

Application Number: F/YR14/0509/O

Minor

Parish/Ward: Slade Lode Chatteris

Date Received: 24 June 2014

Expiry Date: 27 August 2014

Applicant: Mr J Chambers, JT Chambers Industrial Limited

Agent: The Design Partnership (Ely) Limited

Proposal: Erection of a workplace home

Location: Land south east of 6 Albert Way, Chatteris

Site Area: 0.1244 hectares

Reason before Committee: This application is before committee given that the applicant is a District Councillor

1.0. EXECUTIVE SUMMARY/RECOMMENDATION

The Applicant seeks outline consent to develop the remaining plot within a complex of workplace homes.

Whilst the Fenland Local Plan does not contain specific policies relating to workplace homes development policy LP2 indicates a presumption in favour of development in such instances, subject to material considerations not indicating otherwise.

This proposal has no implications in amenity or servicing terms and is of an appropriate nature and scale; accordingly it is policy compliant with both the NPPF and the Fenland Local Plan and may be favourably recommended.

2.0 PLANNING POLICIES

2.1 National Planning Policy Framework:

Section 1 – Building a strong, competitive economy

Para 11 – Applications must be determined in accordance with the development plan unless other material considerations indicate otherwise

Para 17 – support sustainable economic development

Para 56 - Good design

2.2 Fenland Local Plan:

LP1 – A presumption in favour of sustainable development

LP2 – Facilitating Health and Wellbeing of Fenland residents

LP3 – Spatial Strategy, the settlement hierarchy and the countryside

LP6 – Employment, Tourism, Community Facilities and Retail

LP14 – Responding to Climate Change and Managing the risk of Flooding in Fenland

LP15 – facilitating the creation of a More Sustainable Transport Network in Fenland

LP16 – Delivering and Protecting High Quality Environments across the District

3. HISTORY

F/YR10/0890/O	Erection of 2 Workplace Homes (Plots 7A & 7B)	Granted 15/11/2010
F/YR07/0890/O	Erection of 4 Workplace Homes (Plots 7A, 7B, 8A and 8B)	Granted 10/10/2007

4. CONSULTATIONS

4.1 **Parish/Town Council:** Noted

4.2 **Local Highway Authority (CCC):** The plot has already received permission for the erection of a workplace home. Please append the previous highway applicable conditions to any future permission applied.

4.3 **Middle Level Commissioners:** noted that they would be commenting on the application but formal comments not received at time of report writing

4.4 **FDC Environmental Protection Team:** Note and accept the submitted information and have no objections to the proposed development. The proposal is unlikely to have a detrimental effect on local air quality or the noise climate. However given the neighbouring land use (industrial) the unsuspected contamination condition should be imposed.

4.5 **Local Residents:** None received

5. SITE DESCRIPTION

5.1 The site is open with a footpath running to the front and part side (south-east and south-west). Immediately to the south west is the road hammerhead which separates the site from the industrial occupier 'Suttons Advanced Packaging' where Albert Way terminates. There is a small electricity substation within the plot. The north-eastern boundary comprises a close boarded fence and the rear boundary is formed by established landscaping.

6. PLANNING ASSESSMENT

6.1 Nature of Application

This application seeks outline planning permission, with all matters reserved, for the erection of a workplace home. The site forms the remaining plot within an area previously allocated under the Fenland District Wide Local Plan 1993 (as amended). The other plots on the development have been constructed and comprise residential properties with associated, or integral workspaces.

The main issues associated with this proposal are:

- **Principle and policy considerations**
- **Form of development and impact on locality**
- **Health and wellbeing**
- **Economic growth**

These are discussed in more detail below.

6.2 **Principle and policy considerations**

The current local plan is silent in terms of a specific workplace homes policy. Policy LP1 does however state that where there are no policies relevant to the application at the time of making the decision, then the Council will grant permission unless material conditions indicate otherwise; taking into account any adverse impacts or specific policies indicate that the development should be restricted.

Policy LP2 indicates the importance of creating sufficient and the right mix of homes to meet people's needs, and in the right locations

Policy LP3 directs development to the main settlements of the District, with Chatteris being identified as an 'other market town'. Notwithstanding this the development of the wider estate 'Albert Way' clearly predates current policy with regard to sustainability in terms of location; given that the site is remote from the main service centre.

Policy LP6 – as a site allocated in earlier local policy for industrial/workplace linked development it could be argued that the development proposal will retain for continued use land for employment purpose.

Policy LP16 – focuses on the design, servicing and amenity considerations of proposals. Considering form and fit with existing settlement patterns and the likely impacts of developments as proposed. With issues of flooding and access being considered under Policy LP14 and LP15 respectively.

6.3 **Form of development and impact on locality**

This scheme, which is in outline format, represents the most appropriate development for this remaining plot. The plot is of sufficient dimensions to accommodate development similar to that in the immediate locality and subject to design is unlikely to represent any issues in terms of residential amenity. It will not result in the loss of any special features of the development site and can be appropriately serviced with regard to access and parking.

6.4 **Health and Wellbeing**

In accordance with Policy LP2 of the Local Plan development proposals should positively contribute to creating a healthy, safe and equitable living environment. In doing so development proposals, amongst other things, should create sufficient and the right mix of homes to meet people's needs, and in the right location. This development provides an opportunity for a bespoke work/home to be constructed within an environment unlikely to cause conflict between individual occupiers being a purpose built development for such business users.

6.5 **Economic growth**

The development would be likely to provide a degree of local employment during construction. The constructed home/workplace will also provide an opportunity for the establishment or expansion of a business use within the district thereby furthering the aims of Policy LP6.

7. CONCLUSION

- 7.1 There are no material considerations which would warrant consent being withheld and in accordance with Policy LP1 the scheme may be supported, subject to appropriate conditions. This proposal has no implications in amenity or servicing terms and is of an appropriate nature and scale; accordingly it does not conflict with policy and may favourably recommended.

8. RECOMMENDATION

Grant

- 1 Approval of the details of:

- i. the layout of the site
- ii. the scale of the building(s);
- iii. the external appearance of the building(s);
- iv. the means of access thereto;
- v. 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 The details submitted in accordance with Condition (01) of this permission shall include:-

- i) a plan and schedule for the planting of trees and shrubs, their types and distribution on the site, hard landscaping and the areas to be seeded or turfed.
- ii) a programme for the timing of the landscape work having regard to the timing of the commencement of any part of the development hereby permitted.

Reason - To ensure that 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 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.

- 6 An adequate space shall be provided within the site to enable vehicles to:

1. enter, turn and leave the site in forward gear;
2. park clear of the public highway;
3. load and unload;

and such space shall be provided before the use commences and thereafter used for no other purpose.

Reason - In the interests of highway safety.

- 7 No materials or equipment shall be stored on the site outside the buildings save that waste materials may be kept in bins for removal periodically.

Reason - To safeguard the visual amenities of the area.

- 8 No business shall be carried on within the curtilage of the workplace home other than by an occupant of the dwelling within the same curtilage. For the purposes of this condition workplace home is defined as both the residential unit and its associated workplace.

Reason - To ensure that the development does not prejudice the Adopted Policies of this Authority and the sites allocation for industrial purposes and to prevent the site being used in its totality for residential purposes.

- 9 The workplace to be built as part of the workplace home shall be retained for uses within B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 and for no other purpose.

Reason - To ensure that the development does not prejudice the Adopted Policies of this Authority and the sites allocation for industrial purposes and to prevent the site being used in its totality for residential purposes.

- 10 The dwelling shall not be occupied until its associated workplace has been completed.

Reason - To ensure that the development does not prejudice the Adopted Policies of this Authority and the sites allocation for industrial purposes and to prevent the site being used in its totality for residential purposes.

11 The development hereby permitted shall not be commenced until a scheme and timetable to deal with contamination of land and/or groundwater has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement specifically and in writing:

1. 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 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:

2. 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 (1) above.

(ii) The requirements of the Local Planning Authority for site investigations have been fully established, and

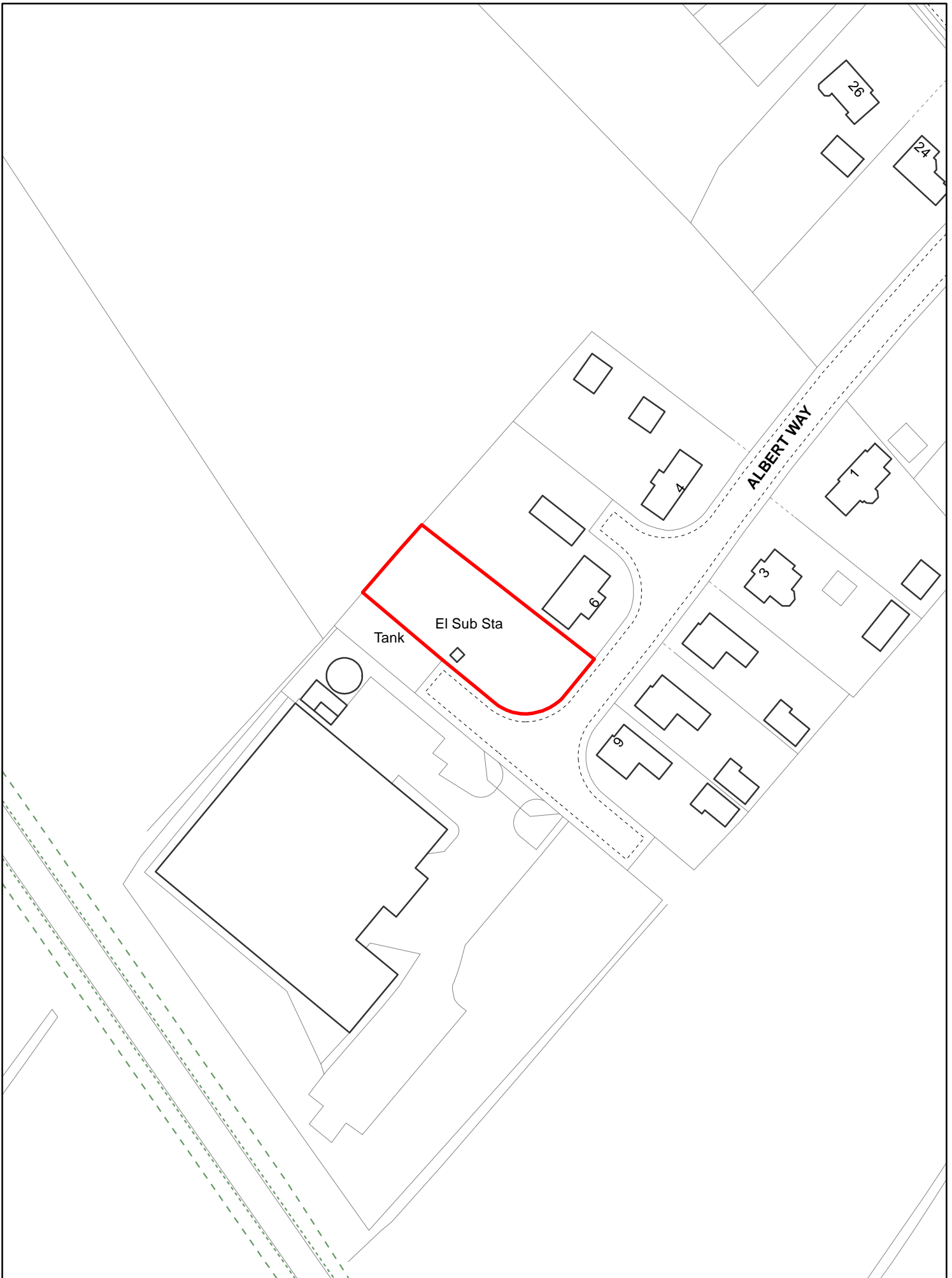
(iii) The extent and methodology have been agreed in writing with the Local Planning Authority. Two full copies of a report on the completed site investigation shall be submitted to the Local Planning Authority.

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

3. 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.

4. The provision of two full copies of a full completion report confirming the objectives, methods, results and conclusions of all remediation works shall be submitted to the Local Planning Authority.

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



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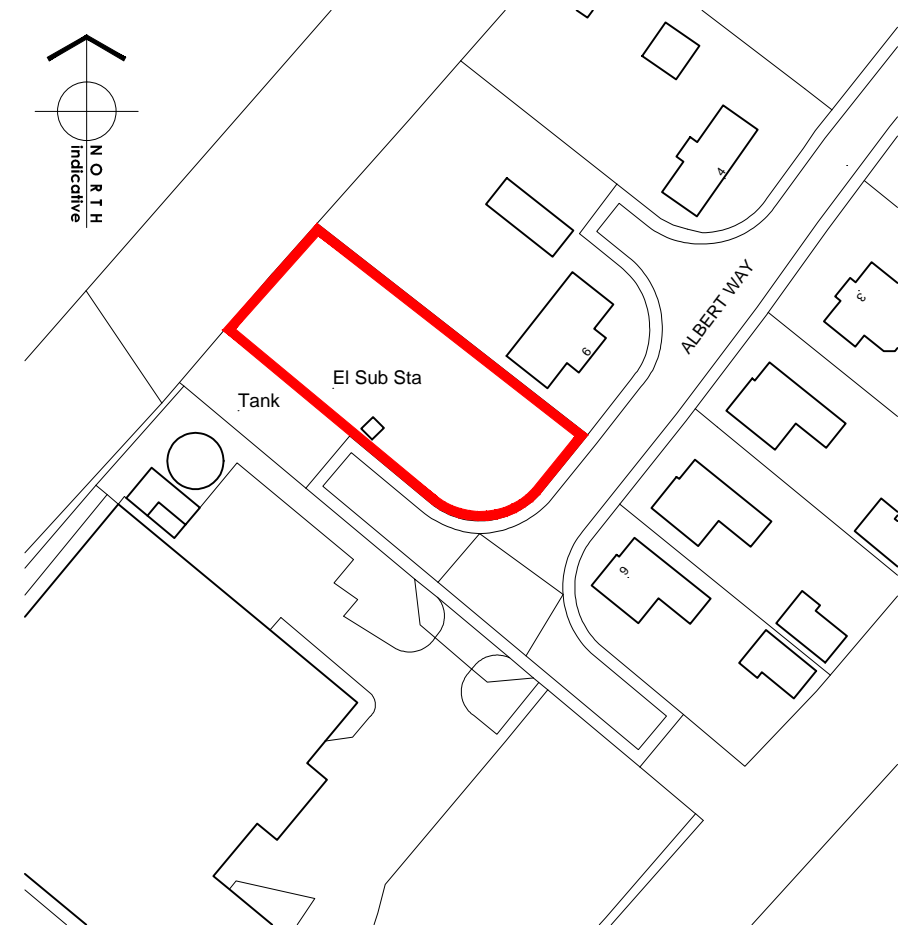
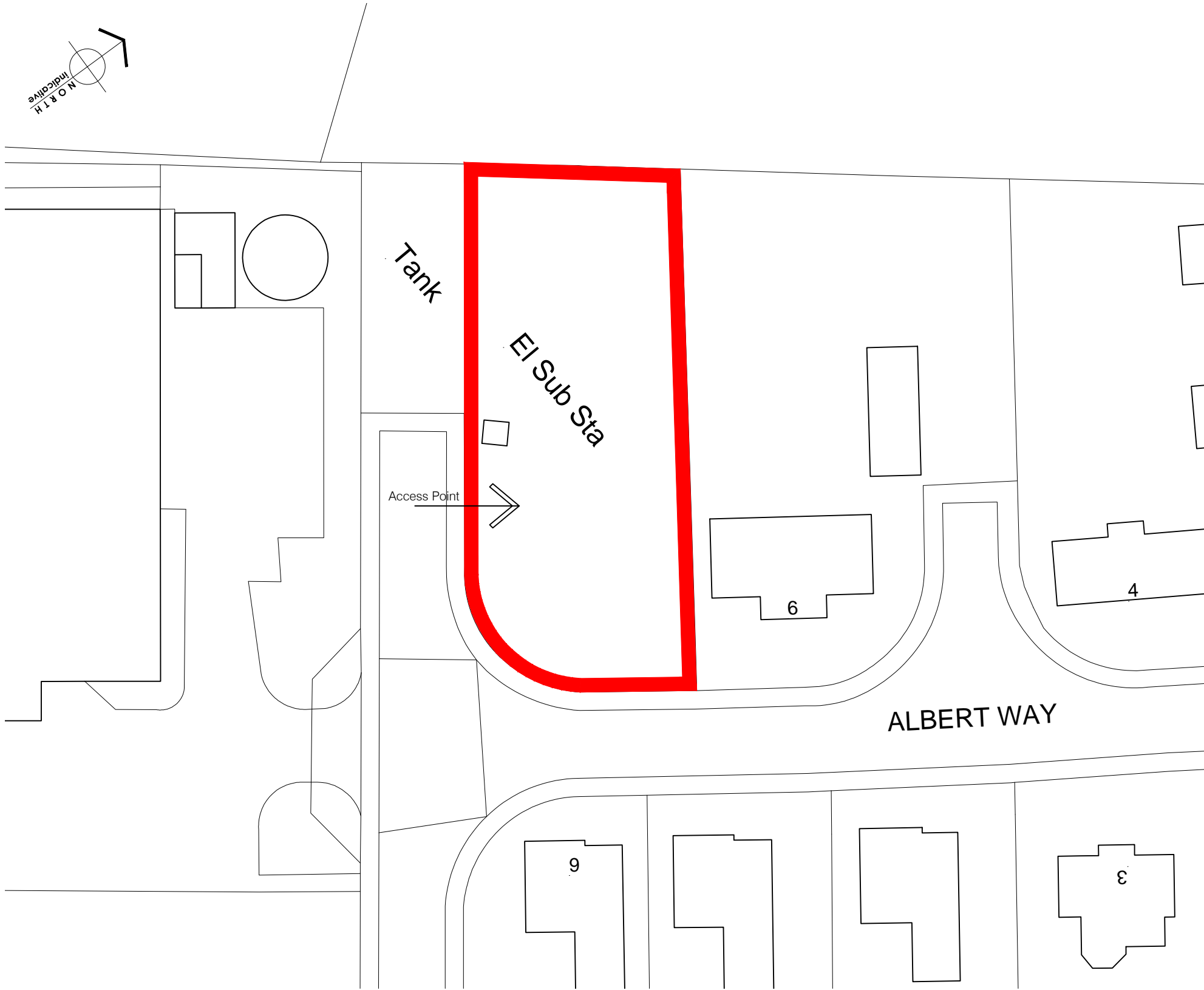
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BLOCK & LOCATION PLAN

scale 1:500 & 1:1250 @ A3
March 2014



Location Plan 1:1250
0 5 10 20 30 40 50 62.5m
scale 1:1250

Layout Plan 1:500

0 5 10 15 20 25m
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