00m
7	4	8.00m
8	4	8.00m
9	4	7.90m
10	4	7.90m
11	4	7.90m
12	4	8.00m

ILLUSTRATIVE SCHEME A

Wrought metal post  
 and panel fencing to  
 provide Play Area

PUBLIC OPEN SPACE

PUBLIC OPEN SPACE

TURNING HEAD

Whitmill  
 (remains of)

White

164

160

158

PLOT 1

PLOT 2

PLOT 3

PLOT 4

PLOT 5

PLOT 6

PLOT 7

PLOT 8

PLOT 9

PLOT 10

PLOT 11

PLOT 12

Parking

Blind

123 Coates Road  
 Pateborough  
 Coates