

**Application Number: F/YR14/0186/F**

**Minor**

**Parish/Ward: Elm/Elm and Christchurch**

**Date Received: 3 March 2014**

**Expiry Date: 28 April 2014**

**Applicant: Mr J Boyall**

**Agent: Mr D Upton, Peter Humphrey Associates Ltd.**

**Proposal: Erection of 3 x 2-storey 4-bed dwellings with attached garages involving demolition of existing sheds.**

**Location: Land South and East of Meadowcourt, Main Road, Elm.**

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

## 1. EXECUTIVE SUMMARY/RECOMMENDATION

This application seeks full planning consent for the erection of 3 x 2-storey dwellings with detached garages at land south and east of Meadowcourt, Main Road in Elm. The site is adjacent to, and partly within, the main built up settlement of Elm. The site currently houses a large building which forms the Meadowcourt complex of apartments and the land to the side and rear is garden land with a number of small scale sheds and outbuildings. The surrounding area is characterised predominantly by mixed residential development.

The key issues to consider are:

- Policy Considerations
- Design and 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

Of relevance to this proposal is:

F/YR01/0024/O	Erection of a dwelling.	Granted 3 <sup>rd</sup> May 2001 – Delegated
F/97/0947/F	Change of use of dwelling to 6-bed residential care home for the elderly and day care centre together with erection of single-storey extension to provide additional bathroom accommodation and external staircase.	Granted 15 <sup>th</sup> July 1998 – Committee.

### 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 53: LPAs should set out policies to resist inappropriate development of residential gardens.

Paragraph 56: Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

#### 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.

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

E8 – Proposals for new development.

### 4. **CONSULTATIONS**

- |     |  |  |
|-----|--|--|
| 4.1 | <b><i>Town Council</i></b>               | No comments received at the time of writing this report.   |
| 4.2 | <b><i>Middle Level Commissioners</i></b> | Will be commenting on the application.   |
| 4.3 | <b><i>CCC Highways</i></b>               | No objections. The visibility splay north of the proposed access is not shown correctly however upon reviewing the drawing the appropriate visibility can be achieved without altering the proposed access arrangements. The scheme is therefore satisfactory. For the avoidance of doubt the internal road will not be considered for adoption. If the LPA wishes to reduce the impact of the roadway then the drive could be narrowed to 4.5m within the site and the footway deleted. Requests conditions relating to provision of parking and turning areas, provision of visibility splays, restriction of gates at the access, access construction and provision of temporary facilities during construction be applied to any permission given. |

- 4.4 **FDC Environmental Health** Note and accept the submitted information and have no objections as the development is not likely to have a detrimental effect on local air quality or the noise climate. From the information provided contaminated land is not considered an issue.
- 4.5 **FDC Tree Officer** No response received at the time of writing this report.
- 4.6 **Local Residents:** None received at the time of writing this report.

## 5 SITE DESCRIPTION

- 5.1 The site currently forms an area of residential amenity space which serves the existing Meadowcourt residences. The site is large and houses some small sheds around the site boundaries, which are to be demolished. The proposed access is within the main settlement core of Elm and the rest of the site adjoins the existing built form. The area is characterised by residential development to the north, south and west, with open land to the east. The area is very mixed in terms of dwelling designs, scales and layouts.

## 6 PLANNING ASSESSMENT

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

### Policy Considerations

The site is located adjacent to the existing core settlement and accordingly local policies H3 of the Fenland District Wide Local Plan 1993 and policy CS12 of the emerging Fenland Core Strategy, together with the National Planning Policy Framework are considerations in this respect.

The Inspector's report following examination has concluded that the Core Strategy is 'sound' subject to a number of 'main modifications'. The most up to date version of the Core Strategy is the pre-submission version (September 2013), as amended by the schedule of modifications. Due to its advanced stage, in accordance with paragraph 216 of the NPPF, significant weight can be given to the Core Strategy when considering planning applications.

The Council will consider the adoption of the Core Strategy (with main and minor modifications) at Cabinet and Full Council on 8 May 2014. Provided it is approved, the Core Strategy (incorporating main and minor modifications) will have full statutory weight as of 9 May 2014.

Although the Core Strategy will replace all of the existing or 'saved' policies of the Fenland Local Plan, this document remains part of the statutory development plan for the District until the Core Strategy is formally adopted by the Council.

Local Plan Policy H3 seeks to ensure that all development is within the main settlement and as such, given the conflict with this policy this application is a Departure. Core Strategy Policy CS3 identifies Elm as a Limited Growth Village where a small amount of development and new service provision will be encouraged and permitted. It goes on to say that this may be appropriate as a small village extension. It is considered that this development of 3 dwellings meets the requirements of this Policy and is therefore acceptable.

The key consideration in Policy terms for this site is its location. Core Strategy Policy CS12 considers development in rural areas and states, amongst other criteria, that the site should be in or adjacent to the existing developed footprint of the village, should not result in the coalescence with any neighbouring village, should not have an adverse impact on the character and appearance of the surrounding countryside, should be of a scale and in a location that is in keeping with the core shape and form of the settlement and would not extend linear features or result in ribbon development.

This site falls partly within the main settlement core to the front, with the rest of the site adjoining the main built form of the village. Due to the site's location it will not result in any coalescence with nearby villages and is considered to represent the 'rounding off' of this part of Elm. The site at present does not form any important views given the presence of the Meadowcourt building and the development of this site would not result in an adverse visual impact on the surrounding area. Due to the rear boundary of the site, and the change in land to agricultural beyond this boundary, it is considered to form a natural end to any further development in this area. The mix of dwelling types, layout and form in the surrounding area ensures that the proposal is not at odds with the existing character, which is predominantly residential but in a mix of frontage developments and estate developments. Given the above the proposal is considered to be acceptable in principle.

The application site falls partly within and partly adjoining the main settlement core of Elm. The proposal has been subject to a number of pre-application discussions which has seen the proposed development evolve in order to fall in line with Policy requirements. The full list of relevant policies have been detailed in Section 3 of this report.

#### Design and Layout

This is a full application for 3 large dwellings which have been altered throughout the pre-application process.

The dwellings have been arranged in a rural courtyard layout with the main visible dwelling being situated at the end of the main driveway, creating a focus point from the public realm. This dwelling, forming Plot 2, has been designed to be a traditional 2 storey farmhouse style dwelling, with proposed materials being clay farmhouse red pantiles for the roof, handmade facing bricks and cream timber joinery windows.

Either side of this dwelling, Plots 1 and 3 have been designed to have the appearance of barn conversion style buildings, in order to give a rural and comprehensive courtyard feel to the development. The layout of the development provides for relatively large private garden areas for each dwelling, as well as ample parking and turning areas. A bin storage point has been included to the eastern end of the proposed driveway, and in addition, space has been identified at the top of the driveway should one be needed closer to the highway. A refuse strategy condition can be attached to the consent to formalise the bin collection arrangements.

The proposal involves the removal of some trees from within the site and one from the site frontage to facilitate the development, with a number of the existing frontage and boundary trees to be retained. 1 cherry tree is proposed to be removed from the site frontage to allow the access to be created. In addition 2 Acer trees and 1 fir require removal to facilitate the development of Plot 3 and 1 cherry tree will be removed for Plot 1. All other trees and hedges are to be retained. The Tree Officer has been consulted on the proposal, which has been accompanied by a full tree survey and protection plan and the comments received will be updated. It is noted that none of the trees are subject to a TPO however the retention of as many trees as possible is considered desirable to maintain the rural character of the area.

The layout includes a proposed shared driveway leading to the dwellings. The access will be from Main Road and involves the demolition of part of the existing wall. The Local Highways Authority have reviewed the submitted information and their comments have been summarised in Section 4 of this report. The LHA raise no objection to the proposal in terms of access, parking and highway safety and specify that the required visibility and access width can be achieved. As such the access arrangements are considered acceptable.

The proposed layout is not considered to have any adverse impacts on adjoining residential amenity by virtue of the distances between adjacent dwellings and the access and also by virtue of the distances between the existing and proposed dwellings and the retention of the boundary trees and hedging. As such the proposal is considered to be acceptable in terms of impacts on residential amenity.

## **7 CONCLUSION**

- 7.1 The proposed design and layout are considered to be acceptable in this location and allow for visual interest, provide a high quality design and can be accommodated comfortably within the site. The site adjoins, and falls partly within the main settlement core, and sits in close proximity to village facilities including a school and public house. As such it is considered that the proposed development is acceptable in terms of principle, site location, layout, design and impacts on residential amenity and the character of the surrounding area.

The proposal has been considered in light of the above points and the relevant National and Local Planning Policies. It is considered that the proposal is acceptable. As such it is recommended for approval.

## **8 RECOMMENDATION**

### **Grant**

- 1. The development 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 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.**

**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 hereby approved 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.**

**Reason – To ensure a satisfactory from of refuse collection.**

- 4. 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 5837:2012. 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.**

5. **Prior to the commencement of the development hereby approved, full details of the materials to be used for the external walls and roof shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved particulars and retained in perpetuity thereafter.**

**Reason – To safeguard the visual amenities of the area.**

6. **Prior to the first occupation of the development the proposed on-site parking areas shall be laid out, levelled, surfaced and drained in accordance with a detailed scheme to be submitted to the approved by the Local Planning Authority.**

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

7. **No dwelling shall be occupied until pedestrian visibility splays of 2.0m x 2.0m have been provided each side of the vehicular access measured from and along the back of the footway. Such splays shall thereafter be maintained free from obstruction exceeding 0.6m above the level of the highway footway.**

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

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 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.**

10. **No dwelling shall be occupied until the vehicular access from Main Road has been hard surfaced, sealed and drained away from the highway for a minimum length of 10m from the back edge of the existing footway, in accordance with a detailed scheme to be submitted to and approved in writing by the LPA.**

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

11. **Prior to the first occupation of the development vehicular visibility splays shall be provided each side of the vehicular access. Minimum dimensions to secure the required splays shall be 2.4m measured along the centre line of the proposed access from its junction with the channel line of the highway carriageway, and 43m measured along the channel line of the highway carriageway from the centre line of the proposed access. The splays shall be thereafter maintained free from any obstruction exceeding 0.6m above the level of the highway carriageway.**

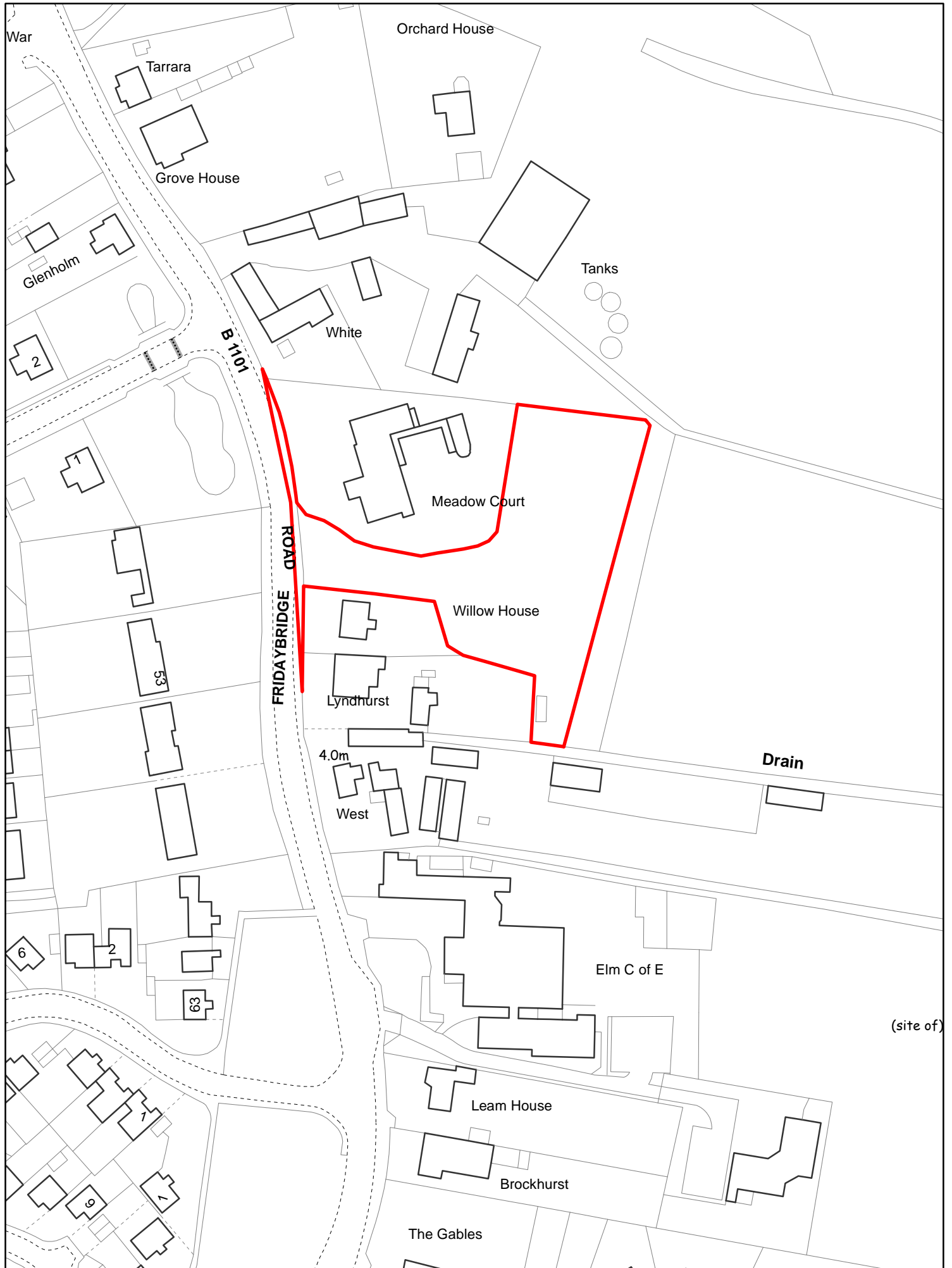
**Reason: In the interests of highway safety.**

12. **Adequate 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 in accordance with details to be submitted to and approved in writing by the LPA.**

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

13. **Approved Plans**





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Scale = 1:1,250







CODE	VARIETY
S1	TAXUS (YEW)
S2	BERBERIS (MAJED)
S3	HOLLY
S4	CYSTISUS
S5	PHILADELPHUS (MOCK CHAMPA)
S6	CORNUS (DOGWOOD)

CODE	VARIETY
H1	ORNETHALUS
H2	MIXED CONSERVATION HEDGE

PLOT NUMBER	NO. OF BEDROOMS	TYPE	GARAGE TYPE
PLOT 1	4 BEDROOM	Detached house	+ 2 car spaces
PLOT 2	4 BEDROOM	Detached house	+ 2 car spaces
PLOT 3	4 BEDROOM	Detached house	+ 2 car spaces

Total 3 Units  
SITE AREA = 5000 sqm approx. (equivalent to 0.35ha)

**KEY TO SYMBOLS**

- 1.8m c/b. fence
- 1.8m Chain bonded fence
- Timber traditional gate
- 210mm white brick wall fence
- 20m c/b. fence
- 210mm white brick wall fence

**EXISTING TREES**

- PERIMETER BOUNDARY SECURITY
- HEDGING
- MAJED CONSERVATION HEDGE
- 70% ORNETHALUS
- 30% DOGWOOD (CORNUS)

**SHRUB LANDSCAPE PLANTING**

- EXISTING TREE
- PERIMETER BOUNDARY SECURITY
- HEDGING
- MAJED CONSERVATION HEDGE
- 70% ORNETHALUS
- 30% DOGWOOD (CORNUS)

**VEHICULAR ACCESS ENTRANCE**

- 1.8m c/b. fence
- 1.8m Chain bonded fence
- 210mm white brick wall fence

**GARDEN & TERRACE PAVING**

- 200x100mm Thick Marble Mosaic List
- 50mm compacted sharp sand to BS 12
- 100mm Minimum sub-base

**VEHICULAR ACCESS ENTRANCE**

- 1.8m c/b. fence
- 1.8m Chain bonded fence
- 210mm white brick wall fence

**FIELD MADE AGER CEMENT SETTING**

- FIELD MADE AGER CEMENT SETTING
- PRIVATE (ADJUSTABLE)
- QUENCHER ROSE (VIBURNUM OPULUS)

**INDICATING POSITIONS OF PERMANENT CAR PARKING SPACES**

**Peter Humphrey Associates**  
ARCHITECTURAL DESIGN AND BUILDING

PROJECT  
Proposed Residential Development  
Land Rear Of Meadow Court  
Friday Bridge Road  
Elm

CLIENT  
Mr. J. Boyall

DRAWING TITLE  
Proposed Site Plan

DATE: March 2015 SCALE: AS SHOWN JOB NO: 4894-P01

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