

Application Number: FYR13/0916/O
Minor
Parish/Ward: Slade Lode Chatteris
Date Received: 9 December 2013
Expiry Date: 3 February 2014
Applicant: City Dial Retirement Benefit Trust Scheme
Agent: Mr L Bevens, L Bevens Associates Ltd

Proposal: Erection of 5 dwellings involving demolition of existing buildings
Location: 54 Bridge Street, Chatteris

Site Area/Density: 0.1071 hectares / 46.7 dwellings per hectare.

Reason before Committee: This proposal is before the Planning Committee due to the officer's recommendation being contrary to the comments of the Town Council.

1. EXECUTIVE SUMMARY/RECOMMENDATION

This application seeks outline planning permission for the erection of 5 dwellings involving the demolition of the existing buildings on the site at 54 Bridge Street, Chatteris.

The site is located within the settlement of Chatteris, where the principle of residential development is considered acceptable subject to other considerations.

It is considered that the scheme would result in a sustainable form of development within a market town and can be accommodated without being to the detriment of the character of the area, the amenity of adjoining residents and to highway safety. Therefore approval is recommended subject to a S106 agreement and conditions.

2. HISTORY

Of relevance to this proposal is:

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|-----|--------------|--|--|
| 2.1 | F/97/0763/F | Change of use from furniture showroom to carpet and furniture restoration, furniture storage and sales. | Granted on 2 September 1998.
Delegated. |
| 2.2 | F/97/0578/F | Erection of 4 x 3-bed semi-detached houses and 1 x 3-bed detached house with associated garage block involving demolition of existing. | Refused on 23 December 1997.
Committee. |
| 2.3 | F/97/0589/CA | Demolition of furniture store. | Granted on 17 November 1997.
Delegated. |
| 2.4 | F/1046/80/F | Change of use from disused Mission Church to furniture showroom. | Granted on 25 March 1981. |

- | | | | |
|-----|-------------|---|---------------------------|
| 2.5 | F/0953/80/F | Extension to furniture showroom. | Granted on 25 March 1981. |
| 2.6 | F/0796/79/F | Demolition of 56 Bridge Street and 3 cottages to the west and erection of a furniture showroom. | Granted on 1 March 1980. |

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, unless material considerations indicate otherwise |
| Paragraph 14 | - | Presumption in favour of sustainable development |
| Paragraph 17 | - | Core planning principles |
| Paragraph 18-22 | - | Building a strong competitive economy |
| Paragraph 32, 34 – 37, 39 | - | Promoting sustainable transport |
| Paragraph 47-50 | - | Delivering a wide choice of quality homes |
| Paragraph 56-61 | - | Requiring good design |
| Paragraph 69-70 | - | Promoting healthy communities |
| Paragraph 109, 111, 118, 120-125 | - | Conserving and enhancing the natural environment |

3.2 Fenland Local Plan Core Strategy (Submission Version September 2013):

- | | | |
|------|---|--|
| CS1 | - | Presumption in Favour of Sustainable Development |
| CS3 | - | Spatial strategy, the Settlement Hierarchy and the Countryside |
| CS4 | - | Housing |
| CS5 | - | Meeting Housing Need |
| CS10 | - | Chatteris |
| CS13 | - | Supporting and Managing the Impact of a Growing District |
| CS14 | - | Responding to Climate Change and Managing the Risk of Flooding in Fenland |
| CS15 | - | Facilitating the Creation of a More Sustainable Transport Network in Fenland |
| CS16 | - | Delivering and Protecting High Quality Environments across the District. |
| CS17 | - | Community Safety |

3.3 Fenland District Wide Local Plan:

- | | | |
|----|---|--|
| H3 | - | To resist housing development outside DABs. To permit housing development inside DABs provided it does not conflict with other policies of the Plan. |
| E8 | - | Proposals for new development should: <ul style="list-style-type: none"> -allow for protection of site features; - be of a design compatible with their surroundings; - have regard to amenities of adjoining properties; - provide adequate access. |
| E7 | - | To allow the County Archaeologists the opportunity to investigate a site of interest prior to its development, where there is no over-riding case for preservation. |

- IMP2 - Securing benefits through the use of planning agreements.
TR3 - To ensure that all proposed developments provide adequate car parking in accordance with the approved parking standards.

4. CONSULTATIONS

- 4.1 ***Chatteris Town Council:*** Recommend refusal, overdevelopment of the site and concerns about highway safety.
- 4.2 ***Middle Level Commissioners:*** Will be commenting on the application, however no further comments received.
- 4.3 ***FDC Environmental Health:*** Note and accept the submitted information and have no objections. Due to the sites former usage, the contaminated land condition is required. This is to ensure that the land is not contaminated and is suitable for its intended use.
- 4.4 ***FDC Housing Officer:*** The following affordable housing requirements have been identified:
The provision of 1 affordable dwelling on site. Suggest that the tenure should be affordable rented, however this can be determined at Reserved Matters stage.
- 4.5 ***Highway Authority:*** The proposed development has been the subject of pre-application discussions between the applicant's agent and the LHA. Due to the limited site frontage available and the unfavourable alignment of Bridge Street, it is not possible to achieve visibility to appropriate standards each side of the identified site access.
- However, where the development is located on an established commercial site with an existing access, and where the existing facilities for parking/ turning loading and unloading could be considered inadequate to cater for commercial premises, the change of use to a modest residential development with appropriate turning and parking provision can be considered a positive step in highway terms. Accordingly, there are no objections in principle.
- It is noted that the means of access and the layout has been committed as part of the application.

Recommends following conditions relating to access details, parking, turning and visibility – see below for precise wording.

4.6 **County Archaeology:**

Our records indicate that the site lies in an area of high archaeological potential. An evaluation was carried out on the area to the west of the site in 2003 which revealed deep stratified late medieval and post medieval deposits (Historic Environment Record numbers ECB1427 and CB15741). We therefore consider that the site should be subject to a programme of archaeological investigation and recommend that this work should be commissioned and undertaken at the expense of the developer. This programme of work can be secured through the inclusion of a negative condition.

4.7 **Local Residents:**

1 letter of objection/concern received. Comments are summarised below:
- No windows should overlook my property and the wall should stay.

5. **SITE DESCRIPTION**

5.1 The site is located on the western side of Bridge Street (C classified road), adjacent to existing residential properties. There are a number of buildings within the site which would be demolished as part of the proposal. The site lies within Flood Zone 1 (low risk) and occupies a series of buildings which formed the premises of Service Master.

6. **PLANNING ASSESSMENT**

6.1 The proposal seeks outline planning permission for 5 dwellings involving the demolition of the existing buildings on the site at 54 Bridge Street, Chatteris. The details of access and layout have been committed at this stage, with matters of external appearance, scale and landscaping being reserved for future consideration.

The proposal has been the subject of pre-application discussions and the submission follows the general advice given.

The key considerations for this application are:

- Principle and Policy Implications
- Layout and Density
- Access, Parking and Highway Safety
- Other matters

Principle and Policy Implications

The site is located within the main settlement of Chatteris, which is highlighted as a market town in the emerging Core Strategy and as such is an area identified to accommodate a larger number of the district's new housing (Policy CS4); this is reinforced in Policy CS3 which directs growth to the four market towns.

For small scale housing proposals within market towns, such as this, Policy CS16 is also relevant which seeks to deliver high quality environments.

The principle of the proposed development is therefore considered to be acceptable subject to meeting the criteria set out in Policy CS16 which is discussed further below.

Layout and Density

The application represents a natural extension to the existing built form which is in keeping with the shape and form of the settlement pattern and would not adversely harm the character and appearance of the surrounding area. The proposed density of the scheme is circa 46 dwellings per hectare which is compatible with the existing built form in the locality.

The original proposal submitted raised concern in respect of the indicative street elevation which showed 3-storey development with ridge heights of 10.5 metres and 11.5 metres which would be much higher than the immediate neighbours on Bridge Street. Accordingly this detail has been removed from the application to avoid any confusion with regard to the external appearance and scale of the development which has been reserved for future consideration.

The layout shows a pair of semi-detached and block of terraced dwellings with central access along the Bridge Street road frontage. There would be a parking court located behind the dwellings with associated landscaping and garden space available for each dwelling.

The layout of the proposed dwellings is considered to have an acceptable relationship with the adjoining residential properties. Whilst the details of external appearance and scale have been reserved at this stage, it is considered that with careful positioning of windows and internal floor layouts, the development could be delivered without being detrimental to the amenities of the adjoining neighbours.

Access, Parking and Highway Safety

The proposed development has been the subject of pre-application discussions with the Highway Authority as well as the Planning Authority. Due to the limited site frontage available and the unfavourable alignment of Bridge Street, it is not possible to achieve visibility to appropriate standards each side of the identified site access (this being 2.4 metres x 43 metres for a 30mph limit). The visibility which can be achieved is 2.4 metres x 24 metres to the north and 2.4 metres x 26 metres to the south.

However, where development is located on an established commercial site with an existing access, and where existing facilities for parking/ turning loading and unloading could be considered inadequate to cater for commercial premises, the change of use to a modest residential development with appropriate turning and parking provision can be considered a positive step in highway terms. In this case the vehicular movements associated with this development of 5 dwellings are less than that which could be potentially generated by the commercial use of the site. Accordingly, there are no objections in principle.

The proposed parking provision is considered acceptable, providing 2 vehicle spaces per dwelling. As the dwellings are all along the frontage, the waste bins shall be presented at the front of each dwelling on collection day and therefore there would be no need for a refuse vehicle to enter the site.

Other matters

The County Council's records indicate that the site lies in an area of high archaeological potential. An evaluation was carried out on the area to the west of the site in 2003 which revealed deep stratified late medieval and post medieval deposits. Accordingly it is considered that the site should be subject to a programme of archaeological investigation and this can be dealt with via planning condition.

The proposed development attracts a S106 requirement in relation to affordable Housing at 20% in accordance with Policy CS5 of the emerging Core Strategy which equates to 1 dwelling being affordable. The tenure has been suggested to be affordable rented, however this could be determined at Reserved Matters stage. The applicant's agent has been made aware of this requirement and is prepared to meet this request.

7. CONCLUSION

- 7.1 This application seeks to establish outline permission for 5 dwellings in a mix of terrace and semi-detached forms with associated on site parking, private amenity space and landscaping.

The proposal is considered acceptable in line with the current development plan and the emerging Core Strategy and therefore can be favourably recommended as it reflects the growth aspirations of the District, would result in sustainable development within a market town which can be accommodated without being to the detriment of the character of the area, highway safety and the amenity of adjoining residents.

Accordingly approval is recommended.

8. RECOMMENDATION

Grant subject to:

- i) S106 contributions as set out above**
- ii) conditions as detailed below**

1 Approval of the details of:

- i. the scale of the building(s);**

- ii. the external appearance of the building(s);
- iii. 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 Authority 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 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.

- 5 Prior to the first occupation of the development the proposed on-site parking / turning shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and thereafter retained for that specific use.

Reason - To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.

- 6 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 and to ensure satisfactory access into the site.

- 7 Prior to the first occupation of the development visibility splays shall be provided each side of the vehicular access in full accordance with the details indicated on the submitted plan No CH13/LBA/304/OP100 Rev A. The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.

Reason - In the interests of highway safety.

- 8 The vehicular access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway in accordance with a scheme to be submitted to and approved by the Local Planning Authority.**

Reason - In the interests of highway safety.

- 9 No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, being submitted to the Local Planning Authority (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.

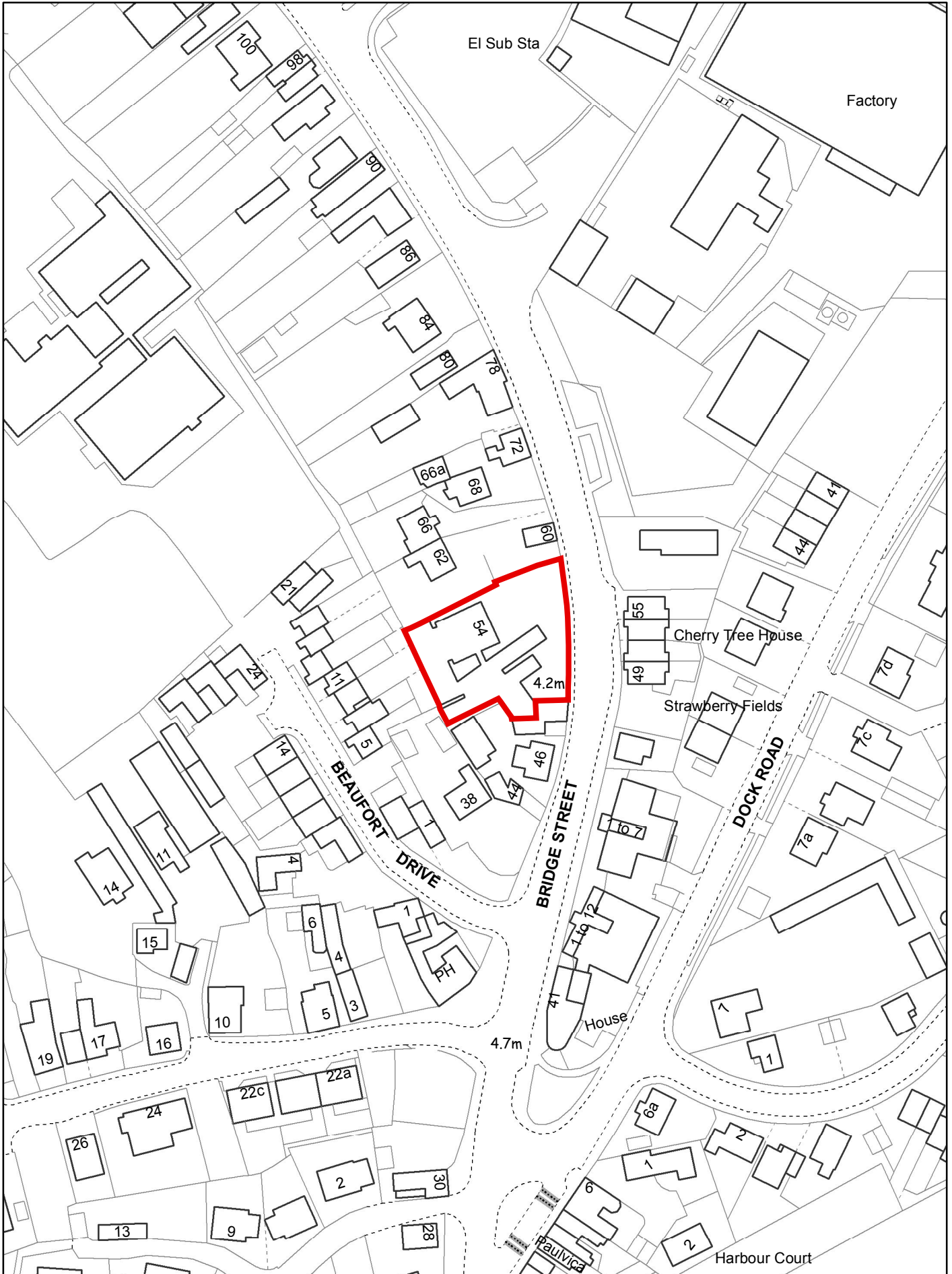
The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required 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.

- 10 No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work 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.

- 11 Approved plans.**



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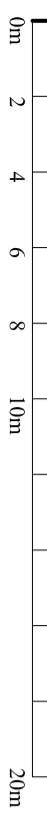
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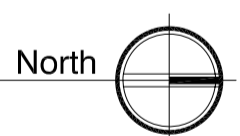
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Fenland
CAMBRIDGESHIRE
Fenland District Council



PROPOSED SITE LAYOUT 1:200



LOCATION PLAN 1:1250



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Rev/A Jan. 2014 Minor amendments to scheme.

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CLIENT
 City Dial Retirement Benefit Trust Scheme

PROJECT
 Former Service Master Site, 54 Bridge Street
 Chelms, Cambridgeshire

DRAWING STATUS
 DRAWING: PRELIMINARY
 STATUS: PLANNING

CONSTRUCTION
 FILE COPY
 CONSTRUCTION

DRAWING TITLE
 Proposed Site Layout
 Indicative Street Elevation
 Location Plan

SCALE
 1:200 @ A2

DATE
 November 2013

DRAWN
 L B

CHECKED
 L B

DRAWING NUMBER
 CH13/LBA/304/OP100

REVISION
 A