

**Application Number: F/YR13/0499/F**  
**Minor**  
**Parish/Ward: Tydd St Giles/Roman Bank**  
**Date Received: 21 June 2013**  
**Expiry Date: 16 August 2013**  
**Applicant: Mr M Thornton**  
**Agent: Mr David Broker, David Broker Design Services**

**Proposal: Erection of 1 x 4-bed and 2 x 3-bed 2no storey dwellings and double car port, involving the demolition of The Old Post Office, Church Lane, Tydd St Giles.**

**Location: The Old Post Office, Church Lane, Tydd St Giles**

**Reason before Committee: This application is before committee given that an elected Member is acting as agent for the scheme. Should this not have been the case it would have been determined under delegated powers by Officers.**

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

This application seeks full planning permission for the erection of 3 dwellings and a double car port at The Old Post Office, off Church Lane in Tydd St Giles.

The key issues to consider are:

- Site History
- Layout and Design

The key issues have been considered along with current Local and National Planning Policies and the proposal is considered to be acceptable in terms of the principle and design of the proposal. It is considered that, on balance, there will be no adverse impacts on residential amenity, highway safety or the character of the surrounding area. Therefore the application is recommended for approval.

## **2. HISTORY**

Of relevance to this proposal is:

- |     |               |  |                                     |
|-----|---------------|--|-------------------------------------|
| 2.1 | F/YR13/0021/F | Erection of 2 x 3-bed 2-storey dwellings involving the demolition of 2 fire damaged dwellings, rear part of the Old Post Office and garages. | Granted 6 <sup>th</sup> March 2013. |
| 2.2 | F/YR03/0856/F | Change of use of Post Office to living accommodation.  | Granted 9 <sup>th</sup> March 2003. |

## **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: Seeks 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.

### 3.3 **Draft Fenland Core Strategy – February 2013:**

CS1: Presumption in favour of sustainable development.

CS3: Spatial strategy, the Settlement Hierarchy and the Countryside

CS4: Housing.

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

CS18: The Historic Environment.

### 3.4 **Fenland District Wide Local Plan:**

H3 – Settlement Development Area Boundaries

E8 – Proposals for new development.

TR3 – Car Parking

## 4. **CONSULTATIONS**

- |     |  |  |
|-----|--|--|
| 4.1 | <b><i>Parish Council</i></b>           | No response received at the time of writing this report.   |
| 4.2 | <b><i>FDC Conservation Officer</i></b> | No comments.   |
| 4.3 | <b><i>English Heritage</i></b>         | No objections or comments. The application should be determined in accordance with national and local policies.  |
| 4.4 | <b><i>CCC Archaeology</i></b>          | No response received at the time of writing this report.   |
| 4.5 | <b><i>North Level IDB</i></b>          | No response received at the time of writing this report.   |
| 4.6 | <b><i>CCC Highways</i></b>             | Note that the site has previous consent. The proposal does not represent a material intensification of use. Requests conditions relating to gate location, access construction, access drainage measures and frontage parking provision. |

- 4.7 **FDC Environmental Protection** No objections as the development is unlikely to have an adverse effect on local air quality or the noise climate. Due to the fire and the requirement for demolition of existing structures, the contaminated land condition is required to ensure that the land is not contaminated and is suitable for use.
- 4.8 **Local Residents:** None received.

## 5. SITE DESCRIPTION

- 5.1 The application site lies within the existing established settlement of Tydd St Giles where the principle of new development is supported. The site is not within a Conservation Area however it adjoins the curtilage of the Grade II\* Listed Church and Grade I bell tower. The site has a frontage building which has been fire damaged and boarded up. The area is characterised by a mix of dwelling designs and scales.

## 6. PLANNING ASSESSMENT

- 6.1 The key considerations for this application are:

- Site History
- Layout and Design

### (a) Site History

This site has been subject to a previous consent earlier this year. The building on site was formally the Post Office, which was then converted to living accommodation in 2003. Following a fire which damaged the building and associated land permission was given for the erection of 2 x 3-bed 2 storey dwellings involving the demolition of the rear part of the fire damaged dwellings, under planning reference F/YR13/0021/F. This permission would have resulted in 3 dwellings on the site as the intention was to refurbish the existing frontage building.

### (b) Layout and Design

The current proposal seeks to develop the site for 3 dwellings as per the previous approval, with the demolition of the whole frontage dwelling rather than the refurbishment. The proposal sees a pair of semi-detached cottages within the site which front on to the proposed private driveway to the South of the site. These are linked to the proposed new frontage dwelling with the first floor master bedroom with a car port underneath allowing parking for 1 car in this part. The frontage dwelling will face onto Church Lane and allow for a further parking space as existing. Additional parking and turning for 4 cars will be to the rear of the site. Each dwelling will have their own areas of private amenity space. The proposed layout reflects that approved earlier this year. It is considered that the level of parking and amenity space is acceptable for this development and the Local Highways Authority have raised no objections to the proposal in terms of the provision of parking and turning areas within the site.

The design of the dwellings has been informed by the previous approval, which followed on from lengthy negotiations with the Conservation Officer in order to achieve a development which would enhance the visual character of the area due to its prominent location adjacent to the Listed Church and Bell Tower. The semi-detached dwellings are the same design as approved in the previous application. The proposed frontage dwelling is to be of a relatively traditional design and will enhance the street scene through the replacement of the boarded up property. The design of the development is comprehensive and cohesive. The proposed materials for the frontage dwelling are TBS Farmhouse Antique facing bricks, natural colour stone sills and lintels to front elevation, natural slate roofing and timber joinery. For the semi-detached dwellings the materials proposed are Desimpel Hathaway blend facing bricks, Redland Duo plain slate grey roof tiles and timber joinery. The proposed materials are considered to be acceptable.

It is considered that the proposal is acceptable in terms of the layout and design of the proposal when considered against the character of the area. The existing dwelling is vacant and boarded up and it is considered that the redevelopment of this site will improve the visual appearance of the area. There will be no adverse impacts on the character of the area, the adjoining Listed Buildings and the site has the benefit of a recent consent.

## **7. CONCLUSION**

- 7.1 The proposal has been assessed in line with Local and National Planning Policies in relation to the design, scale and impact on the surrounding area and residential amenity. The proposal is considered to be acceptable in terms of siting and design and will not give rise to any adverse visual, highway or residential amenity impacts. The proposal will result in the redevelopment of an existing fire damaged building thereby bringing a prominent site back into use. This is considered to be of substantial benefit to the village. As such the proposal is recommended for approval with appropriate conditions.

## **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 a scheme and timetable to deal with contamination of land and/or groundwater shall be submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall then be implemented on site in accordance with the approved timetable.**

**The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement specifically and in writing:**

- a) **A desk-top study carried out by a competent person to identify and evaluate all potential sources and impacts of land and/or groundwater contamination relevant to the site. This should include a conceptual model, and pollutant linkage assessment for the site. Two full copies of the desk-top study and a non-technical summary shall be submitted to and approved in writing by the Local Planning Authority.**

**IF during development any previously unsuspected contamination is discovered then the LPA must be informed immediately. A contingency plan for this situation must be in place and submitted with the desk study. If a desk study indicates that further information will be required to grant permission then the applicant must provide, to the LPA:**

- b) **A site investigation and recognised risk assessment carried out by a competent person, to fully and effectively characterise the nature and extent of any land and/or groundwater contamination, and its implications. The site investigation shall not be commenced until:**
- (i) A desk-top study has been completed, satisfying the requirements of paragraph (a) above.**
  - (ii) The requirements of the Local Planning Authority for site investigations have been fully established, and**
  - (iii) The extent and methodology have been submitted to and approved in writing by the Local Planning Authority. Two full copies of a report on the completed site investigation shall be submitted to and approved in writing by the Local Planning Authority.**

**Following written LPA approval of the Site Investigation the LPA will require:**

- c) **A written method statement for the remediation of land and/or groundwater contamination affecting the site. This shall be based upon the findings of the site investigation and results of the risk assessment. No deviation shall be made from this scheme without the express written agreement of the Local Planning Authority.**
- d) **The provision of two full copies of a full completion report confirming the objectives, methods, results and conclusions of all remediation works, together with any requirements for longer-term monitoring and pollutant linkages, maintenance and arrangements for contingency action shall be submitted and approved in writing by the Local Planning Authority.**

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

3. **Prior to the commencement of any works or storage of materials on the site all trees that are to be retained shall be protected in accordance with British Standard 5837:2005. Moreover measures for protection in accordance with that standard shall be implemented and shall be maintained to the Local Planning Authority's reasonable satisfaction until the completion of the development for Building Regulations purposes.**

*Reason - To ensure that retained trees are adequately protected.*

4. **Prior to the first occupation of the development the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.**

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

5. **Before the development hereby permitted is occupied the parking area to the Church Lane frontage shall be laid out to accommodate only a single vehicle and shall be hardsurfaced, sealed and drained in accordance with a detailed scheme to be submitted to and approved in writing by the LPA.**

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

6. **The access road shall be constructed with adequate drainage measures to prevent any surface water run-off to the adjoining 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.**

7. **Any gates must be set back at least 10.0m from the edge of the carriageway.**

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

8. **Prior to the commencement of use hereby approved the permanent space shown on the plans hereby approved to be reserved on the site to enable vehicles to:**

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

**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.*

9. **Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, (or any Order or Statutory Instrument revoking and re-enacting that Order with or without modification), planning permission shall be required for the following developments or alterations:**

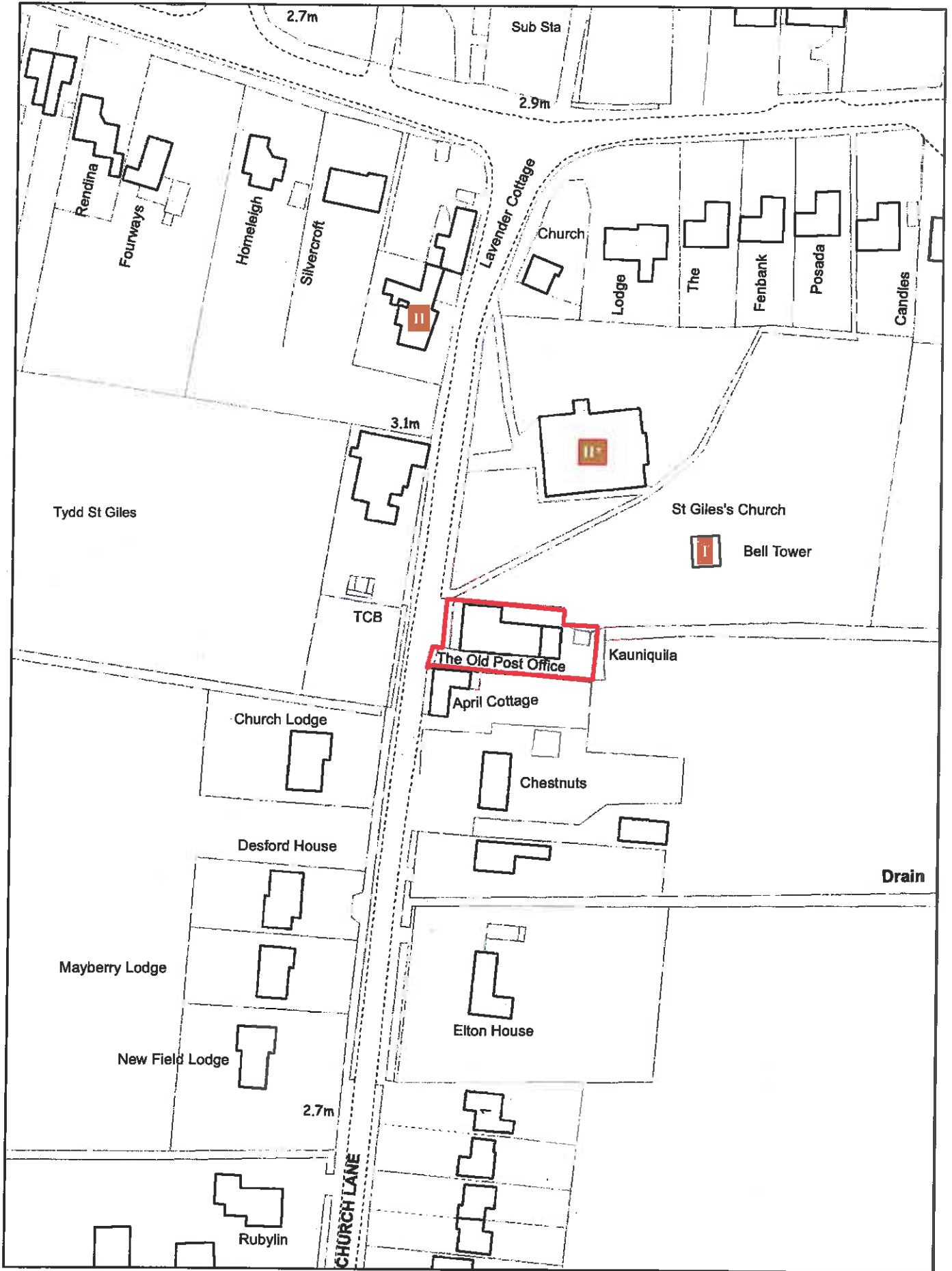
- i) the erection of freestanding curtilage buildings or structures including car ports, garages, sheds, greenhouses, pergolas, or raised decks (as detailed in Schedule 2, Part 1, Classes A and E);**
- ii) the erection of house extensions including conservatories, garages, car ports or porches (as detailed in Schedule 2, Part 1, Classes A and D);**
- iii) alterations including the installation of replacement or additional windows or doors, including dormer windows or roof windows (as detailed in Schedule 2, Part 1, Classes A and B);**
- iv) alterations to the roof of the dwellinghouse (as detailed in Schedule 2, Part 1, Class C);**

***Reason: In order to control future development and to prevent the site becoming overdeveloped***

- 10. Any resurfacing of the parking court shall be carried out using a 'no dig' technique and in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.**

**Reason – In the interests of the health of the nearby sycamore tree.**

- 11. Approved Plans**



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Scale = 1:1,250



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